

1 **Highland City Planning Commission**
2 **June 10, 2008**

3
4 Present:

- 5 Commissioner: Jennifer Tucker
6 Commissioner: Brent Wallace
7 Commissioner: Elizabeth Macfarlane
8 Commissioner: Tony Peckson
9 Commissioner: Roger Dixon
10 Commissioner: Melissa Wright
11 Commissioner: Don Blohm

12
13 Alternate: Abe Day

- 14
15 City Administrator: Barry Edwards
16 City Planner: Lonnie Crowell
17 City Engineer: Matt Shipp
18 City Planner: Carly LeDuc
19 Secretary: Jill Stewart

20
21 Excused: Kelly Sobotka

22
23 Meeting convened at 7:00pm
24 Pledge given by: Brent Wallace

25
26 Visitors: Danny Huebsch, Valerie, Huebsch, David Eberting, Alan Latimer, Kathryn
27 Schramm, Andy Spencer, Chris Dalley

28
29 **Item 0: Field Trip, 5:00 pm**

30
31 **Item 1: Approval of Meeting minutes for May 13, 2007**

32
33 **Motion by Tony Peckson, Planning Commission to approve the Meeting Minutes**
34 **for May 13, 2008, as amended.**

35
36 **Seconded by Brent Wallace.**

37 **Aye: Jennifer Tucker, Brent Wallace, Elizabeth Macfarlane, Tony Peckson,**
38 **Melissa Wright, Don Blohm**

39 **Abstained: Roger Dixon**

40 **Majority vote, motion carried.**

1 **Item 2: Approval of Meeting Minutes for May 27, 2007**

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3 **Motion by Roger Dixon, Planning Commission to approve the Meeting Minutes**
4 **for May 27, 2008, as amended.**

5
6 **Seconded by Tony Peckson.**
7 **Unanimous vote, motion carried.**

8
9 **Item 3: Little Caesars Sign Application ~ Sign Permit Approval**

10
11 Carly LeDuc explained that the applicant meets the requirements of the sign
12 ordinance and the CR Zone.

13
14 Melissa Wright asked if it was a concern if they have a sign guy dancing on the
15 corner advertising their pizza.

16
17 Lonnie Crowell and Barry Edwards stated that there is not anything we can do about
18 that.

19
20 **Motion by Brent Wallace, Planning Commission to grant approval of Little**
21 **Caesars Sign Permit Application as per the recommendations of staff as follows:**

- 22
23 **1. That the applicant construct a sign consistent with plans approved by Planning**
24 **Commission; and**
25 **2. That the wall sign does not exceed 5% of the facade area or 100 sq ft; and**
26 **3. That the wall sign operational hours be between 6:00 am and 12:00 am.**

27
28 **Seconded by Tony Peckson.**
29 **Unanimous vote, motion carried.**

30
31 **Item 4: American Fork City Conditional Use Permit ~ Pressurized Irrigation**
32 **Pond & Relocation of Existing Power Poles ~ Public Hearing and**
33 **Recommendation**

34
35 Lonnie Crowell stated that the Planning Commission is aware on that on May 6th
36 American Fork City approached City Council to adjust the boundary to allow a
37 pressurized irrigation pond. City Council determined it was better to keep the
38 property in Highland so we could maintain control over the property. American

1 Fork City was here at the last Planning Commission meeting addressing the rezoning
2 of the property; City Council approved the rezone. Andy Spencer from American
3 Fork City is here to answer any questions that the Planning Commission has.

4

5 Jennifer Tucker asked whether or not we need or want lighting around this
6 pressurized irrigation pond. She expressed that this is a nice area for people to walk;
7 it looks and feels like a park.

8

9 Barry Edwards said that generally we do not put any lights in a park because it infers
10 that it is okay to be in a park after dark. We feel persons should not be in a park after
11 dark.

12

13 Jennifer Tucker asked if vandalism is an issue or concern.

14

15 Barry Edwards said that may be a concern, but our number one concern is that we
16 do not want vandals to come in contact with law abiding citizens in the park in the
17 middle of the night.

18

19 Jennifer Tucker said that it seems to her that if someone is going to use that trail after
20 dark or early in the morning for a walk and if there is someone there to cause harm it
21 would be better to have the park lit.

