

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**  
3 **March 25, 2014 at 7:00 p.m.** at the Lindon City Center, City Council Chambers, 100  
4 North State Street, Lindon, Utah.

6 **REGULAR SESSION** – 7:00 P.M.

8 Conducting: Sharon Call, Chairperson  
9 Invocation: Mike Marchbanks, Commissioner  
10 Pledge of Allegiance: Del Ray Gunnell, Commissioner

12 **PRESENT** **ABSENT**

13 Sharon Call, Chairperson  
14 Ron Anderson, Commissioner  
15 Del Ray Gunnell, Commissioner  
16 Rob Kallas, Commissioner  
17 Mike Marchbanks, Commissioner  
18 Bob Wily, Commissioner  
19 Hugh Van Wagenen, Planning Director  
20 Jordan Cullimore, Associate Planner  
21 Kathy Moosman, City Recorder  
22 Brian Haws, City Attorney

- 24 1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.  
26 2. **APPROVAL OF MINUTES** – The minutes of the regular meeting of March 11,  
27 2014 were reviewed.

28  
29 COMMISSIONER ANDERSON MOVED TO APPROVE THE MINUTES OF  
30 THE REGULAR MEETING OF MARCH 11, 2014 AS AMENDED.  
31 COMMISSIONER WILY SECONDED THE MOTION. ALL PRESENT VOTED IN  
32 FAVOR. THE MOTION CARRIED.

34 3. **PUBLIC COMMENT** –

35 Chairperson Call called for comments from any audience member who wished to  
36 address any issue not listed as an agenda item. There were no public comments.

38 **CURRENT BUSINESS** –

- 39  
40 4. **Annual Review of Group Home Facility** – *Housing Authority of Utah County, 365*  
41 *East 400 North.* This is a required annual review of a group home owned by the  
42 Housing Authority of Utah County. The facility was approved to provide housing for  
43 up to three physically disabled adults. No changes are proposed to the facility as this  
44 is only a review of the current use to ensure conformance with City Code and  
45 conditions of approval.  
46

2 Mr. Van Wagenen opened the discussion by explaining this facility is owned by  
the Housing Authority of Utah County and is located at 365 East 400 North (entrance to  
4 Hollow Park). He noted that a CUP was approved granted for this facility in 2003 to  
allow permanent residence of up to 3 physically disabled adults and their care takers. The  
6 following conditions were imposed in 2003 were as follows:

- 6 1. The occupancy of the home be limited to three adult persons with disabilities.
- 8 2. That the park access in front of the home be painted red and signed for no  
stopping or parking. *(It was determined in the 2006 review that this item had  
10 not been completed, but would not be required unless parking along the  
entrance road becomes a problem)*
- 12 3. That the number of parking spaces be reviewed upon complaint.

14 Mr. Van Wagenen stated that a copy of the minutes from the 2013 review has  
been included in the staff report, of which there has been no changes and staff has no  
concerns with the operation of the facility.

16 Chairperson Call then confirmed the following questions per current ordinances  
with the Ms. Smith, the representative of the facility:

- 18 1. That the facility is only providing housing for those with disabilities and their  
20 care takers. *Ms. Smith confirmed that statement.*
- 22 2. That the applicants have adequate insurance coverage for the facility / vehicles /  
24 and liability coverage for third part individuals. *Ms. Smith will provide the  
required insurance to the city.*
- 26 3. That no individuals currently housed in the facility pose a direct threat to others  
28 safety within the group home or to the community in general. *Ms. Smith  
confirmed that no individual housed at the facility poses a threat to others.*

30 Chairperson Call also asked about staffing levels at the facility to ensure proper  
supervision & care for the tenants. Ms. Smith confirmed that there are two (2) staff at all  
32 times during the day and one (1) staff member at graveyard shift.

34 Mr. Van Wagenen noted that no motion necessary unless there is a change in the  
conditions or additional conditions imposed. Chairperson Call thanked Ms. Smith for  
attending and for her work at the facility. Ms. Smith thanked the Commission for their  
36 time and for their support over the years.

38 Chairperson Call called for any comments or questions from the Commissioners.  
Hearing none she moved on to the next agenda item.

- 40 5. **Annual Review of Group Home Facility** – *Lindon Care & Training Center, 680*  
42 *North State Street*. This is a required annual review of a group home for disabled  
adults owned by RHA Community Services of Utah. The facility provides housing  
44 for multiple tenants. No changes are proposed to the facility as this is only a review  
of the current use to ensure conformance with City Code.

