

1. The meeting was called to order at 7pm.
2. The Pledge of Allegiance was led by Dick Naylor.
3. Roll Call: Amber Van Alfen, Mike Maddocks, Dick Naylor, Dale Beddo, Evan Brown were present. Mike Cooke was excused. Town Clerk Shannon Orr took minutes.
4. Declarations of conflict of interests.

Dale Beddo had conflicts with items number 7 and 8.

5. Discussion and possible action on New Chairmen and Co. Chairmen.

There was not discussion. Dick Naylor made the motion to keep the chairs the same until next term. Amber Van Alfen seconded the motion. Vote: Amber Van Alfen-yes, Mike Maddocks-no, Dick Naylor-yes, Dale Beddo-yes. Motion passed 3/1.

Dick Naylor moved Item 8 to the top of the agenda.

6. Discussion and possible action on requirements to be on the agenda.

Shannon Orr explained the new procedures to be on the Planning Commission's agenda and when the agendas would be sent to the Commission.

7. Discussion and possible action on Kokopelli Density Plan.

Kokopelli was asking for a density approval of 6.6 units per acre. Dick Naylor requested that they come back with updated maps with correct acreage.

8. Discussion and possible action on a Judy Creek PDR Plan.

Dale Beddo explained aging what was happening with the project and asked for a density of 5 units per acre. Dick Naylor made the motion to approve and forward the Judy Creek sketch plan to the Town Council. Vote: Amber Van Alfen-abstained, Mike Maddocks-yes, Dick Naylor-yes, Dale Beddo-abstained, Evan Brown-yes. Motion passed 3/0 with two abstentions.

Mike Maddocks requested that the planned development standards and requirement's section E, open space standards and requirements be put on the next agenda for review and possible action. Vote: Amber Van Alfen-yes, Mike Maddocks-yes, Dick Naylor-yes, Dale Beddo-yes. Motion passed 4/0.

9. Discussion and possible action on sign permit Curtis Gubler.

Mr. Gubler brought back the changes he thought were needed from the last meeting and handed out a site plan. MR. Gubler had his Attorney Trent Steegmiller present. There was some discussion between the Commission and Mr. Gubler and Mr. Steegmiller. Mike Maddocks made the motion to table this item until they could talk to the Town Attorney. Dick Naylor seconded the motion. Vote: Amber Van Alfen-yes, Mike Maddocks-yes, Dick Naylor-yes, Dale Beddo-yes. Motion passed 4/0.

10. Discussion and possible action on the sign ordinance.

Dick Naylor asked the Commission to take home the sign ordinance to study and bring back to the next meeting.

11. Consider approval of minutes:

a. December 9, 2010 Regular Meeting Minutes.

Motion made by Mike Maddocks to accept the minutes as written. Dale Beddo seconded the motion. Vote: Amber Van Alfen-yes, Mike Maddocks-yes, Dick Naylor-yes, Dale Beddo-yes. Motion passed 4/0.

b. January 13, 2011 Regular Meeting Minutes.

Motion made by Dale Beddo to accept the minutes as written. Mike Maddocks seconded the motion. Vote: Amber Van Alfen-yes, Mike Maddocks-yes, Dick Naylor-yes, Dale Beddo-yes. Motion passed 4/0.

12. Adjournment.

Motion made Dick Naylor to adjourn the meeting. Mike Maddocks seconded the motion. Vote: Amber Van Alfen-yes, Mike Maddocks-yes, Dick Naylor-yes, Dale Beddo-yes. Motion passed 4/0. Meeting adjourned at 8:15pm.

ATTEST BY: _____
Shannon Orr

Dick Naylor
Planning Commission Chairman