

**MINUTES**  
**JOINT MEETING LINCOLN COUNTY and SIOUX FALLS PLANNING COMMISSIONS**  
**7:00 pm August 10, 2011**

**Commissioners' Room - Lincoln County Court House**

A joint meeting of the Lincoln County and Sioux Falls Planning Commissions was held on August 10, 2011 at 7:00 pm in the Commissioner's Room of the Lincoln County Court House.

**ROLL CALL**

Lincoln County Planning Commission members present were: Craig Andersen, Darrel Sogn, Ron Larson, June Nusz, Chad Nelson and Commissioner Dave Gillespie. Ron Albers was absent.

Sioux Falls Planning Commission members present were: Nick Sershen, Steve Gaspar, Ken Dunlap, Darla Erb and Dennis Pierson.

Staff Present: Lincoln County: Paul Aslesen, Laurie Lundquist  
Sioux Falls: Steve Randall

Lincoln County Planning Chairman Craig Andersen chaired for the County.

Ken Dunlap chaired for the City of Sioux Falls and chaired the meeting.

**ITEM 1. APPROVAL OF MINUTES** – A motion to approve the minutes of May 11, 2011 was made by Sershen and seconded by Erb, for the City. The same motion was made for the County by Larson and seconded by Sogn. Both motions were unanimous.

**ITEM 2. APPROVAL OF AGENDA ITEMS** – A motion was made for the City by Gaspar and seconded by Pierson to approve the agenda for August 10, 2011. The same motion was made by Nelson and seconded by Nusz for the County. The motions were unanimous.

**ITEM 3. AMENDMENT TO REZONE 10-JJ-REZ-001 in the "PD", Planned Development District to request a change in fence material, length of fence.**

**Legal Description** – Tr1, Bolte's addition N1/2SW1/4 of Section 12, Township 100N, Range 51W Lincoln County, South Dakota

**Location** – 26864 469<sup>th</sup> Ave

**Petitioner/Owner** – Edward and Roxann Zenobi, Sioux Falls, SD 57106

**General Information**

**Present Zoning** – "PD" Zenobi Planned Development

**Existing Land Use** – Residential and RV storage.

**Parcel Size** – 4.62 Acres

**Report by:** Steve Randall, Current Planner, Sioux Falls Planning and Building Services

*On August 23, 2010 the Joint Elected Officials of the City and County approved the Initial Development Plan for Zenobi Planned Development with Other Regulations as follows:*

OTHER REGULATIONS. Other regulations shall be: a. A Final Development Plan application will be required only for proposed changes to the approved Initial Development Plan. b. New freestanding signage is allowed only as ground mounted monument style with sign height no greater than its width. c.

Applicant shall be responsible for planting eighteen 6' blue spruce trees (staggered) on the east side of the property, maintain as many of the existing trees as they can on the east side of the property, add 400' of white, vinyl fencing along the south side of the property with the fencing being a total of 8' tall and matching the existing fencing on the property.

**The applicant is requesting that the following changes be allowed:**

1. **Change the requirement of a 400' white vinyl fencing 8' high along the south property line to allow a 200' wood cedar privacy fence 8' high, shadow box design instead.**
2. **Change the parking layout to be more efficient.**
  - a. **The landscaped setback along the East property line is increased from 20 feet to 40 feet.**
  - b. **The side yard setback along the south property line to be reduced from 20 feet to zero.**
  - c. **Parking spaces to be increased from 70 to 125.**
  - d. **Site landscaping is established as follows:**
    - i. **Along the North property line: 53 existing trees, 5 new evergreen trees.**
    - ii. **Along the East property line: 11 existing trees, 18 new evergreen trees.**
    - iii. **Along the South property line: 3 existing trees.**
    - iv. **Around the house and lot interior: 57 existing trees, 45 new evergreen trees, 50 Lilac bushes.**
3. **When the existing white vinyl fence needs repair, allow replacement with wood cedar privacy fence 8' high, shadow box design.**

### **Staff Analysis:**

*Reference Article 13.00 PD Planned Development District of the 2006 Joint Zoning Regulations for Lincoln County and the City of Sioux falls, SD. Specifically, Article 13.05 Amendments on pages 37-38.*

### **13.02 Procedure.**

#### **C. Amendments.**

2. **Minor Amendments.** Minor amendments to the Initial and/or Final Development Plan shall be required to be approved by the Planning Commissions at a hearing. Notice of such hearing shall be given by the posting of a sign on the property.