46 Mr. Van Wagenen opened the discussion by explaining that Christine  
Christensen, Administrator of Lindon Care and Training Center, is in attendance to  
48 address the Commission. Mr. Van Wagenen then gave a brief summary of this agenda  
item. He explained this is the annual required review for group homes approved within

2 the City to determine that the facility is in compliance with the Conditional Use Permit  
3 conditions and/or local ordinances regulating these types of facilities. This facility is  
4 owned by RHA Community Services of Utah and is located at 680 North State Street.  
5 The facility has been in existence for many years – we believe prior to any ordinance  
6 regulating such businesses in Lindon. In 2006 the facility received final site plan approval  
7 for a new office building on the property – and at that time they agreed to meet with the  
8 City on an annual basis for the yearly reviews as required by the current ordinance.

9 Mr. Van Wagenen noted the facility houses disabled adults and provides and  
10 coordinates job training opportunities for the tenants. During the 2009 annual review  
11 meeting, there were some concerns about multiple emergency calls originating from the  
12 facility for various medical and police services (over 500 incidents since 2001). There  
13 were also concerns of other incidents that involved “missing person calls” that occur  
14 because of the ability of some tenants to leave the site on their own.

15 Mr. Van Wagenen stated the Commission felt that the nature of the severity of the  
16 issues warranted a follow-up review to make sure concerns were adequately addressed  
17 and that the facility was in compliance with ordinance requirement. The facility manager  
18 returned for a follow-up review on June 10, 2009. During this meeting, Chief Cullimore  
19 reported that the emergency calls had dramatically decreased. The facility manager also  
20 addressed the changes that were implemented to resolve some of the concerns during the  
21 February annual review. Mr. Van Wagenen noted that both the Police Chief and the  
22 Commission felt that the manager and her staff had gone above and beyond any  
23 expectation to resolve the concerns that were discussed. Mr. Van Wagenen noted that the  
24 copies of the minutes from the 2013 annual review have been included for your review.

25 Mr. Van Wagenen stated that Chief Cullimore is not in attendance but noted that  
26 overall things going well at the facility. Brian Haws, City Attorney, was in attendance to  
27 address the Commission. He noted that there are two residents at the facility needing  
28 attention from the City, one was a gentleman (disabled) who was acting out when he was  
29 frustrated. The City has been working with Lindon Care on these issues and they have  
30 been very responsive to the City’s concerns. The police did go down a couple of times to  
31 work with this individual and the situation is well in hand. Mr. Haws stated that there is  
32 another individual from the facility that has shoplifted several times from Walmart, and it  
33 would be best to move him to a new location, but there is a process to go through to find  
34 a suitable location for this individual. Mr. Haws noted that the City has the ability,  
35 through the legal system, to have additional state resources to assist him and declare him  
36 incompetent and then the State Hospital will step in. He added that Lindon Care has been  
37 very responsive with these issues.

38 Chairperson Call then confirm the following statements with the facility  
39 representative as follows:

- 40 1. That the facility is only providing housing for those with disabilities and  
41 their care takers; *Ms. Christensen confirmed there are 65 individuals*  
42 *currently housed with 66 being capacity. The staff ratio is 1 to 8 as*  
43 *required by the state. In the a.m. hours there will be around 25-30 and the*  
44 *afternoon shift about 40 staff and the graveyard shift around 8.*
- 45 2. That the applicants have adequate insurance coverage for the facility /  
46 vehicles / and liability coverage for third part individuals; *Ms. Christensen*  
47 *confirmed she will provide a copy of the insurance to the City.*

- 2           3. That no individuals currently housed in the facility pose a direct threat to  
3 others safety within the group home or to the community in general. *Ms.*  
4 *Christensen stated that they generally do not pose a threat to others, of*  
5 *which information Mr. Haws has already covered.*

6  
7           Chairperson Call then mentioned the staffing levels at the facility to ensure that  
8 the proper supervision and care for the tenants is in place. Ms. Christensen confirmed that  
9 there is a 1 to 8 staffing ratio as required by state code. Mr. Van Wagenen mentioned  
10 that no motion is necessary unless new conditions are imposed to bring the facility into  
11 compliance with City Code.

12           There was then some general discussion by the Commission regarding this agenda  
13 item. Following discussion Chairperson Call asked if there were any further questions or  
14 comments. Hearing none she moved on to the next agenda item.

