

Call to Order and Flag Pledge.

Commission Chair Vince Johnson called the meeting to order.

Roll Call.

Chair Vince Johnson and Commissioners Randy Dalheimer, Bob O'Brien, Kevin Faulds, Steve Fowler were present as was City Council Liaison Scott Hoke, Assistant to the City Administrator Erin Stwora and Assistant City Planner Mike Elhard.

Approval of the Agenda.

Motion to approve the agenda by O'Brien, seconded by Fowler, no additional discussion, All ayes.

Open Forum.

Johnson opened the open forum.

No one came forward.

Johnson closed the open forum.

City Council Update.

Hoke provided the update.

Consent Agenda.

- A. Approval of the February 5, 2009 Planning Commission Meeting Minutes.

Motion to approve minutes by O'Brien, seconded by Fowler, no additional discussion, All ayes.

1. Cedarcrest Academy – Preliminary Plat, PUD, Rezoning Discussion

Stwora stated Cedarcrest Academy has asked for the item to be *TABLED*.

2. PUBLIC HEARING – Hemlock Lane/NE Dayton R-2 Rezoning

Stwora presented an overview of the project.

Johnson opened the public hearing.

Ms. Dora Johnson, 13430 Hemlock Lane, stated her property was not informed about the subdivisions and stub hookups to the properties abutting her.

Stwora stated City Staff had met with Steve and Dora Johnson, 13430 Hemlock Lane, regarding a potential subdivision with abutting properties. Stwora stated the abutting properties were near services and were given water service at their expense. Stwora stated the engineers presented a plan with pricing to the 3 property owners. Stwora stated an agreement could not be reached and services were not extended to 13430 Hemlock Lane.

Ms. Johnson stated the construction was completed on the abutting properties without informing her.

Stwora stated the property owners approached staff regarding additional stubs. Stwora stated the property owners paid for the additional work needed.

Chair Johnson stated the property owners initiated the project and paid for the project.

Stwora stated the City cannot act as a developer for private property owners.

Mr. Randy Iverson, 13451 Hemlock Lane, questioned if taxes would change with the rezoning.

Stwora stated taxes are not affected by rezoning.

Mr. Iverson questioned when taxes would be affected.

Stwora stated if the property is split the taxes would be affected.

Mr. Steve Johnson, 13430 Hemlock Lane, questioned if Tom Dehn's property is part of the rezoning.

Stwora stated the property was rezoned with the subdivision of Dayton Highland's 4th Addition.

Mr. Johnson questioned the grading work completed on Tom Dehn's property.

Stwora stated Tom Dehn completed a grading plan which was approved by the engineer.

Johnson closed the public hearing.

Motion to approve by Johnson, seconded by Faulds, no additional discussion, All ayes.

Notices and Announcements

- a) Future and Continued Planning Commission Agenda Items.
- b) Commissioner Updates
- c) Staff Notices and Announcements.
 - The next Planning Commission meeting will be held on March 5, 2009.

Adjourn

Motion to adjourn to a work session was made by Johnson, seconded by O'Brien, no additional discussion. **Ayes:** All.

Work Session: City Council and Planning Commission work session regarding the public facilities master plan with the BKV Group.