

**Minutes of the FRANCIS TOWN Planning Commission Meeting and Public Hearing**

**March 26, 2008**

**Recreation Building 2617 Springhollow Dr. Francis Utah**

The Francis Town Planning Commission convened in regular session Wednesday, March 26, 2008 in the Francis Town Recreation Building.

**PRESENT:**

Vice-Chair: Susan Cann  
Commissioner: Bill Crystal  
Commissioner: Joe Eiting  
Commissioner: Dax Shane

City Planner: Alison Weyher  
City Engineer: Scott Kettle  
Secretary: Susan Moses

**ABSENT:**

Chair: Lorin Prescott  
Commissioner: Sheldon Thompson

**IN ATTENDANCE:**

Kit Burton, Andy Bailey, Bruce Riches, Ace Allak, Eric Simonson, Rebecca Williams

**Opening:**

Vice Chair Susan Cann call meeting to order at 7:05.

**Approval of minutes:**

Bill Crystal motioned to approve the minutes for February 27, 2008. Dax Shane seconded the motion. Motion passed unanimously. Voting in Favor: Susan Cann, Bill Crystal, Joe Eiting, Dax Shane.

### **Agenda Item Number Three: Rebecca Williams Conditional Use Permit for Pre-School, with Public Hearing**

Alison Weyher stated Rebecca William is proposing to operate a pre- school for eight children, eight to ten hours a week, in her home at 339 Wild Willow Drive. The Development Code, Section 3.12 D, requires a conditional use permit for a home/premise occupation “that is expected to generate or exceed eight children at any one time.” A Public Hearing was noticed in the Summit County News on March 15 and 22 and will be held this evening.

Alison Weyher stated the finds and Analysis of Issues are 1. Pre-school businesses with less than eight children are a permitted home/premise occupation in the R-1 zone. Pre-schools with eight or more children require a Conditional Use Permit. 2. The applicant has provided letters of support from neighbors on each side of her property and directly across the street supporting this application. 3. The applicant has operated a pre-school at this location in the past with no reported complaints. 4. The applicant has off street parking for four vehicles in front of the residence. Alison Weyher added that the Planning Commission may wish additional information on fencing and hours of operation. Staff recommends approval of this application. The Town does not enforce the Wild Willow CC&Rs, but Alison Weyher did ask the applicant to make sure this was in keeping with Wild Willow.

#### **Opened for Public Comment**

Kit Burton stated Wild Willow’s CC&Rs prohibits this type of business in Wild Willow. Previous businesses have been denied approval based on the CC&Rs. Concerned if you let one business in then other will want to operate a business in Wild Willow. Also concerned about the traffic.

Joe Eiting clarified this was faze two. Stated faze two was more restricted than faze one, and had been fine tuned.

Dax Shane stated this was a Wild Willow issue and it need to go to Wild Willow and get resolve before coming to the Planning Commission.

Alison Weyher stated it was appropriate, and she had mentioned there might be a concern with Wild Willow CC&Rs.

Rebecca Williams stated five years ago when she applied for a business license she run into these same issues and she contacted Mr. Burton and received a letter stating although it is against the CC&Rs , we are not detrimental to traffic and our not a nuisance to the neighbors. Therefore he approved it. Bill Crystal asked if she had the letter. Rebecca Williams stated not with her. Stated she could go home and get it.

Rebecca Williams went home and got the letter from Kit Burton.

Kit Burton read the letter and stated he did write it and approved it. Based on that fact Kit Burton stated he had no objections and go ahead and approve the applicant.

Bill Crystal asked Kit Burton if a second applicant comes and asks are you going to challenge that. Kit Burton answered yes.

Susan Cann asked if Rebecca Williams had a fence. Rebecca Williams answered just along the back, fencing that would keep kids in the yard are not allowed.

Kit Burton commented she could put up a rail fence with mesh or something that does not obstruct the view.