- 15 6. **Annual Review of Group Home Facility** – *Heritage Youth Services/Timpview*  
16 *Residential Treatment Center – 200 North Anderson Lane.* This is a required annual  
17 review of a juvenile group home approved for up to 16 youth not over the age of 18.  
18 The facility provides housing and social activities for the youth and is located in the  
19 HI zone. In December of 2013, the Planning Commission authorized an expansion of  
20 the home, including a new addition, in order to accommodate 16 individuals (up from  
21 12). This is a review of the current conditions of the facility to ensure conformance  
22 with City Code.

23  
24           Mr. Van Wagenen gave a brief summary of this agenda item. He explained this is  
25 the annual required review for group homes approved within the City to determine that  
26 the facility is in compliance with the Conditional Use Permit conditions and/or local  
27 ordinances regulating these types of facilities. He noted this facility is owned by Heritage  
28 Youth Services, and the facility has had several past owners. Mr. Van Wagenen went on  
29 to say that in March of 2005 the current owners were issued a CUP for a juvenile group  
30 home facility. The Conditional Use Permit was approved for housing up to 12 youth that  
31 are not over the age of 18. Mr. Van Wagenen then referenced a list of revised conditions  
32 which were imposed during annual reviews as follows:

- 33           1. Occupancy is limited to 12 youth.  
34           2. No sex offenders reside at the home. (removed 2013)  
35           3. No youth over the age of 18 reside at the home.  
36           4. An alarm system on the windows and doors is installed. (completed & inspected in 2005)  
37           5. No on-site schooling. Any on-site instruction must be an accessory use and not a primary  
38           function of the facility. (updated 2009)  
39           6. 15 mph speed limit signs be posted on Anderson Lane. (completed 2005)  
40           7. A sign directing traffic to the group home be installed (so kids aren't dropped off at the  
41           Anderson residence). (completed 2007).  
42           8. Supervision ratio shall be no less than one staff to six youth 24-hours per day. (removed  
43           2013)  
44           9. The site shall be open to visitation by police and city officials without notice.  
45           10. Training shall be provided for employees and residents regarding the speed limit  
46           requirements and illegal trespassing on the neighboring private property.  
47           11. The CUP shall be reviewed annually or upon change of Program Directors.  
48           12. That all other requirements and limits as per city ordinance are adhered to.

- 2 13. The Applicant shall not accept any residents into its facility who are in the custody of, or  
under the supervision of, the State's Juvenile Justice Services. (added 2013)
- 4 14. The Applicant shall accept no residents into its facility who are designated as needing a  
care continuum level higher than a Level Five as defined by the State's Protocols and  
Standards Manual (a.k.a NOJOS the Utah Network on Juveniles Offending Sexually).  
6 (added 2013)
- 8 15. The Applicant shall adopt and implement policies and procedures for 24-hour awake  
supervision of all residents. (added 2013)
- 10 16. The Applicant shall maintain a resident to staff ratio no greater than 6 to 1. (added 2013)
- 12 17. The Applicant shall adopt and implement policies and procedures for behavior  
management consistent with those required by the Utah Administrative Code, R501-2-7,  
so as to help ensure the safety of the residents and the protection of the community.  
14 (added 2013)
- 16 18. The Applicant shall adopt and implement policies and procedures to ensure that all  
potential residents, including referrals from the Utah Division of Family and Child  
Services, are screened by Mental Health Professionals to ensure that the potential  
resident's history, level of risk, and treatment plans are consistent with a Level Five  
18 facility and that they do not pose or present an unreasonable risk to other residents or to  
the community. (added 2013)
- 20 19. That the Applicant shall adopt and implement policies and procedures to hold youth  
accountable for their behavior in the facility and while in the community and to provide a  
22 safe environment for the residents in which to get help. Such policies and procedures  
shall include provisions for the removal of a resident from the facility should their  
24 psychological condition worsen or should they become ungovernable in their current  
level of care. (added 2013).
- 26

28 Mr. Van Wagenen noted that in 2013, Heritage Youth Services worked with Brian  
Haws, Attorney for Lindon City, to clarify what type of youth is accepted into the  
facility. Based upon Mr. Haws' recommendation conditions 13 through 19 above (which  
30 added State and Administrative language) were added to replace conditions 2 and 8.  
Also, in December 2013, Heritage Youth Services applied for and received approval of  
32 an expansion of the nonconforming use of the Timpview RTC. The expansion consisted  
of a remodel/addition of the existing home and an increase in residents from 12 to 16,  
34 with one additional staff.