Minor amendments to the Initial Development Plan may also be made by the submission and approval of a Final Development Plan which is changed from the approved Initial Development Plan. Any such amendments shall be shown as a change from the Initial Development Plan on the final Development Plan, and further these changes shall be made on the Initial Development Plan.

- A. **Project name and legal description. *Provided. No change.***
- B. **A preliminary subdivision plan. *Subdivision of the subject property is not being proposed. An additional 17 feet of S. Ellis Road right of way is shown being dedicated on the plan. No change.***
- C. **The proposed development scheme showing the following information:**
  1. **The proposed land uses, including the number and type of proposed residential buildings, the proposed number of dwelling units per building, the number and type of any proposed nonresidential buildings and their square footage.**

*One existing single-family residential building, an existing accessory building, RV and trailer storage parking spaces surfaced with recycled*

*asphalt, and connecting gravel roadway are shown on the plan. **No change.***

2. The proposed maximum density of the development, which shall not exceed the density allowed in the traditional zoning districts for similar uses, except where unique physical, environmental or design characteristics make such densities undesirable.

*Only the one existing single-family residence is allowed by proposed Subarea Regulations. RV and trailer parking spaces are shown on the plan. **See revised layout for additional row of parking along the east end of the lot and additional row of parking along the south side of the lot. Parking spaces are increased from 70 to 125.***

3. The proposed minimum setbacks which shall be no less than those required in the traditional zoning districts for similar uses, except where unique physical, environmental or design characteristics make such setbacks undesirable.

*Minimum setbacks in RR Rural Residential District are 50 feet in the front yard (on an arterial street), 7 feet in the side yard and 30 feet in the rear yard. The existing residence is 125 feet from new right of way shown along S. Ellis Road, and proposed setbacks to storage parking spaces are indicated as 45 or 46 feet in the side yards and 50 feet in the rear yard. **See revised layout reducing the parking setback from 45' to zero next to a new 200' long 8' high wood screen fence along the south property line. Subarea Regulations currently require a minimum side yard setback of ten feet.***

4. The proposed maximum height which shall be no greater than that required in the traditional zoning districts for similar uses, except where unique physical, environmental or design characteristics make such heights undesirable.

*No additional structures are indicated in the plan. **No change.***

5. Proposed design features illustrating compatibility to the surrounding environment and neighborhood.

*Existing residential property frontage is being maintained along S. Ellis Road. Proposed storage parking spaces are compact and arranged in an orderly fashion behind the existing residence toward the interior of the property. A landscaped buffer 20 feet wide with trees spaced approximately 20 feet on center and an 8 feet high PVC fence are shown along three sides of the property at the east end next to a new residential subdivision. **See revised plan for location of proposed 8' wood cedar fence replacement along the south property line. When the existing white vinyl fence needs repair, allow replacement with wood cedar privacy fence 8' high, shadow box design.***

6. Anticipated subarea development sequence.

*Only one subarea is planned for development as shown in the Initial Development Plan.*

### **Recommendation:**

*Because the Applicant has prepared a revised Initial Development Plan that shows a detailed storage layout with trees and fencing that screen and buffer storage from neighboring residential uses, staff recommends **approval** of the revised Plan as submitted and subject to the following conditions:*

1. *The Initial Development Plan is revised to show the following:*

- a. *adding one row of parking along the east side of the parking/storage area running north and south, and adding one row of parking along the south side of the parking/storage area running east and west.*
  - b. *replacement of the existing white vinyl screen fence at the east end of the parking/storage area with wood cedar privacy fence 8' high shadow box design.*
  - c. *A 200' length of screen fencing added along the south property line as wood cedar privacy fence 8' high shadow box design.*
  - d. *The landscaped setback along the East property line is increased from 20 feet to 40 feet.*
  - e. *The landscaped setback along the South property line is established at 10 feet.*
2. *The landscaping plan for 124 existing trees, 68 new evergreen trees, and 50 Lilac bushes is to be maintained.*

(Existing Subarea Regulations and Initial Development Plan)

B. SCOPE OF REGULATIONS. The regulations set forth in this chapter or set forth elsewhere in this title when referred to in this chapter are the district regulations in the Zenobi Planned Development District.