22

23 Barry Edwards said that we hope that people do not use park facilities after dark.
24 The presumption we are making is that they are not safe. He said the chief of police
25 should really be here to explain the reason behind the desire to not have the park lit.

26

27 Jennifer Tucker opened the public hearing.

28

29 Andy Spencer expressed that the American Fork Planning Commission
30 recommended adding lighting to the area. He said he would be interested in hearing
31 our police chief's comments regarding not wanting lighting.

32

33 Jennifer Tucker asked how it works if they are requesting lighting on their part of the
34 property, but we do not lighting on our side.

35

1 Andy Spencer stated that they will work with Highland City on the lighting issues
2 and concerns. He showed a picture of the lighting fixtures they are planning on
3 using and explained they would be placing them on the corners and then putting
4 smaller lights along the back.

5

6 Melissa Wright asked if the trail goes right around the pond.

7

8 Andy Spencer said yes for now; in the future we would hope to see a looping trail
9 system that would connect with other trails in American Fork City .

10

11 Barry Edwards explained that if they want to have lights we are not limiting that; we
12 generally do not have lights in parks. We can recommend conditions of the lighting.

13

14 Kathryn Schramm said she is not opposed to the lights; she would like to see lights
15 on the “Welcome to Highland” sign as well.

16

17 Andy Spencer explained that they plan to reinstall the landscape-up lighting that
18 highlights the sign.

19

20 Kathryn Schramm said she would like to see one side of the sign with “Welcome to
21 Highland” and the other side with “Welcome to American Fork”. She suggested
22 that if lights are put around the trail that there should be a statement on the sign
23 stating that using the park after a certain time would be at your own risk.

24

25 Melissa Wright asked how bright the lighting is.

26

27 Andy Spencer stated that the intent is not to have it look like a parking lot; there will
28 be plenty of spacing between lights. Our objective is safety and crime prevention.

29

30 Lonnie Crowell recommended that Planning Commissioners ask or require that it is
31 short lighting and it be directed away from homes.

32

33 Elizabeth Macfarlane asked about having motion censor lights. She was concerned
34 about residents around this property that may have the lights on all night shining into
35 their homes.

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Barry Edwards explained that motion lights would be going on and off all the time.

Brent Wallace expressed that at this time there are not a lot of houses around this property.

Discussion ensued about look of the lighting that American Fork City is intending to use.

Lonnie Crowell stated that Highland City does have lighting specs and we should work with American Fork City so we have some consistency.

Andy Spencer said that is fine. He said they are looking for 12-14 foot high poles. Their desire is to put in something off of Utah Power's approved lighting list.

Kathryn Schramm expressed interest in having motion sensor lights; she asked that the Planning Commission consider this type of lighting. She requested that the lighting be restricted overall as much as possible.

Jennifer Tucker closed the public hearing.

Tony Peckson asked if Andy Spencer has any problems with the staff recommendations.

Andy Spencer clarified that the 3rd bullet item of the staff's recommendations should say fence instead of wall.

Lonnie Crowell said he is aware of that and agrees.

Don Blohm asked what the fence material is.

Andy Spencer said that American Fork City Council has requested a bid for a wrought iron fence as well as a chain link fence. They favor the wrought iron fence.

Abe Day asked what the fence color is.

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Andy Spencer said that is has not been determined yet.

Don Blohm asked if we are sure it will be wrought iron or tube steel and not chain link.

Andy Spencer explained that American Fork City Council prefers the wrought iron look, but both types of fence have to bid. City Council’s comments to date are that they want to spend the extra money on the wrought iron, however, that is a comment without having a price in front of them.

Brent Wallace said that wrought iron is not really a true statement anymore; architectural tube steel material is being used.

Andy Spencer said that with regards to the 2nd bullet item of staff’s recommendations that their intent is that the park strip will be 50% live matter. On the corner they are trying to do a xeriscape appearance. He explained that they are okay with trying to match the landscaping around the “Welcome to Highland” sign; they just want to be able to do some element of xeriscaping on the corner.

Lonnie Crowell expressed that the concern is just that it is landscaped and not left bare.

Melissa Wright asked if the sign is going to be rebuilt the same way it is now.

Andy Spencer explained that American Fork’s intent is to reuse the existing sign as it is in good condition.

Melissa Wright stated that along where the sign currently is that there are several big trees; she asked if all of the trees are going to be taken out.