Susan Cann stated the last applicant who came before the Planning Commission for a pre-school was required to put up a fence.

Dax Shane is concerned about the safety of the children. Also concerned about the liability.

Alison Weyher stated the Town Council approved the last applicant for a pre school with the requirement that she has a fence put in by July 2008.

Dax Shane asked Rebecca Williams if we gave her time could she budget for a fence. Rebecca Williams answered she would not be able to put up a fence because of the expense.

Joe Eiting asked what are the hours for the pre-school. Rebecca Williams answered 9am to 3pm two days a week.

Dax Shane asked how many kids would attend. Rebecca Williams answered 8 children.

Dax Shane stated he could not vote in favor without a fence, the children's safety comes first.

Bill Crystal asked if the State had any guide lines for pre-schools.

Alison Weyher stated the State guide lines do not apply until you have 12 children and you operate more than 20 hours a week. The state deals with larger operations and not the small ones.

Susan Cann asked about the fence in the back. Rebecca Williams answered the fence is in the back where the property abuts the horse arena.

Joe Eiting stated we need to be consistent; we made the other applicant for a pre-school put up a fence for the safety of the children. We set a precedence, and we need to do this for the safety of the children.

Dax Shane asked if she could budget for a fence. Rebecca Williams answered she could not afford to do that.

Susan Cann suggested she talk to he neighbor and see if they would share the cost of the fence.

Dax Shane asked if the applicant could come back next month after she has looked into the fencing. Rebecca Williams answered yes.

*Tabled until applicant can get information about fencing.*

#### **Agenda Item Number Four: Continued Concept Plan Review – Lambert Lane Commercial Development**

Alison Weyher stated last week she had a staff meeting with Mayor Bergen and they all agreed it was imperative to have an entrance to this project off of Lambert Lane. Alison Weyher met with Bruce Riches and they talked about how we could get that access and talked about working with the Corps of Engineers, Alison Weyher spoke with Hollis Jencks from the Corps of Engineers about allowing one access across the wetlands, he said he would be supportive of that. It is a two page application very simple to fill out, we also discussed two entrances and exits off of SR32, we talked about a verity of issues and Bruce Riches was then going back to the Engineers and have the plans redrawn and pick them up by Wednesday and bring the plans to look at tonight.

Alison Weyher stated she has not seen the new plans, added that we are continuing a discussion, we are not looking for any final approvals. Alison Weyher mentioned that several months ago she handed out copies of chapter 7 of the Development Code which governs commercial development, stated it was important that we pay close attention to chapter 7. Alison Weyher read 7.2 of the Development Code: “Purpose for Commercial Development Standards 1. To provide organized, safe, and sustainable commercial development. 2. To provide the most beneficial relationship between the uses of the land and the building and the circulation of traffic throughout the community, avoiding congestion and providing effective pedestrian facilities and linkages.” Alison Weyher stated this has been a big concern of ours with this development all the way along. Alison read 7.3.1 of the Development Code “Unsuitability – If the Planning Commission or Town Council finds lands unsuitable for commercial development due to natural hazards, flooding, improper drainage, fire, steep slopes, rock formations, geologic hazards, potentially toxic wastes, adverse earth formations or topography, wetlands, utility easements, wildlife habitats that cannot be reasonable mitigated, or other natural features, including ridge lines and hilltops, which will reasonably be harmful to the safety, health, and general welfare of the present or future inhabitants of the development or surrounding areas, the land shall not be developed. The development may be made suitable if the adequate methods are formulated by the developer and approved by the Town, upon recommendation of a qualified planner or engineer hired by the developer, and approval of the Town Engineer, to solve or remedy the problems created by the unsuitable land conditions. The burden of the proof shall lie with the developer to establish the viability of development in these sensitive or unsuitable areas. Unsuitable land shall be set aside or reserved for uses that do not involve such danger or sever environmental impact. Lands located in sensitive lands areas may be further regulated by chapter 8 of this code.” Alison Weyher added that it behooves us to pay careful attention as we work through this. There are 14 acres of commercial land in this projected. 6 acres are delineated wetlands, so there are 8 acres that can be built upon, that includes roads, parking and everything else. Last month we

agreed to wave side setbacks adjacent to the wetlands areas provided that they were deed restricted open space in perpetuity. We want to look at what Bruce Riches has and be mindful of the code and our guide lines.