C. SUBAREA A.

1. USES PERMITTED. A building or premises shall be permitted to be used for the following purposes:
  - Existing single-family dwelling.
  - RV and trailer storage yard.
2. ACCESSORY USES. Accessory uses and buildings permitted are those accessory uses and buildings customarily incident to any permitted use in the district.
3. PARKING REGULATIONS. Parking shall be regulated in conformance with the provisions of Article 16.00.
4. SIGN REGULATIONS. Signs shall be regulated in conformance with Article 17.00 On Premise Sign Regulations for the C Commercial, I-1 and I-2 Industrial, except as provided under other regulations below.
5. DENSITY, AREA, YARD, AND HEIGHT REGULATIONS.

Density	Lot Area (Sq Ft)	Req'd Lot Width	Req'd Front Yard	Req'd Side Yard	Req'd Rear Yard	Maximum Height
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Residential: Same as RS-1, Residential District, when sanitary sewer is available.

Commercial: Same as C Commercial District.

6. OTHER REGULATIONS. Other regulations for Subarea A shall be:
  - a. A Final Development Plan application will be required only for proposed changes to the approved Initial Development Plan.
  - b. New freestanding signage is allowed only as ground mounted monument style with sign height no greater than its width.
  - c. Applicant shall be responsible for planting eighteen 6' blue spruce trees (staggered) on the east side of the property, maintain as many of the existing trees as they can on the east side of the property, add 400' of white, vinyl fencing along the south side of the property with the fencing being a total of 8' tall and matching the existing fencing on the property.

Applicant presented their plan and answered questions of Commissioners. Chairmen asked applicant for clarification of what was being requested. Those requests are an increase in storage numbers, a change in fence material and length as well as a change in setback from the south property line.

Opponents: Several property owners present from the adjacent residential area voiced concerns regarding the changes requested by the Applicant. Concerns expressed were the change in the length of fence, as well as the type of fence material. Other concerns expressed were the expanded parking plan, height of the fence, affect on property values, and the opinion that the new type of fence material didn't offer as much privacy, and was not kid friendly. Some neighbors' present wanted vinyl fence kept on the east property line for the sake of consistency of appearance.

Following input from the audience the meeting was closed for public comment.

**Action:**

A motion was made by Gaspar for the City to approve the Amendment with staff stipulations for discussion purposes. The motion was seconded by Erb. Discussion followed on the City side. After extensive discussion by the City a motion was made by Nusz for the County to approve the Amendment with staff stipulations for joint discussion purposes. The motion was seconded by Gillespie. Discussion followed.

A motion to amend the main motion for the City was made by Erb to stipulate only a change in the type of fence along the south property line from 400' of white vinyl fence to 400' of cedar fence shadowbox design with eight foot height. The motion was seconded by Pierson. Motion carried.

A motion for the City was made by Gaspar to add a stipulation to allow the maintenance of existing white vinyl fence material on the east side or to allow it to be replaced because of failure with cedar material shadowbox design all at the same time. Motion was seconded by Sershen. Motion carried.

At the City Commissioner's request, Randall confirmed that the two amendments just approved would replace staff's recommended stipulations for approval in the main motion and PD Subarea Regulations would not otherwise change.

The City approved the main motion unanimously.

A motion to amend the main motion for the County was made by Nelson to stipulate only a change in the type of fence along the south property line from 400' of white vinyl fence to 400' of cedar fence shadowbox design with eight foot height, and to add a stipulation to allow the maintenance of existing white vinyl fence material on the east side or to allow it to be replaced because of failure with cedar material shadowbox design all at the same time. . The motion was seconded by Gillespie. Nusz opposed. Motion passed.