Andy Spencer said that their plan is to transplant three of the pine trees and plant some deciduous trees. He referenced page 13 of the packet to explain the site.

1 Discussion ensued; Andy Spencer used the overhead projector to explain where the
2 pressurized irrigation basin will be.

3

4 Roger Dixon asked what they call the wall around it.

5

6 Andy Spencer said it is called an embankment.

7

8 Don Blohm asked what the elevation of the embankment is at the south end.

9

10 Andy Spencer stated about 20 feet.

11

12 Abe Day asked if American Fork is leasing this land.

13

14 Andy Spencer explained that they are leasing the property from UDOT and the
15 money will go to UDOT.

16

17 Elizabeth Macfarlane asked what the wrought iron fence spacing is.

18

19 Brent Wallace said typically they are spaced 4” apart.

20

21 Elizabeth Macfarlane expressed concern that we need to make it a requirement that
22 American Fork City be responsible to replace landscaping if it dies out.

23

24 Melissa Wright asked if the planting schedule will change; it did not look like a lot of
25 plants are being used.

26

27 Andy Spencer explained that American Fork is willing to increase that list and work
28 with Highland City.

29

30 Melissa Wright asked if the three large spruce trees will be replanted near the
31 “Welcome to Highland” sign.

32

33 Andy Spencer said that is their hope.

34

35 **Motion by Roger Dixon, Planning Commission to recommend that City Council**
36 **grant approval of the American Fork City Conditional Use Permit to construct a**

1 **pressurized irrigation pond and relocate power poles associated with the**
2 **construction of the pressurized irrigation pond at approximately 9650 North 5300**
3 **West as per the recommendations of Staff and Planning Commission as follows:**
4

- 5 **1. That American Fork City consider repositioning the power pole or “Welcome**
6 **to Highland” sign and associated landscaping so that the power pole is not the**
7 **backdrop or distract from the City sign as much as possible; and**
- 8 **2. That American Fork City re-landscape any vegetation that is removed within**
9 **the currently landscaped area similar to existing and reconstruct the “Welcome to**
10 **Highland” sign per Highland City; and**
- 11 **3. That American Fork City landscape around the pond with a wall and trees as**
12 **submitted by American Fork City; and**
- 13 **4. That American Fork City adhere to the Highland City Dust and Mud**
14 **Prevention Plan and ordinance with regard to dirt and debris on Highland City**
15 **roads; and**
- 16 **5. That construction activity be limited to the hours of 6:00 a.m. until 11:00 p.m;**
17 **and**
- 18 **6. That Highland City in coordination with American Fork City would have some**
19 **say in the relocation of the power poles; and**
- 20 **7. That the fence that surrounds the pressurized irrigation pond be constructed of**
21 **black architectural tube steel material; and**
- 22 **8. That American Fork City replace any planted tree that does not survive within**
23 **the first 3 years; and**
- 24 **9. That the landscaping that is immediately surrounding the relocated sign match**
25 **the median landscaping that is along the Alpine Highway; and**
- 26 **10. That the lighting for the Highland City portion of the pressurized irrigation**
27 **pond be consistent with what is done in American Fork City’s portion of the pond**
28 **and that the lighting be subdued in nature.**

29
30 **Seconded by Don Blohm.**
31

32 Jennifer Tucker mentioned that Lonnie Crowell had suggested that the lighting along
33 the highway should match our existing street lighting specs.
34

35 Andy Spencer said that the poles they are proposing are 14 feet in height.
36

37 Discussion ensued about the street lighting specs.
38

39 Tony Peckson asked what wattage is planned for those 14 foot light poles.
40

41 Andy Spencer stated that they are planning on using 100 watt lights.
42

1 **Unanimous vote, motion carried.**

2
3 **Item 5: Sign Ordinance Chapter 3.7 - Code Amendment ~ Public Hearing and**
4 **Recommendation**

5
6 Lonnie Crowell explained that there have been several complaints over the years
7 from businesses, elected officials, and residents concerning the sign ordinance. Most
8 of the complaints are concerning temporary signs. Our concern at this time for the
9 most part is with wall signs. We think it is an undue burden for staff to bring
10 forward an application to the Planning Commission for signs that meets the
11 requirements of the ordinance and is exactly the same type of sign that has already
12 been approved for other applicants. We added monument signs in this as well, the
13 Planning Commission may not agree. Regarding the temporary signs, we will do a
14 lot more research and will bring forth a proposal for temporary signs.

