

the center of the asphalt on the entire frontage on their property along Center Street, 4) the statement in 11-5-4-C-3-a dealing with open space must be on the Final Plat, 5) all issues with approval from FEMA must be completed and final approval from FEMA is required.

YEA 3

Chris Clark
Paul Egbert
Marcene Parker

NAY 0

City Planner Jay Nielson informed the Planning Commission that he was following up on the Sharp Transportation project of adding an office building and had provided Jason Lundahl representing Lundahl Construction, the contractor for the building, information in regards to the conditions of approval. Mr. Nielson and City Manager Don Hartle will be meeting with Lundahl Construction and other representatives to discuss the matter on January 20, 2016.

City Planner Jay Nielson informed the Planning Commission that Yesco Advertising had called him and would like to have a 3-sided sign on the northwest corner of the Maverik property. Mr. Nielson has reviewed the code and in order for them to have the 3-sided sign, they would need to have 450 feet of frontage. According to the subdivision plat that has been approved, Lot 1 which has the convenience store on it has 447.63 feet of frontage. The conclusion of the discussion was that Mr. Neilson will talk with Yesco, explain the status, and see if Maverik may want to amend the approved Subdivision Plat to come up with the needed 2.37 feet.

City Planner Jay Nielson informed the Planning Commission that he is still working on the new Land Use Code that the Planning Commission had modifications to, but that he feels he has all of the information he needs to complete the project. Mr. Nielson stated that his goal is to have the code completed by the end of January 2016.

Don Hartle updated the Planning Commission on the status of possible violation of the steep slopes (20%) on Lot 10 in the Mount sterling Estates Subdivision. After not getting any valuable input from Reeves Engineering Firm on the matter, Mr. Hartle discussed the issue with City Engineer Chris Breinholt representing Jones & Associates. Mr. Hartle reviewed with the Planning Commission two different pages of data that has been provided by Jones & Associates. The data shows that the 20% slopes have not been disturbed. The Planning Commission reviewed the data for some time and how to handle the situation at this time based on the letters sent to Mr. Hoffman. All agreed to have Jones & Associates provide a letter stating that the 20% slopes have not been disturbed, and then a letter will be prepared and sent to Mr. Hoffman after approval of the letter is given.

At 7:20 p.m., Marcene Parker made a motion, seconded by Chris Clark, to adjourn the meeting.

YEA 3

Chris Clark
Paul Egbert
Marcene Parker

NAY 0

Paul Egbert
Chairperson Pro-tem