The main motion for the County passed on a 3-2 vote with Nelson and Larson opposed.

**LEGAL DESCRIPTION: TRACT 1, BOLTE'S ADDITION IN THE N1/2 SW1/4 OF SECTION 12, TOWNSHIP 100 NORTH, RANGE 51 WEST OF THE 5TH PRINCIPAL MERIDIAN, LINCOLN COUNTY, SOUTH DAKOTA**

**SITE: RV AND TRAILER STORAGE - OUTDOOR**

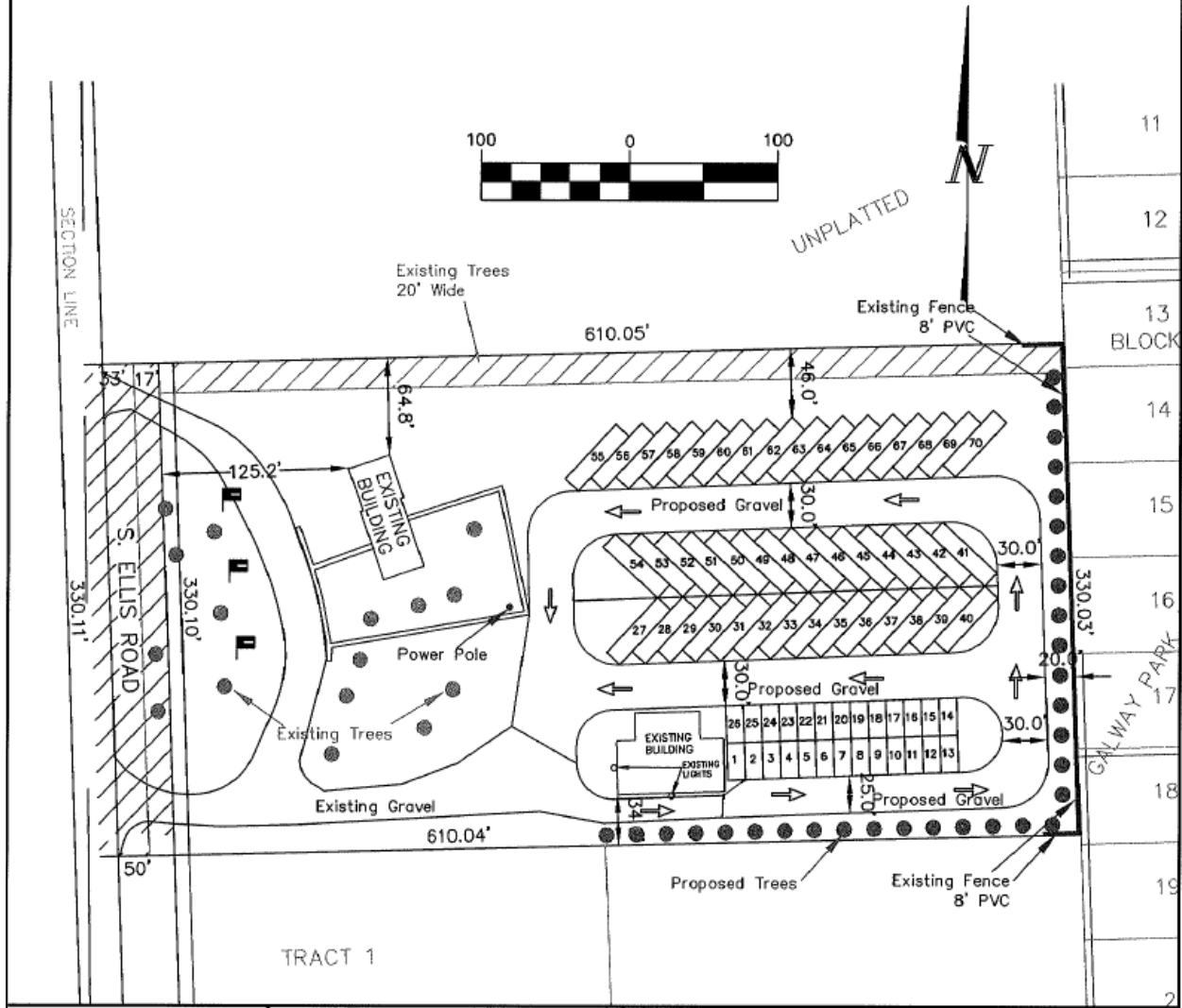
**PARKING SPACES:**

**PARKING SPACES 1-26 ARE 12'x25'**

**PARKING SPACES 27-70 ARE 12'x50' AND AT A 45° ANGLE TO THE PROPOSED GRAVEL ROAD**

**PARKING SPACE SURFACING TO BE RECYCLED ASPHALT**

**SURVEY NOTE: A FIELD SURVEY WAS NOT CONDUCTED**



**PROJECT:**  
**DRAWING:** 3049-01a.dwg  
**DESIGNED BY:** DLJ  
**DRAWN BY:** DLJ

**EXHIBIT 1**  
**TRACT 1, BOLTE'S ADDITION**  
**SIoux FALLS**  
**LINCOLN COUNTY**  
**SOUTH DAKOTA**

**DESIGN AND DEVELOP ENGINEERING, LLC**  
 600 LAKEVIEW CIRCLE  
 TEA, SD 57064  
**PHONE: (605) 214-1693**  
 davejibben@iw.net

**SHEET NO.**  
**1 OF 1**  
 6/16/2010



#### **ITEM 4. REZONE 11-JJ-REZ-002 Request to Rezone to Planned Development District**

**Legal Description** –N 330' of W660' of Northwest Quarter Southwest Quarter (NW1/4 SW1/4) of Section 12, Township 100N, Range 51W Lincoln County, South Dakota

**Location** – 26850 469<sup>th</sup> Ave

**Petitioner/Owner** – Thad S. Schetnan, 6000 S. Mustang Ave., Sioux Falls, SD 57108

#### **General Information**

**Present Zoning** – Agriculture

**Existing Land Use** – Residential

**Parcel Size** – 5 Acres +-

**Report by:** Steve Randall, Current Planner, Sioux Falls Planning and Building Services

#### **Staff Analysis:**

*Reference Article 13.00 of the 2006 Joint Zoning Regulations for Lincoln County and the City of Sioux falls, SD, for the PD Planned Development District. Specifically, Article 13.02 Procedure on pages 34-35, and Article 13.03 Initial Development Plan on pages 35-36.*