There were two conditions of approval as follows:

- 36 1. The septic tank upgrade have the capacity to accommodate the additional residents  
and staff as proposed by the expansion;
- 38 2. Prior to occupancy of the new addition, the water issue be remediated that has been  
flooding the Anderson Property. Plans for the remodel/addition are being finalized  
40 now.

42 Lynn Loftin, facility representative, was in attendance to address the Commission  
at this time. He noted that the only item that may have changed since the last review is  
44 item number one. He noted that he came in and talked to the building official about  
starting construction and noted the plans are ready but they now need fire suppression  
46 plans. They hope to be breaking ground in the next couple of weeks but they are working  
through those items.

48 Mr. Van Wagenen stated there has been no known citizen initiated complaints  
about the facility have been received during the previous year. A copy of the minutes  
50 from the 2013 review has been included for your review.

Chairperson Call then referenced the following questions for confirmation with the Mr. Loftin, the facility representative, as follows:

1. That the facility is only providing housing for those with disabilities and their care takers; *Mr. Loftin confirmed that statement (qualifies under group home). The ratio is 1 to 6, but they will be adding an additional staff member.*
2. That the applicants have adequate insurance coverage for the facility/vehicles/and liability coverage for third part individuals; *Mr. Loftin stated that he will provide all required proof of insurance to the City.*
3. That no individuals currently housed in the facility pose a direct threat to others safety within the group home or to the community in general. *Mr. Loftin confirmed that statement. He noted that if one of the individuals housed at the facility is a threat to others they will recommend that they be removed from the facility.*

There was then some general discussion regarding this agenda item including review of the attached police report. Chairperson Call thanked Mr. Loftin for the information and for his work in the community. Following discussion Chairperson Call asked if there were any further questions or comments. Hearing none she moved on to the next agenda item.

COMMISSIONER KALLAS MOVED TO APPROVE THE ANNUAL REVIEW OF THE TAMPVIEW RESIDENTIAL TREATMENT CENTER/HERITAGE YOUTH SERVICES WITH THE CONDITION OF THE CHANGE OF OCCUPANCY FROM 12 TO 16 INDIVIDUALS CONTIGENT UPON COMPLETION OF THE EXPANSION. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER ANDERSON	AYE
COMMISSIONER GUNNELL	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER WILY	AYE

THE MOTION CARRIED UNANIMOUSLY.

7. **Conditional Use Permit** – *Utah Valley Peterbilt, 870 West 410 North.* Rob Green, on behalf of Utah Valley Peterbilt, requests approval to expand the present operation to include light motor vehicle repairs at the location indicated above in the Light Industrial (LI) zone. General vehicle repair is a conditionally permitted use in the LI zone.

Jordan Cullimore, Associate Planner, gave a brief summary of this agenda item. He explained that Joel Memmott is in attendance representing Rob Green, on behalf of Utah Valley Peterbilt, is requesting approval of a conditional use permit to expand the present operation to include light commercial truck repairs at the location indicated above

2 in the Light Industrial (LI) zone. General vehicle repair is a conditionally permitted use in  
the LI zone. Mr. Cullimore showed photos depicting the location of the facility.

4 Mr. Cullimore noted that the Utah State Code defines a conditional use as " a land  
use that, because of its unique characteristics or potential impact on the municipality,  
6 surrounding neighbors, or adjacent land uses, may not be compatible in some areas or  
may be compatible only if certain conditions are required that mitigate or eliminate the  
8 detrimental impacts." Section 10-9a-507 of the State Code requires municipalities to  
grant a conditional use permit "if reasonable conditions are proposed, or can be imposed,  
10 to mitigate the reasonably anticipated detrimental effects of the proposed use in  
accordance with applicable standards." Once granted, a conditional use permit runs with  
the land.