Dax Shane asked if once the Corps of Engineers designate wetland, then we can not touch them.

Scott Kettle explained that the Corps of Engineers designate wetlands, the developer can come in and touch the wetlands, but it is going to cost, they have to mitigate wetlands 2 for 1. You have to create 2 acres of wetland for 1 acre you disturb. It is all a dollar issue.

Bruce Riches past out new plans and explained he has had new plans drawn with access off of Lambert Lane, also have flopped the uses, gas station-convenient store with the retail building, with the access on the corner, the revisions to the traffic study are still being done. Still do not have a final word from UDOT. Bruce Riches stated he thinks with the excess off of Lambert Lane will further decrease the traffic impact on the highway.

Dax Shane express it looked like there was more room in the storage area to turn around in and get around in. Bruce Riches responded that it was about the same, showed where the accesses were.

Susan Cann asked how far down from the corner is the access to the storage units. Bruce Riches answered it is about 174 feet.

Bruce Riches showed on a map the location of the convenient store, the gas pumps with the canopy, and the underground gas storage tanks, wetlands (Lots 2 & 4)creating open space, which we can deed restrict. Bruce Riches asked that lot 6 not be deed restricted so in the future in case that dries out and in case he can get it reclassified by the Army Corps of Engineers, because it would make a nice commercial corner, although no grantee it would be changed from wetlands. has no problem deed restricting lots 2 & 4.

Joe Eiting asked if the excess to the storage units could be moved, so you could have a straight shot to the storage units instead of having to turn a corner, especially if you are pulling a trailer, boat, or snowmobiles.

Bruce Riches answered that was where he previously had it but he moved it, to get it closer to Lambert Lane entrance, but could move it again.

Joe Eiting asked about a diagonal to keep the traffic going to the storage unit away from the pumps. Bruce Riches answered he is open for suggestions. Joe Eiting added he is just brainstorming. He sees conflict here, other than that he like where we are going with this. Bruce Riches stated the other thing we can do is move the pumps closer to the corner and the building over here (showed on map). We can play around with different scenarios.

Bruce Riches stated all three entrances are subject to a variance. But talking with UDOT they are reasonable because we have acceleration, deceleration lane all along the property.

Having the access off of Lambert Lane spreads the flow of left turn excess headed north on SR32.

Scott Kettle expressed that UDOT will probable make one access be a right in, right out. Just doesn't have a good flow. Likes the distance from entrance on S32 and Lambert Lane. Still concerned about the distance between the two entrances on SR32. Bruce Riches stated he could spread the entrances out.

Bill Crystal asked if we need to have two accesses off of SR32, now that there is an entrance off of Lambert Lane. Bruce Riches answered we do not have too but we would like to because of the flow.

Scott Kettle stated the access to the storage units through the gas station was a concern. Bruce Riches answered he could move the access to the storage units to the north end (showed on map), and have a straight shot from the access off of SR32.

Alison Weyher stated the problem with that is if the entrance off of SR 32 turns out to be a right in right out, people coming from Francis would have to come in off of Lambert Lane and fight through the gas station and the retail building, and all that parking. Bruce Riches stated the impact of traffic to the storage unit is 8 vehicles a day.

Susan Cann commented she likes the layout better.

Dax Shane commented he likes the fence better. Added this is all subject to change with final approval from UDOT.

Alison Weyher asked if Bruce Riches had applied to the Corps of Engineers for this. Bruce Riches answered not yet but he had the application, added we are keeping it under the square footage the Corps requires.