#### **13.02 Procedure.**

A. Initial Development Plan. When a petitioner wants to request a rezoning to the Planned Development District, it shall be submitted to the Lincoln County Planning Department, showing the information specified in 13.03 below, a minimum of 30 days prior to the joint meeting of the County and City Planning Commissions at which consideration is desired. After the planned development request has been reviewed, the Planning Commissions shall make a recommendation to the Board of County Commissioners and City Council on the requested rezoning. The Board of County Commissioners and City Council shall then act to approve or deny said request.

#### **13.03 Initial Development Plan.**

- D. Project name and legal description. *S and J Planned Development as legally described.*
- E. A preliminary subdivision plan. *Subdivision of the subject property is not being proposed. A property plat will be required for transfer of ownership and for obtaining a building permit.*
- F. The proposed development scheme showing the following information:
  - 7. The proposed land uses, including the number and type of proposed residential buildings, the proposed number of dwelling units per building, the number and type of any proposed nonresidential buildings and their square footage.

*The 1<sup>st</sup> Phase of development indicates two storage buildings with a total of 106 storage rental units and an office. One building is 30' by 180' and the other is 40' by 250' for a total building floor area of 12,400 sq. ft.*

*The 2<sup>nd</sup> Phase of development proposed to continue over five years to the year 2016 indicates the construction of seven additional storage buildings with a total of 311 storage rental units and a total building floor area of 55,800 sq. ft.*

8. The proposed maximum density of the development, which shall not exceed the density allowed in the traditional zoning districts for similar uses, except where unique physical, environmental or design characteristics make such densities undesirable.

