



instruments.

**MOTION: Commissioner Averill motioned to approved the Conditional Use Permit for Classical Strings located at 134 E. 1400 N subject to municipal code 11.10.020(9) . Commissioner Shakespeare seconded the motion. Voting was unanimous.**

Bill Morris explained there is a 10-day appeal period. Once the 10 days have passed, they will receive a conditional use permit to sign. Jennie Knight will follow up.

#### **5. Discussion – Potential Manufacturing Areas.**

Bill Morris explained our city has a small area for manufacturing. With the BDO built out, there is limited manufacturing space. There is area on the west side of 750 West that was recently turned down for residential, staff is considering this area as potential manufacturing. Another consideration is this area borders the Industrial Park, which would adjoin this area. Vice-Chair Nelson asked if this is the area for sale. Bill Morris explained the idea came from Project Management meeting when the city was approached by someone looking for an area to place a certain business. This started the concept discussion. The next step would be to hold a public hearing to receive public input. Commissioner Averill said it makes sense to him to do this. Vice-Chair Nelson asked if this is only one piece or the entire area. Bill Morris said this will help maintain some of the desired open space as well. Commissioner Shakespeare said he likes the idea as well. Bill Morris said staff will prepare an ordinance and bring this back to Planning Commission.

#### **6. Commission/Staff Follow-Up.**

Bill Morris explained we are trying to generate revenue sources for the city so we do not have to raise property taxes. One way is creating the CRA on the golf course. Vice-Chair Nelson asked for clarification. Commissioner Averill explained property is assessed and anything above the previously assessed tax can be used for redevelopment of the property. The golf course development is holding a committee meeting next week, and hopefully we will see what the application looks like shortly after. We will hold a public hearing on the golf course to change the zoning to Mixed-Use Large Project. The property on the north might want to come if for Mixed-Use Commercial by the end of the year, this will be tied to the golf course.

Police Department is working on updating the RV ordinance. The auto collision business backed out of that parcel but a car wash is going into the same space.

Vice-Chair Nelson recognized resident Brent Anderton who had a comment about the RV ordinance. He is irritated by the proposed ordinance and has concern with the police being the driving force behind the ordinance. He also has an issue with the limit of three. Bill Morris responded the limit is already in the ordinance. Commissioner Averill said there is a limit before it is considered a junk yard. Bill Morris explained Police Lieutenant Moore was asked to look at models from other cities. Vice-Chair Nelson suggested Mr. Anderton watch the agenda for when this is scheduled. Mr. Anderton said he is not opposed to neighbors having too many and understands the junk yard, but he is irritated with police giving out notices. Commissioner Averill suggested he sign up to receive public notices from the Utah Public Notice Website.

**7. Adjourn.**

**MOTION: Commissioner Averill motioned to adjourn the meeting at 7:25pm.  
Commissioner Smith seconded the motion. Voting was unanimous.**

Jennie Knight  
City Recorder

Brenda Nelson  
Vice-Chair