15
16 Jennifer Tucker asked about the signs and whether it is the physical structure of the
17 monument sign, the sign inside the monument sign, or the sign on the building.

18
19 Barry Edwards said it is just the sign inside the monument sign. The physical
20 monument sign should be on the site plan, as well as it should have already received
21 approval.

22
23 Lonnie Crowell explained that there have been some recent problems in the CR
24 Zone with utility companies putting in their utility boxes wherever they chose
25 without consulting the landowners. Some of the utility boxes are right where the
26 monument signs were placed on the site plan.

27
28 Roger Dixon asked if there is any recourse against those utility companies.

29
30 Barry Edwards explained that if you give them a PUE (Public Utility Easement) then
31 they have the right to go wherever they want; so we are not going to give them
32 PUE's anymore. Except for that circumstance the monument sign should be
33 approved on the site plan.

34
35 Jennifer Tucker said that if people want to change the name inside the monument
36 sign that is fine, but if they want an entirely new monument sign then that needs to
37 come before the Planning Commission.

38
39 Jennifer Tucker opened the public hearing.

40
41 Kathryn Schramm stated that she is concerned about the temporary signs not being
42 addressed at this time.

1 Barry Edwards explained that we are trying to bifurcate this; temporary signs are
2 going to create a large amount of controversy and we feel that the wall and
3 monument signs are the immediate issue.

4
5 Jennifer Tucker stated that we are going to continue item #4 of the background
6 information until a later date.

7
8 Kathryn Schramm stated that she has many problems with the sign ordinance,
9 specifically not being able to put a yard sale sign on each frontage if someone lives on
10 a corner lot. The addresses here are very different and people have difficulty finding
11 their way. She stated that under current economic conditions having a yard sale can
12 generate extra income; she feels that directional signs to yard sales should be allowed
13 with city approval. She also stated that if someone is selling their home they should
14 be able to put a directional sign in their neighbor's yard with their neighbor's
15 permission, but under the current ordinance this is not something that is allowed.
16 Kathryn said she feels that this interferes with her freedom of speech and 1st
17 amendment right to use her property in that way. She said that with regards to
18 business signs she feels that our sign ordinance is too strict because businesses are
19 unable to get the advertising they need to succeed.

20
21 Don Blohm asked Kathryn Schramm if putting the sign in your yard versus putting it
22 on the corner is a different issue or the same right.

23
24 Kathryn Schramm said to her it is different. She said she does not like a proliferation
25 of signs that are going all over the place and does not like them being put up on
26 poles, but feels there needs to be something that allows for people to draw attention
27 and customers.

28
29 Chris Dalley expressed her appreciation for Highland City's sign enforcement. She
30 said that she was discussing with her editor the lack of American Fork City's sign
31 enforcement and her editor remarked that they do have an ordinance they just do not
32 enforce it. She said her editor likes Highland City's cleanliness.

33
34 Jennifer Tucker closed the public hearing.

35
36 Discussion ensued about what item numbers from the staff report are being discussed
37 at this time for the code amendment.

38
39 **Motion by Brent Wallace, Planning Commission to recommend that City Council**
40 **grant approval of the Sign Ordinance Chapter 3.7 Code Amendment as per the**
41 **recommendations of staff and the corrections/additions by Planning Commission**
42 **as follows:**

- 43
44 **1. That the table 3-707A under the CR Zone 130 feet be changed to 100 feet; and**
45 **2. That the sentence, "All permanent signs within commercial zones of a sign**
46 **type that has not been previously approved shall require specific approval by the**

1 **Highland City Planning Commission”, in code section 3-707 *Signs in Commercial***
2 ***Zones* shall be added to code section 3-709 *Monument Signs*.**

3
4 **Seconded by: Roger Dixon**
5 **Unanimous vote, motion carried.**

6
7 **Item 6: Definition of Attached Structures - Code Amendment ~ Public Hearing**
8 **and Recommendation**

9
10 Brent Wallace asked whether or not we need this code amendment if we end up with
11 the FAR ordinance.

12
13 Carly Leduc explained that this could help us right now.

14
15 Brent Wallace said that the majority of the Commissioners will vote for the FAR
16 Requirements.