*The maximum density of site development for mini-storage units is governed by the approved Initial Development Plan layout of buildings and setbacks. The proposed plan indicates a maximum density of nine buildings, 68,200 sq. ft. floor area and 417 rental units.*

*The 2<sup>nd</sup> Phase of development proposed to continue over five years to the year 2016 indicates outdoor storage of permitted vehicles on available site. The types of permitted vehicles are listed in proposed Subarea Regulations.*

*Storage Items Permitted*

- 1. Licensed cars and light trucks*
- 2. Trailers less than 24 ft. long or 10 ft. in height.*
- 3. Boats less than 24 ft. long or 10 ft. in height*
- 4. Campers less than 30 ft. long or 10 ft. in height*
- 5. RV's less than 30 ft. long or 10 ft. in height*
- 6. Motorcycles*
- 7. Snowmobiles*
- 8. Personal water craft*
- 9. All terrain vehicles*

*The potential numbers and locations of these vehicles are not indicated on the plan.*

9. The proposed minimum setbacks which shall be no less than those required in the traditional zoning districts for similar uses, except where unique physical, environmental or design characteristics make such setbacks undesirable.

*Minimum setbacks in the C Commercial District are 30 feet in the front yard (on an arterial street), 10 feet in the side yard and 20 feet in the rear yard. Proposed setbacks to storage buildings are indicated as 40 feet in the side yards and 59.3 to 62.6 feet in the rear yard.*

10. The proposed maximum height which shall be no greater than that required in the traditional zoning districts for similar uses, except where unique physical, environmental or design characteristics make such heights undesirable.

*The maximum allowed building height in the C District is 35 feet. Proposed building heights are not indicated.*

11. Proposed design features illustrating compatibility to the surrounding environment and neighborhood.

*A landscaped buffer with evergreen trees spaced 15-20 feet and a 6' commercial wood plank and security fence are shown along three sides of the 2<sup>nd</sup> Phase including the east end which is adjacent to a new residential subdivision. Two of the future storage buildings at the east end are reduced in size and have pitched roofs.*

12. Anticipated subarea development sequence.

*Only one subarea is planned for development as shown in the Initial Development Plan.*

## **Proposed Subarea Regulations**

### **S and J PLANNED DEVELOPMENT DISTRICT:**

The regulations set forth herein or elsewhere in the 2006 Joint Zoning Regulations for Lincoln County and the City of Sioux Falls for the S and J Planned Development District.

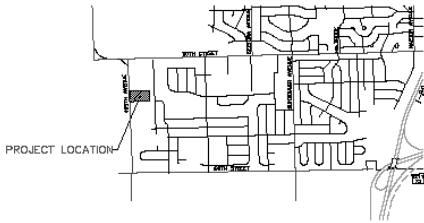
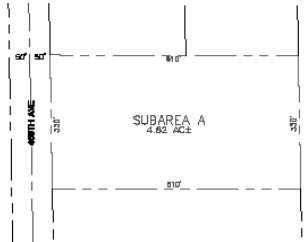
- (1) **USES PERMITTED:** A building, space, lot or premises shall be permitted to be used for the following purposes and not otherwise in the following identified district or subarea:
  - (a) **SUBAREA A:**
    - (i) Those uses as are listed as “Permissive Uses” for the “C” Commercial-Service District Section 902 subsection (A) Office, of the 2006 Joint Zoning Regulations for Lincoln County and the City of Sioux Falls, incorporated by this reference.
    - (ii) Mini-storage.
  
- (2) **ACCESSORY USES:** Accessory uses permitted in the C Commercial District are accessory buildings and uses customarily incident to any permitted uses in this district, and further restricted as follows:
  - (a) **SUBAREA A:** Consistent with Section 905, of the 2006 Joint Zoning Regulations for Lincoln County and the City of Sioux Falls, incorporated by this reference.
  
- (3) **PARKING AND LOADING REGULATIONS:** There will be no loading requirements for this district. The off-street parking requirement regulations for the Planned Development District shall be in accordance with the following:
  - (a) **SUBAREA A:** Parking within this subarea shall require 1 space for each 300 SF of office space. Parking spaces will not be required for the mini-storage buildings as incorporated by this reference.
  