Alison Weyher asked if the eight cars a day was an average. Bruce Riches answered yes.

Joe Eiting asked if the access was as close as we can get to Lambert Lane. Bruce Riches answered it is closer than the standard allows, and he would have to get a variance, and the other variance is the distance between the two entrances off of SR32.

Dax Shane asked if there has to be two entrances into the storage units. Bruce Riches answered there has to be one entrance and one emergency entrance with a brake away fence.

Alison Weyher stated when we started this project we had five commercial lots, the gas station was on one lot, the retail was on one lot, the storage units were on a separate lot, but because the code requires that even in a commercial development each lot has a 35 feet of frontage, Bruce Riches decided to combined all of the lots into one master lot. So that is how we got here. Each lot in a commercial development is required to have two entrances and exits, so that has lead us to the two entrances and exits on lot one.

If there was a problem at the gas station people need to be able to get out and emergency vehicles need to be able to get in and out.

Alison Weyher stated that last month we approved waving the setbacks from the wetlands but not going any further until we had approval from UDOT for the entrances and exits. Alison Weyher added that she had met with Bruce Riches and they had talked about how important it is to the Town to have access off of Lambert Lane.

Bruce Riches stated his intent is to provide the most viable commercial project in Town. It may seem like there is going to be a lot of traffic impact, in reality there are not many traffic impacts, it is much less than the church or the Wild Willow neighborhood. One problem with commercial here, is not enough traffic, trying to balance that and having uses that will bring some retail traffic to here given the current traffic situation and the number roof tops in Town, to maximize the sales tax revenue, and still design it in away that is safe access for everybody, and to facilitate the flow within the project and again get the revised traffic study and see that there is not much impact. Eight vehicles a day coming in and out of the storage units, and in the winter and on Saturdays probably sixteen vehicles a day. During the week and most day just eight vehicles a day. Even if you double or triple those, if you have twenty four vehicles in an eight hour day, that is just three vehicles an hour.

Dax Shane asked about the fence around the storage units. Bruce Riches explained the buildings will be used as part of the wall, the fence will be stucco, and there will be landscaping and trees.

Bill Crystal stated we need to know what UDOT will approve before we go any further. That will help us in making our decision. Added he did not have a problem with the wetlands on the north end of the property being reopened at some point if the wetlands dried up, and being developed as commercial.

Bruce Riches stated that would entail coming back to the Planning Commission and Town Council saying now we have gotten the Corps to relax their delineation and they will allow use to build on this, and here is what we are proposing. But rather than restricting that lot in perpetuity, Bruce Riches would like to leave lot 6 open because it is on the corner next to the road; there is not much you could do with the other two open space lots. Bruce Riches added we have those two lots restricted no parking, no building, it is open space and you can ride horses through there and it will facilitate a park like atmosphere.

Susan Cann asked if the Corps of Engineers would allow that. Bruce Riches answered yes.

Alison Weyher stated we are going to have trails going from lot one to lot three, lot five to lot three (showed on map) across the open space, we need to have people who are at the flex units on lot five be able to walk to lot three for lunch with out having to walk on SR32 and we want to have connectivity between the neighborhoods and houses behind there, so they can walk up to the commercial area as will. They can not walk through the storage units, which is why the trail system is so important.

Alison Weyher stated she has played around with different ideas and different placements, it is something we are still working on but this plan is a big improvement.

**Agenda Item Number Five – Concept Plan Review – Condominium Project at Last Frontier Commercial Development**

Alison Weyher gave an up date: The Town Councils approved the three lot master plot plan subdivision for Last Frontier, and they approved the road alignment subject to Ace Allak dedicating the property for the road to the Town within 5 business days of the Town Council meeting. That has been done. So their amended development agreement which gives them the three master lots and the road is all approved. The Town now has possession of that strip of ground. The LDS Church is expected to sign the development agreement and the cross access agreement tomorrow (March 27, 2008) so we will have that whole project behind us. They should begin working on the road right a way. The LDS Church is going to get three different bids, Scott Kittle will get to look at the bids and the Town will get to weigh in on it.