17
18 Lonnie Crowell said we are not sure what City Council will do though.

19
20 Jennifer Tucker opened the public hearing.

21
22 Kathryn Schramm said she would like to know if she puts a cover over a pad of
23 concrete in her backyard if it will be an attached structure.

24
25 Barry Edwards explained that it means you cannot circumvent the ordinance of
26 accessory buildings by creating a sham construction between your house and an
27 accessory building to create more space and to get around the 5% coverage of
28 accessory buildings.

29
30 Jennifer Tucker closed the public hearing.

31
32 **Motion by Roger Dixon, Planning Commission to recommend that City Council**
33 **grant approval of the Definition of Attached Structures Code Amendment as per**
34 **the recommendations of staff.**

35
36 **Seconded by: Melissa Wright.**
37 **Unanimous vote, motion carried.**

1 **Item 7: Floor Area Ratio Requirements ~ Discussion**

2
3 Carly LeDuc explained that not much has changed since the last meeting. The only
4 recommendation she received was to add some percentages to the FAR chart.

5
6 Brent Wallace asked if we do move ahead with the FAR Requirements then does
7 this solve the problem with the attached structures.

8
9 Carly LeDuc said that staff believes so.

10
11 Brent Wallace expressed that part of our responsibility is to keep Highland what it is.
12 He does not think a pool should be included as part of this measurement; it does not
13 have a visual impact. He said staff recommends 20%, but he feels it should be closer
14 to 30%.

15
16 Roger Dixon said that he agrees with Brent Wallace on the pool issue; he thinks this
17 should also extend to the matter of a sports court. The fence would be separate and
18 count toward the FAR, but a sports court should be as large as one wants. He said
19 he is for 25%, but 30% is also a good number.

20
21 Brent Wallace clarified that if you have a sports court without a fence then it does
22 not count toward the square footage, but if the sports court does have a fence then it
23 counts toward the square footage.

24
25 Barry Edwards explained that we do not allow fences taller than 6 feet in Highland;
26 in order to allow a taller fence, for a sports court, we determined we would call it a
27 structure.

28
29 Abe Day asked if we are discussing how much of your lot you can build on; so if we
30 say 25% then that means you can only build on 25% of your lot.

31
32 Don Blohm said that is correct. That percentage includes detached structures,
33 swimming pools, sports courts, anything with a fence over 6 feet.

34

1 Melissa Wright added that if you have a 2nd story on your home that has to be
2 included too.

3

4 Jennifer Tucker asked if we went with 25% or 30%, how many homes would be in
5 compliance with that.

6

7 Carly LeDuc said that most of the homes would be okay.

8

9 Brent Wallace asked if people are grandfathered in.

10

11 Barry Edwards said this would be applicable to new applicants.

12

13 Don Blohm asked if there is some way to control operating a business out of a home
14 and using the accessory structures for storage other than FAR.

15

16 Barry Edwards explained that we can regulate it by the business license application,
17 but sometimes we do not know it is happening, we have to be notified by residents.

18

19 Don Blohm asked if there is any way to regulate that by building permits.

20

21 Barry Edwards said no.

22

23 Don Blohm asked if it is possible to apply this FAR based on lot size; he can see this
24 being an issue on $\frac{3}{4}$ or 1 acre or bigger lots, but there comes a point when some
25 people want a big house on a small lot and do not want to have to maintain the large
26 yard.

27

28 Lonnie Crowell said it could be defined that way.

29

30 Abe Day asked if the bottom line is visual impact.

31

32 Barry Edwards said in one aspect, but it is the land use principle of why someone
33 needs that many outbuildings.

34

35 Abe Day asked what the concern is if they have numerous buildings.

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Lonnie Crowell said that most of it is aesthetic.

Brent Wallace asked Don Blohm if his opinion has changed over the past couple of weeks since he has been able to think about the FAR proposal.

Don Blohm said he has become more firm on his philosophical outlook; he said he feels like what we are trying to accomplish is getting done with the setbacks. He has a problem with spending the kind of money that residents do for their property and the city telling them what they can and cannot do.

Carly LeDuc explained that with the example she sent, this particular applicant could not do what they wanted with the current 5% requirement.

Jennifer Tucker asked Carly LeDuc if she wants further comments emailed to her or if she wants to bring forward a drafted ordinance.