- (4) **MINIMUM IMPROVEMENT AND MAINTENANCE STANDARDS:**
  - (a) Any driveways or parking lot areas in this zoning district shall be constructed with a hard surface when the property is accessed from a hard surface road.
  - (b) If the mini-storage loading/unloading area is not hard surfaced with concrete or asphalt, a gravel or crushed concrete surface shall be provided. The surface shall be maintained to a minimum thickness of at least 4 inches.
  - (c) Driveways, parking lots, and mini-storage loading/unloading areas within this district shall conform to the improvement and maintenance standards set forth in Section 16.04 C-F of the 2006 Joint Zoning Regulations for Lincoln County and the City of Sioux Falls, incorporated by this reference.
  
- (5) **SIGN REGULATIONS:** Sign regulations for the Planned Development District shall be as follows:
  - (a) **SUBAREA A:** On-Premise Signs within this subarea shall be regulated in conformance with the provisions of Article 17.00 of the 2006 Joint Zoning Regulations for Lincoln County and the City of Sioux Falls, incorporated by this reference.

- (6) DENSITY, AREA, YARD AND HEIGHT REGULATIONS.
- (a) SUBAREA A: All uses in this subarea shall, shall comply with the density, area, yard and height regulations established in Section 9.08 of the 2006 Joint Zoning Regulations for Lincoln County and the City of Sioux Falls, incorporated by this reference.
- (7) OTHER REGULATIONS. Additional regulations for the District include the following:
- (a) Orderly outside storage of the items listed or similar items shall be temporarily permitted until October 31, 2016 at such time all outdoor storage of any sort shall cease.
- Storage Items Permitted
1. Licensed cars and light trucks
  2. Trailers less than 24 ft. long or 10 ft. in height.
  3. Boats less than 24 ft. long or 10 ft. in height
  4. Campers less than 30 ft. long or 10 ft. in height
  5. RV's less than 30 ft. long or 10 ft. in height
  6. Motorcycles
  7. Snowmobiles
  8. Personal water craft
  9. All-terrain vehicles
- (b) All landscaping and trees indicated on the phase 1 site plan shall be in place prior to granting occupancy.

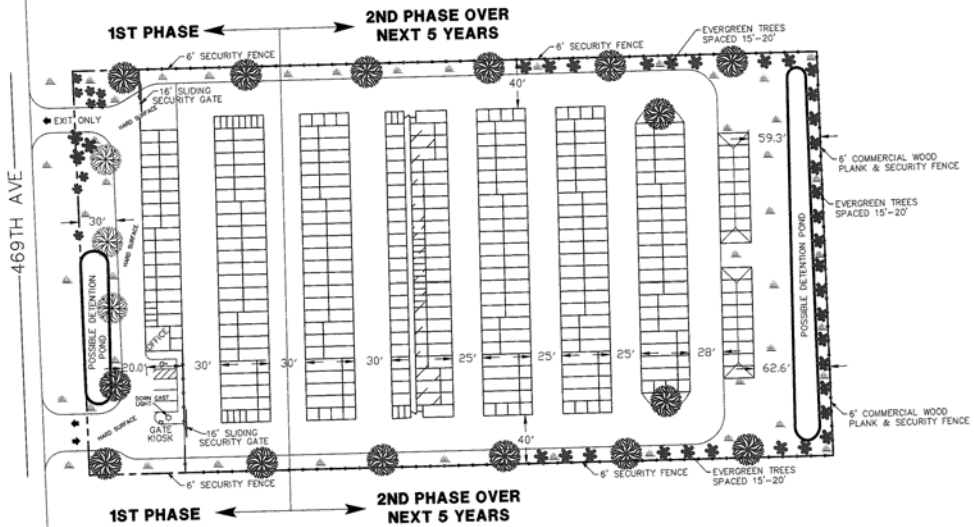
Staff recommends that the following also be included:

- (c) **6' wood fence needs to be constructed around perimeter, per submitted plans, prior to granting occupancy.**