Alison Weyher stated Ace Allak and Eric Simonson would like to talk about lot 3 of their development (showed on map). It is 2.5 acres adjacent to the cemetery on the south side of Frontier Road. They want to talk to us about the possibility of doing condominiums on the parcel. Because Francis has never done condominiums we have the common wall ordinance that we need to pass at some point. Alison Weyher added an appropriate way to do this would be to do a further amendment of the Development Agreement which would say that this lot would be allocated for X number of condominium, then work that lot through like we would for any other subdivision, but first the Town would have to give some kind of assurance that it would allow condominiums if they pursue that.

Bill Crystal asked if these would be commercial condominiums. Alison Weyher answered residential. Bill Crystal commented that this was approved as a commercial lot. Allison Weyher responded that single family dwellings are a conditional use in a commercial zone. Town Homes may be a more viable option there, it is a good location for housing, you have no highway frontage, it is behind the cemetery and it makes a nice buffer from the residential uses, it ties in, it gives more viability and visibility to the commercial lot. Bill Crystal commented that we have worked this long and have gone this far to have 3 commercial lots and now we are talking about condominiums, he is a little thrown by it.

Ace Allak stated this is an idea that just came about a few weeks ago; he has talked to Alison Weyher and the Mayor about it. Over the last six to eight months he has been on a progressive track to get commercial tenants, he has hired two of the best agents in the area; he has done a lot of leg work, has spoken to gas stations, spoken to everyone he can think of. Ace Allak added he is having a hard time getting the commercial rented. It gets down to not enough roof tops, and the speed on SR32 it is an up hill battle, so our thought is we need to get going with something, anything, that is going to get this moving. When we were reading through the code on commercial we saw that conditional uses in commercial allowed high density residential dwellings. Ace Allak reminded the Planning Commission this is just a

dialog, a discussion to see if the Town would be interested in Town Homes (not condominiums). Ace Allak added there are a couple of reasons this might be a good idea. The standard is 16 units per acre. This would be Town Homes with an attached garage not condominiums.

Dax Shane asked how many Town Homes we are looking at. Ace Allak answered the lot was 2.44 acres so we are looking at 34 to 40 Town Homes. Dax Shane asked how many square feet. Ace Allak answered this is just preliminary research, but would probably be 1,800 to 2,500 square feet. Dax Shane asked what price range he is working with. Ace Allak answered \$189,000 to \$239,000. Ace Allak added keep in mind to make that work we have to cut a big chunk out of what we could potentially sell lots like this in any other part of the county or the valley. Ace Allak stated he would like to go on record that this project will not be a big money maker for him; he is keeping it in that price range just to get some activity going, to get the road paved, to get some money to pay for the road. He has gone to retailers asking what then need to move in. They all say we need more roof tops. Ace Allak stated Eric Simonson has done a lot of research and found some nice looking town homes (showed some photos of town homes exterior and interior) these photos are an example of what could be built. Ace Allak added he has heard more than once that our kids can not afford to live here, here is an opportunity for the kids to stay in Town, for the policemen and fireman to live here. Ace Allak stated the Mayor was in favor of devoting some of these for affordable housing. The Town would control who could get in.

Susan Cann asked if the town homes would be owner occupied. Ace Allak stated we could do that.

Ace Allak stated that he wants this to be a nice place where people want to be and a place where people want to walk around. Ace Allak added it is a big step for the Town, but if we do it the right way it will be a good thing for the Town, we can create a nice little community, it is tucked in, back of the road, buffered by the cemetery, and we can make a landscape buffer, maybe some trails around it, and then there is the school property behind it. Ace Allak stated he wants to get this project going and building town houses is a way to get started, he is looking for a way to get this project going and does not want to table this project for 5 or 6 years. If we have to create that, we will.