12 Mr. Cullimore explained that the State Code provides that a conditional use  
permit application may be denied only if "the reasonably anticipated detrimental effects  
14 of a proposed conditional use cannot be substantially mitigated by the proposal or the  
imposition of reasonable conditions to achieve compliance with applicable standards."  
16 Utah Code § 10-9a-507. He went on to say that Lindon City Code further provides that a  
conditional use may be denied when "under circumstances of the particular case, the  
18 proposed use will be detrimental to the health, safety, or general welfare of persons  
residing or working in the vicinity, or injurious to property or improvements in the  
20 vicinity, and there is no practical means available to the applicant to effectively mitigate  
such detrimental effects;" or, "the applicant cannot or does not give the Planning  
22 Commission reasonable assurance that conditions imposed incident to issuance of a  
conditional use permit will be complied with."

- 24
- 26 • The business description/proposal and proposed floor plan are provided on the  
following pages. The site is located in the Light Industrial (LI) Zone, and it is  
directly adjacent to the R1-20 Single Family Residential Zone.
- 28 • An aerial view of the property indicates that the site currently has approximately  
32 parking spaces for customers and employees.
- 30 • The proposed use will bring in two additional employees and, according to the  
applicant, will have little impact on customer parking needs.
- 32 • Vehicles not being worked on will be stored in the alley east of the building (see  
photo below).
- 34

36 Mr. Memmott addressed the Commission at this time. He noted that their use is a  
small commercial truck parts and services supplier. He would like to have a supply of  
38 smaller, fast moving parts on hand as well as two technician service areas to provide  
diagnostics and small repairs to local customers. He added that larger, more consuming  
40 repairs would be made at their main facility in Salt Lake City. Mr. Memmott stated that  
they would potentially employ 2 technicians, and 6 others to handle parts sales and  
warehousing duties, and hours of operation would be from 7 am to 6 pm Monday through  
42 Friday. He noted that in addition to employee parking, they would have 2-4 trucks  
(average) on the lot as customers bring and pick up their trucks for repair.

44 Mr. Memmott explained that this is a newer location for a mature, long  
established business and they have had a parts distribution outlet in this location for a  
46 year now. He noted they are expanding to include light service work to meet the needs of  
Utah County customers. He added that there may be a slight increase in traffic as

2 additional customers visit the location for service work, and there will be no process  
3 water discharge into the city sewer system from their work at this location.

4 Chairperson Call invited residents in attendance to address the Commission at this  
5 time. There were several residents who addressed the Commission as follows:

6 **Mike Christensen:** Mr. Christensen mentioned a letter submitted by his wife to the City  
7 regarding noise, lighting etc. associated with the facility.

8  
9 **Chrystal Zen:** Ms. Zen noted that the other buildings in the area are the ones that cause  
10 the major problems (loud air compressors etc.) She added that Peterbilt is actually not  
11 very loud and they are very considerate of the neighbors, but they do have concerns if  
12 this will bring more noise etc. into the area.

13  
14 Chairperson Call commented that if conditions are placed and there are any issues  
15 or complaints they can be brought back before the Commission to be reviewed. There  
16 was then some additional general discussion by the Commission regarding this  
17 Conditional Use Permit. Following discussion Chairperson Call asked if there were any  
18 further questions or comments. Hearing none she called for a motion.

19  
20 COMMISSIONER KALLAS MOVED TO APPROVE THE CONDITIONAL  
21 USE PERMIT TO OPERATE COMMERCIAL TRUCK REPAIR SERVICE BAYS AT  
22 870 WEST 410 NORTH WITH THE FOLLOWING CONDITIONS: 1. CONSTRUCT  
23 AND MAINTAIN AN 8 FT. FENCE AS MEASURED FROM THE OPERATORS  
24 SIDE FROM THE NORTH TO THE SOUTH ON THE EAST BOUNDARY WITHIN  
25 45 DAYS OF APRIL 1, 2014 AND 2. NO OUTDOOR STORAGE OF VEHICLE  
26 PARTS WILL BE PERMITTED AND 3. HOURS OF OPERATION WILL BE FROM  
27 7:00 AM TO 6:00 PM AND 4. NO MAJOR OUTDOOR REPAIRS ALLOWED AND 5.  
28 NO STREET PARKING OF SERVICE VEHICLES BEING SERVICED AND 6.  
29 SERVICE MAY ONLY BE PERFORMED ON COMMERCIAL VEHICLES CLASS 5,  
30 6, 7, AND 8. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE  
31 VOTE WAS RECORDED AS FOLLOWS:

32 CHAIRPERSON CALL AYE  
33 COMMISSIONER ANDERSON AYE  
34 COMMISSIONER GUNNELL AYE  
35 COMMISSIONER MARCHBANKS AYE  
36 COMMISSIONER KALLAS AYE  
37 COMMISSIONER WILY AYE  
38 THE MOTION CARRIED UNANIMOUSLY.