Carly LeDuc asked if she understands correctly the Commissioners are generally in favor of the FAR, but do not want it to include the pools.

Roger Dixon asked to not include sports courts too if they do not have high fences.

Carly LeDuc said that it is not included if they do not have a fence over 6 feet, if the fence is over 6 feet then it is included. The code is already written that way.

Brent Wallace asked if the Commissioners should email comments and remarks in the next week or so.

Carly LeDuc said yes.

Item 8: Basement Apartment Ordinance Code Amendment ~ Discussion

Carly Leduc explained that staff redid the ordinance based on the Commissioner’s comments. It is up for discussion for any further comments this evening and then we can bring it forward for a public hearing at a later meeting.

Roger Dixon asked if the reference to 30,000 square foot lot had been stricken.

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2 Carly LeDuc said yes, we did a couple of different things.
3
4 Roger Dixon said there had been some discussion about not allowing basement
5 apartments in cul-de-sacs.
6
7 Lonnie Crowell said that had been struck as well.
8
9 Melissa Wright said that there had been discussion about people in basement
10 apartments having separate utility meters, yet we do not want to give them a separate
11 address, how do we do that and is that a good idea?
12
13 Roger Dixon asked why we would not want to give them a separate address.
14
15 Brent Wallace explained that it is because of the mailbox issues.
16
17 Lonnie Crowell explained that the biggest reason is that when you drive up to the
18 house we do not want you to know it is a duplex from the front.
19
20 Jennifer Tucker said the way that is handled is all of the mail goes to the main
21 address and they sort it.
22
23 Barry Edwards expressed in regards to requiring separate utility meters that the best
24 way to regulate something is to tax it.
25
26 Lonnie Crowell said it is a great way to track where the renters are at by requiring a
27 separate utility connection.
28
29 Barry Edwards said that there would likely be one bill with two connections and the
30 landlord would charge the renter the utilities.
31
32 Melissa Wright asked if this is going to be retroactive.
33
34 Barry Edwards said yes because most basement apartments are not legal.
35
36 Melissa Wright asked if they are only being required to have separate city utilities.
37
38 Barry Edwards said yes.
39
40 Lonnie Crowell said we will clarify in the ordinance that it is city utilities.
41
42 Roger Dixon asked about page 62, about 6 lines down it states 70% of the
43 landscaping has to be done, this is unclear and he is not certain how practical this is
44 for enforcement.
45
46 Barry Edwards explained that we require that 70% of your front yard be landscaped.

1
2 Lonnie Crowell brought up the code on the overhead to show the definition of 70%
3 of the front yard being landscaped.

4
5 Barry Edwards explained that the property owners have to be in compliance with the
6 landscape ordinance and if the ordinance cannot be met while still having sufficient
7 parking, then the landscape area cannot be consumed to put in the parking.

8
9 Elizabeth Macfarlane asked that with the basement apartment it means there cannot
10 be anything over the garage or an apartment that is non-attached.

11
12 Carly LeDuc said that you can have those things.

13
14 Jennifer Tucker said that she thinks we need further discussion with basement
15 apartments and over the garage apartments; she was not taking the over the garage
16 apartments into consideration as she reviewed the ordinance.

17
18 Melissa Wright said it would be a good idea to clarify whether we say basement
19 apartment or just accessory apartment.

20
21 Lonnie Crowell clarified that this does not include over the garage apartments and
22 accessory apartments.

23
24 Carly LeDuc said the Planning Commission can determine if they want those
25 included.

26
27 Discussion ensued regarding the Commissioner's opinions of what a basement
28 apartment should be.

29
30 Carly LeDuc asked if the Commissioners want this to come back as a discussion or if
31 she should bring forward a drafted ordinance.

32
33 Brent Wallace said that if she puts in wording regarding attached accessory
34 apartments within the main dwelling in there then we might be able to make a
35 motion on it.

36
37 Carly LeDuc asked what the consensus is.

38
39 Jennifer Tucker said to bring us an ordinance and we can fine tune it.

40
41 Barry Edwards said that we are better off to deal with basement apartments by
42 themselves and the other apartments separately because with a basement apartment
43 you do not really need a separate outside entrance. For example, over the garage
44 and detached apartments are a whole other obstacle.

45
46 Meeting adjourned at 10:30pm