Dax Shane commented that was understandable but he has been on the Planning Commission for 1 ½ years and he has seen three different set of ideas. If we want to get this going lets pick a plan and go with it. Ace Allak responded that the problem is the economy dictates how adaptable we have to be. We all would like to see something beautiful, something that will work, something that will help the Town, everyone wants the same thing, if it benefits the Town then it benefits us, if it hurts the Town it hurts us. We want this to work and everyone be happy. The options are we move with something or everyone just waits. That is the reality.

Bill Crystal asked Ace Allak if he could build a building and then rent it out, bring in commercial. Ace Allak answered if we spec the building without a tenant we will be in serious trouble. It will be over grown and foreclosed within 4 years.

Alison Weyher stated we need to focus on the need for a variety of housing types in Town. We have talked about the need for affordable housing; in fact we have required that 10% of all developments with more than 10 units be affordable. We have talked about the young families that want to live here. We have talked about the people who like the rural lifestyle but do not want horses, cows, or sheep. We have talked about all kinds of things, let's ignore all of the harsh pragmatic financial realities and talk about if we are interested, forget the cost, are we interested in something like this.

Dax Shane stated he would like to see something like this, as long as it was well done, as long as it is stucco and nice, but the problem is you have too much of the low income in there and it attracts too much of the wrong things and then they can not maintain the buildings and it is right next to the commercial and it turns bad.

Bill Crystal stated when you came over the hill from Park City into Todd Hollow look at the opposite side of the road, 75 cars parked because they all can not park in those town homes that they are living in. If we are looking to plan think out look at all of it. We don't need to be the overflow.

Dax Shane we need to have higher standard.

Kit Burton asked Ace Allak if the Mayor said how he is going to accommodate 40 sewer hook-ups. Ace Allak answered we did not talk about the sewers. Kit Burton commented that would be an interesting concept because we are talking about 40 hook-ups and if the Mayor is excited about that maybe he knows something we don't. Ace Allak corrected that the Mayor was excited about the idea of affordable housing. Kit Burton asked Ace Allak if he was trying to get concepts approval before the sewer issue is taken care of. Ace Allak answered he is trying to get an idea of what the Planning Commission likes and input before he goes any further.

Andy Bailey asked if in this price range will you have to give up energy efficiency. Ace Allak responded no, added he has a certificate in environmental management so that is a big deal to him.

Bill Crystal is concerned that if you put in town homes and then commercial across the road there will be a lot of complaining. Ace Allak responded we are trying to avoid that if possible.

Joe Eiting commented that from the get go this has been a battle to make this commercial. We move from agriculture, we trade some land, we moved lot lines, we got the road in, it has all been focused on commercial, we can't move the church closer to SR32 because it will impact on the commercial and they can't have their liquor licenses, everything has been, this has got to be commercial. Now you want to put town houses on it. My initial reaction was no, no, no, because forever this commercial thing has been driving everything around it. But I think you will be shooting yourself in the foot on the commercial development, and creating some headaches for the Town. But there are some good things about it, we need some affordable housing, the location is not bad considering you are across from commercial, not a bad entrance out to the highway, you are not going by anyone else subdivision to get all of

these cars back out to the highway. The road is supposed to be wide for commercial. The location is not bad, and I like the idea of getting some affordable housing, but I think we need to look closely at the impact on the other commercial and whatever is going to end up behind it. Also look at the impact of the whole infrastructure on the Town.

Ace Allak stated there never has been an agenda with us we are just evolving in what we are doing, would like nothing better than to sell a lot to a gas station, another one to an office building, and build an open canal with a bridge where everyone walks, I am trying to find away do this where it is not going to turn industrial, that is where it is headed, and the city needs the income, so we need to find a way to do this. Ace Allak added he did not think this would affect the commercial, it may affect it some but it is a chance he is willing to take, because in the overall cost benefit the benefit out weighs the cost.