39  
40 8. **Training** – *Planning Commission Rules and Procedures.* The Commission will  
41 review the Planning Commission’s Rules and Procedures. No changes will be made  
42 to the rules.

43  
44 Mr. Van Wagenen gave a brief summary of this agenda item. He explained that  
45 this is agenda item is provided to review the Planning Commission’s Rules and  
46 Procedures. He noted that no changes will be made to the rules, or motion is needed on  
47 this item. He then referenced the rules and procedures followed by some general  
48 discussion by the Commission.

## Planning Commission – Typical Meeting Procedures

\*Quorum of at least 4 members required to start meeting.

- Chair will ask someone to say prayer and pledge of allegiance.
- Make sure recorder is turned on.

1. Welcome...state the meeting date

2. Mention that meeting is recorded

3. Announce opening prayer and pledge of allegiance

4. Roll call – audible (Call to Order – Item 1)

a. State which commissioners are absent

5. Recognize special visitors

6. Approval of minutes (Item 2)

a. Call for motion and a second

7. Public comment (item 3) – opportunity for the public to address any items that are *not on the agenda*.

8. Agenda Items:

a. Announce agenda item and Invite applicant to come forward; write down contact information, use microphone

b. As required - Open a “Public Hearing” for ordinance changes, zoning and general plan changes – or as directed by staff

c. Ask Staff for presentation on the item

d. After staff presentation, ask applicant for any additional information

e. Ask for public comment on most items (public hearing=public comment required; other agenda items=public comment not required, but can be taken at discretion of chair)

f. After finishing public comment, allow applicant to rebut or address public comments received

g. Ask if commissioners have any questions of the applicant or on the item

h. \*Close public hearing as required. (Motion & second to close public hearing)

i. Call for discussion among commissioners

j. Call for a motion when discussion is finished

k. Ask for any discussion on the motion

l. Ask for a ‘second’ on the motion

m. Call for the vote (...All in favor of the motion; any opposed)

i. At least 4 votes in favor required for motion to pass

ii. If motion fails, ask if there is another motion. If no other passing motion given, the item fails for lack of a motion and/or second on a motion (constitutes denial of application)

n. State the outcome of the vote (“The motion passes / fails”)

i. Allow commissioners who voted against motion to indicate reason for ‘no’ vote

o. Thank the applicant

p. \*If not already done, close public hearing. (Motion & second to close public hearing)

9. New Business (questions, comments by commissioners)

10. Planning Directors report

2 11. Motion to Adjourn

4 Mr. Cullimore noted there are currently seven (7) Planning Commission positions,  
which is a little higher than other cities but there are a lot of advantages to that.

6 Following discussion Chairperson Call asked if there were any further questions  
or comments. Hearing none she moved on to the next agenda item.

8

9. **NEW BUSINESS** – Reports by Commissioners.

10

Chairperson Call called for any new business or reports from the Commissioners.

12 Chairperson Call mentioned that she noticed an article that Alpine City is putting out  
publicity that their city will be enforcing illegal accessory apartments by July.

14 Chairperson Call asked if the City would consider this type of action. Mr. Van Wagenen  
stated that staff has discussed this issue and they plan to re-emphasis the illegal accessory  
16 apartments issues for safety reasons etc. Chairperson Call asked if there were any other  
comments or discussion from the Commissioners. Hearing none she moved on to the  
18 next agenda item.

20 10. **PLANNING DIRECTOR'S REPORT**–

Mr. Van Wagenen reported on the following items:

22

- NUCTS

- Tuesday, April 1, 11 am – 1:30 pm at MAG

24

- 700 North Work Session w/City Council

- April 15

26

- Bike Tour of Salt Lake City

- Date TBD, Late April

28

- Billboard Update

- CDA Alpine School District Update

30

Chairperson Call called for any further comments. Hearing none she called for a  
32 motion to adjourn.

34 **ADJOURN** –

36 COMMISSIONER MARCHBANKS MADE A MOTION TO ADJOURN THE  
MEETING AT 9:50 P.M. COMMISSIONER WILY SECONDED THE MOTION. ALL  
38 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

40

Approved – April 8, 2014

42

\_\_\_\_\_  
Sharon Call, Chairperson

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Hugh Van Wagenen, Planning Director