**EXHIBIT "A"**  
**S AND J PLANNED**  
**DEVELOPMENT DISTRICT**



**PROPERTY DESCRIPTION**  
 NORTH 330' WEST 660' NW1/4 SW1/4  
 SECTION 12-100-51 LINCOLN COUNTY SOUTH DAKOTA



**PROPERTY DESCRIPTION**  
 NORTH 330' OF THE WEST 660' OF NW1/4 SW1/2  
 SECTION 12-100-51 LINCOLN COUNTY SOUTH DAKOTA

NO. 001	DATE



**WILLADSEN LUND ENGINEERING**  
 103 SOUTH OGDEN AVENUE  
 SIOUX FALLS, SOUTH DAKOTA 57103 USA (605) 336-1030

**S & J MINI STORAGE**

**SKETCH PLAN**

PROJECT NO.	2011-048	DATE
DRAWN BY	TML	
CHECKED BY	WLB	
SCALE	AS SHOWN	

## **Recommendation:**

*The Sioux Falls Comprehensive Land Use Plan indicates residential development of the subject property. Non-residential development is projected to occur in Business Park and Community Employment Center land uses at and near the intersection of W. 57<sup>th</sup> Street and S. Ellis Road.*

*According to the Comprehensive Plan Zoning District Compatibility Chart, the Applicant's proposed commercial land use adjacent to low density residential development is given a compatibility rating of 2.*

### ***"2-Medium Incompatibility***

*The new zoning district has significant conflicts with the existing adjacent zoning districts. Major effects must be mitigated to prevent impact an adjacent zoning districts. A planned unit development should be required to minimize project impact and define development design. That may include significant buffers and screening, land-use transitions, and other external operational impacts. Also, include methods from Policy 7 in the "Transition" section of Chapter 5: 'Shape Places'. Examples include:*

- Community and general commercial development against proposed residential uses.*
  - Light industrial development proposed against residential uses."*
- Shape Sioux Falls 2035 pg. 59*

*The proposed land use would typically not be allowed unless provided as a Planned Development Zoning District where land use transitions and buffers are included in the Initial Development Plan.*

*Because the Applicant did prepare a Planned Development District rezoning submittal that limits allowed uses, serves neighborhood demand for indoor storage unit rentals, and has included in the Initial Development Plan a detailed building layout with trees and fencing that screen and buffer storage units from neighboring residential uses, staff is not opposed to rezoning to the S and J Planned Development District with Subarea Regulations and Initial Development Plan as presented.*

*The Applicant has indicated that meetings will be held with neighboring property owners. The Applicant should be prepared to report any comments from neighbors at the public hearing.*

Applicant presented plans for the Planned Development as well as reported on the results of the neighborhood meeting that he held. He presented changes that he made as a result of the public meeting with neighboring property owners.

## **Opponents:**

Property owners present from the neighborhood expressed concerns regarded commercial development in a predominantly residential area, effect on property values, changing of the community dynamic and concerns about crime, lighting and noise. Concerns about the type of security system, fence and not wanting commercial development in their backyard were also expressed.

Two people spoke in favor of the development relating that there is and was already a commercial business adjacent to the property prior to the start of the residential development.

Meeting was then closed to public comment.

**Action:** Following extensive discussion, a motion for the City by Sershen to approve for discussion purposes and adding the staff recommendation for 6' wood fence needs to be constructed around perimeter, per submitted plans, prior to granting occupancy. The motion died for lack of a second. Therefore the petition was denied by the City.

Same motion by Nusz for the County for discussion purposes died for lack of a second. Therefore the petition was denied by the County.

The petition to rezone to Planned Development will move forward to the Joint meeting of County and City elected officials with a recommendation to deny the Rezoning petition by the respective planning commissions.

**Adjourn:** A motion to adjourn was made by Gaspar and seconded by Pierson for the City. The same motion was made for the County by Larson and seconded by Nelson. The motions were approved unanimously.

**Respectfully submitted by:**  
**Laurie Lundquist**  
**Deputy Director**  
**Lincoln County Planning & Zoning**