Bill Crystal asked Ace Allak to explain how that will make the Town money verses how much the Town has to put out to take care of what is put in. Ace Allak answered it is in the hope it will draw in commercial; you need the roof tops to draw in commercial.

Alison Weyher stated we need to think about this not in terms of quick development, but in terms of will it benefit the Town over the next hundred years. Ace Allak has a short term view because he is looking for a return on his investment. We have a long term view, we are looking at what is in the best interest of the Town, what ever we build there is going to be there for the next 50 to 100 year, so we need to separate those two issues they are distinct, we need to talk about what is in the best interest for the Town and take it from there. We have talked a lot about doing multi family housing; we have never put it together. We tried to get Bruce Dickamore to do town homes and he would have no part of it. We have six units of affordable housing that are plated, again at the edge of the River Bluff subdivision where they make a good buffer into that residential. This is a similar kind of entrance, is it going to be a residential area? Is it prime commercial space? Probable not. Do we want to have attached single family dwellings in Francis Town; do we want to look at that possibility?

Dax Shane commented if we start mixing residential with commercial we are going to run into some problems. Would like to keep residential and commercial separated.

Scott Kettle responded that if you look at big developments down in the valley you will see this type of housing around the commercial area. Added his biggest complaint is we rezoned this lot to be commercial.

Andy Bailey asked what type of demand will there be for 40 units of this type.

Ace Allak answered can't predict, but anything under \$300,000 is flying off the selves, but would like to give local residents first opportunity to buy.

Dax Shane stated he liked the concept, but he would rather keep residential with residential and commercial with commercial.

Joe Eiting stated we have put a lot of effort into the commercial, but he does like the location, added he is torn but he is leaning to the commercial. Joe Eiting commented that if a Maverick Store goes in then they will not be able to sell beer if town homes were built.

Ace Allak responded that selling beer has nothing to do with residential, it is churches and schools.

Alison Weyher stated that selling beer has nothing to do with residential, gave examples in Salt Lake of condos above stores and restaurants that sell liquor.

Susan Cann stated she thinks we need something like this to happen in Town. This might be a good location for this to happen because it is behind a cemetery; it is connecting with the commercial. We have worked so long for commercial, but we are at an in pass where we won't get any commercial because we don't have enough homes. We have to find some way to get enough roof tops to support the commercial that we need.

Alison Weyher stated that she intends to agree with Susan Cann, it is a good location; the way she would do it, is to require there be landscaping like a park in front of the units, and the units fit toward the back, it is grassy along the road, we might want to look at the number of units and how many you want in there, 40 units may be too many, you want to have a lot of open space around them, you want them to be really nice. This is a big change from what we have talked about; we need to think about this as a Town, do we want to have multi family housing.

Susan Cann stated we need to have affordable housing in our Town. We need something like this.

Joe Eiting stated if we say lets look at town houses; know we are going to want to look at landscape buffers. Willing to look at it but we need to go slow.

Bill commented it is a good idea but maybe not at that location.

Alison Weyher asked if the Planning Commission would advise Ace Allak and Eric Simonson to work further on this concept at this location and come back again or would you advise them to look for different commercial options for this property.

Dax Shane stated he would like them to look for commercial to go in that location.

Susan Cann would like to go ahead with this concept.

Joe Eiting stated do not spend any more effort on this right now, let the concept sink in, and continue focusing on the commercial.

Bill Crystal would like to see a commercial building go in and put people to work.

**Adjourn**

*Joe Eiting motioned to adjourn. Dax Shane seconded the motion. Motion passed unanimously. Meeting adjourned at 9:10*

These minutes were \_\_\_\_\_X\_\_\_\_\_ approved as presented \_\_\_\_\_ approved as amended at the meeting held \_\_\_\_\_April 23, 2008\_\_\_\_\_.

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Lorin Prescott, Chairman

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Susan Moses, Secretary

