**Meeting Summary**

**Date: [Insert Date]**

**Location: [Insert Location]**

**Attendees: [Insert Attendee Names]**

**1. Call to Order**

* The meeting was called to order, and a roll call confirmed a quorum.

**2. Announcements**

* Items 30 and 38 were withdrawn from the agenda.
* A revised report for item 23 regarding the Terra Vista Wastewater System Bond was presented, with staff recommending deferral to the March meeting.
* The March meeting will be held on the third Thursday, March 20, instead of the second Thursday.

**3. Public Comment Period**

* No public comments were registered for this period.

**4. Approval of Minutes**

* The minutes from the last meeting were approved unanimously.

**5. Consent Agenda**

* The consent agenda was discussed and approved without any objections.

**6. Business Items**

**Item 29: Wiley Section 1**

* The applicant requested a deferral due to development delays caused by weather and concerns about meeting the 60-day mark for plat recording.
* Staff confirmed that deferral would not disrupt their processes.
* The motion to defer was passed.

**Item 31: McKenna LLE Subdivision**

* A preliminary plat for a subdivision containing four lots on 24 acres was presented.
* Staff recommended approval, and the motion passed.

**Item 32: Blythe Meadows LLE Subdivision**

* A final plat review for a subdivision containing five lots on 32.55 acres was discussed.
* Staff recommended approval, and the motion passed.

**Item 33: Fair Farm LLE Subdivision**

* A final plat review for a subdivision containing five lots on 42.48 acres was presented.
* Staff recommended approval, and the motion passed.

**Item 34: Arbors at Leapers Fork Subdivision**

* A preliminary plat review for a subdivision containing 18 lots on 379 acres was discussed.
* Staff recommended approval, and the motion passed.

**Item 36: Cox Lab Treatment Facility**

* A non-residential site plan review for a treatment facility on 144.84 acres was presented.
* Staff recommended approval, and the motion passed.

**Item 37: Stevens Valley Open Space Pavilion**

* A site plan review for a pavilion and playground areas on 0.56 acres was discussed.
* Staff recommended approval, and the motion passed.

**7. Public Hearings**

**Item 39: Tributary Subdivision**

* A concept plan review for a subdivision containing 75 lots on 144.84 acres was presented.
* No public comments were registered, but one resident raised concerns about non-traditional septic systems.
* The motion to approve the concept plan was passed.

**Item 40: Triune Community East Mixed-Use Development**

* A concept plan review for a mixed-use development containing 61 single-family and 62 multifamily lots was discussed.
* Public comments included requests for horse trails and concerns about traffic congestion.
* The applicant requested a deferral to the March meeting, which was approved.

**Item 41: Triune Community West Mixed-Use Development**

* A concept plan review for a mixed-use development containing 103 single-family and 130 multifamily lots was presented.
* Public comments included concerns about density and traffic, with requests for road connections to neighboring properties.
* The applicant requested a deferral to the March meeting, which was approved.

**8. Preliminary Plat Reviews**

**Item 42: Troubadour Golf Plus Field Club Phase 1**

* A preliminary plat review for 170 lots on 648.01 acres was discussed.
* Staff recommended approval, and the motion passed.

**Item 43: Troubadour Golf Plus Field Club Phase 6**

* A preliminary plat review for 18 lots on 16.73 acres was presented.
* Staff recommended approval, and the motion passed.

**Item 44: Troubadour Golf Plus Field Club Phase 10**

* A preliminary plat review for 12 lots on 24.98 acres was discussed.
* Staff recommended approval, and the motion passed.

**Item 45: Werner-Ruger Property**

* A preliminary plat review for one lot on 9.93 acres was presented, including a variance request for driveway width.
* Staff recommended approval, and the motion passed.

**9. Adjournment**

* The meeting concluded with a motion to adjourn, which was passed.