

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**  
3 **March 26, 2013** beginning at 7:00 p.m. in the Lindon City Center, City Council  
4 Chambers, 100 North State Street, Lindon, Utah.

5 Conducting: Sharon Call, Chairperson  
6 Invocation: Vaughn Austin, Commissioner  
7 Pledge of Allegiance: Del Ray Gunnell, Commissioner

8 **PRESENT**

**ABSENT**

9 Sharon Call, Chairperson  
10 Ron Anderson, Commissioner  
11 Del Ray Gunnell, Commissioner  
12 Carolyn Lundberg, Commissioner  
13 Mike Marchbanks, Commissioner  
14 Rob Kallas, Commissioner  
15 Vaughan Austin, Commissioner  
16 Hugh Van Wagenen, Planning Director  
17 Kathryn Moosman, City Recorder

18 The meeting was called to order at 7:00 p.m.

19 **APPROVAL OF MINUTES** – The minutes of the regular meeting of March 12, 2013  
20 were reviewed.

21 COMMISSIONER KALLAS MOVED TO APPROVE THE MINUTES OF THE  
22 REGULAR MEETING OF MARCH 12, 2013. COMMISSIONER AUSTIN  
23 SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION  
24 CARRIED.

25 **PUBLIC COMMENT** –

26 Chairperson Call called for comments from any audience member who wished to  
27 address any issue not listed as an agenda item. There were no public comments.  
28 Chairperson Call welcomed Boy Scout Troop 880 who was in attendance to the meeting.

29 **CURRENT BUSINESS** –

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38 **1. PRELIMINARY SITE PLAN:** *Craig Olsen – 1153 West Center Street.* The  
39 applicant is requesting preliminary site plan approval for two new buildings to  
40 be constructed on 2.39 acres located in the Heavy Industrial (HI) Zone.  
41 Currently, there is one existing building on the parcel; approval of this request  
42 would bring the total number of buildings to three.

43 Craig Olsen and Buck Robinson were in attendance as representatives of this  
44 item. Mr. Van Wagenen opened the discussion by giving a brief overview and stating the  
45 applicants are requesting preliminary site plan approval for two new buildings to be  
46 constructed on 2.39 acres located in the Heavy Industrial Zone. He noted that currently  
47 there is one existing building on the parcel and approval of this request would bring the  
48

2 total number of buildings to three. He added that the proposed larger building (#1) is  
3 5,000 square feet and smaller building (#2) is 3,200 square feet. Mr. Van Wagenen then  
4 presented photos of the proposed site and existing buildings.

6 Mr. Van Wagenen then referenced the summary of significant city codes and how  
7 the application addresses the requirements found therein.

8 **LCC 17.18 – Off Street Parking:** Requirements in the Industrial zones require on (1)  
9 parking space for every 1,000 square feet of floor area. This application provides five (5)  
10 spaces, for the 5,000 square foot building and three (3) spaces for the 3, 200 square foot  
11 building.

12 **LCC 17.49.050 - Height:** The Heavy Industrial zone allows for a building height of fifty  
13 (50) feet. Building #1 is twenty-four (24) feet high and building #2 is eighteen (18) feet  
14 high.

15 **LCC 17.49.0650 (3) – Landscaping Strip:** The Industrial zone requires a 20 foot  
16 landscaping strip consisting of grass to be installed along all public frontages. The  
17 application meets this requirement. Also, within the landscape strip trees need to be  
18 planted every thirty (30) feet on center, centered ten (10) feet from the edges of the strip.  
19 The application plans reflect this requirement.

20 **LCC 17.49.070 – Architectural Design:** In the Heavy Industrial zone, all exterior  
21 building materials shall be earth-tone colors according to the color palette found in the  
22 Lindon City Commercial Design Guidelines.

23 *Mr. Van Wagenen noted that Mr. Olsen would like to match the exterior of the*  
24 *new building with that of the existing building on site. Because these buildings are in*  
25 *the Heavy Industrial zone, no architectural treatment standards are applicable.*  
26 *Therefore, the application appears to meet the zone’s architectural requirements.*

27 Mr. Olsen noted that they will be leasing the buildings for now; with the  
28 anticipation of future growth of the company when they may utilize all of the buildings.  
29 He added that they will ensure there will be good clean tenants renting the facilities. Mr.  
30 Olsen stated they plan to use the same color as the original buildings so the buildings will  
31 blend in with the other building, and they will also have a chain link fence with white  
32 slats for a clean appearance. Commissioner Lundberg asked about exterior lighting. Mr.  
33 Olsen stated that it will be similar to the existing lighting. He added that they will be  
34 using the existing building for their crane business.

35 Chairperson Call inquired if there will be any outdoor storage. Mr. Olsen stated  
36 that there will not be a lot of outdoor storage, but there may be some stored materials by  
37 the renters but no major outdoor storage is anticipated. He added that there will be white  
38 slats on the fence so any thing stored will be hidden from view. Commissioner Anderson  
39 noted that it will look much better and will be a nice addition.

40 There was then some discussion about the required trees. Mr. Olsen indicated  
41 that “Lindon trees” don’t grow at this site because of the alkaline in the soil, and  
42 suggested finding an alternative tree that will grow in that area. Commissioner Anderson  
43 suggested checking with the City Tree Board to see if there are any recommendations for  
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different type of trees that would be an alternative. Chairperson Call noted that there would be a number of options for alternative trees.

Mr. Van Wagenen explained that there is still engineering work to be completed on the plans before staff will issue final approval of this site plan application. He noted that site plan approvals are always preliminary in the sense that staff may still be working with the applicants to finalize the details on the plans. Mr. Van Wagenen stated that the engineering drawings still need to be submitted, so staff recommends that any approval of this application be contingent upon approval of the engineered site plan drawings by staff.

Chairperson Call asked if there were any further discussion or comments from the Commissioners. Hearing none she called for a motion.

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE PRELIMINARY SITE PLAN WITH THE CONDITION TO CHECK WITH THE TREE BOARD FOR OPTIONS FOR THE REQUIRED TREES. COMMISSIONER ANDERSON SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER ANDERSON	AYE
COMMISSIONER LUNDBERG	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER GUNNELL	AYE
COMMISSIONER AUSTIN	AYE

THE MOTION CARRIED UNANIMOUSLY.

- 2. PRELIMINARY AMENDED SITE PLAN:** *Valdez Painting- 339 South Geneva Road.* The applicant is seeking preliminary site plan approval to build a 991 square foot storage/bathroom addition on to an existing 5,025 square foot building located on 2.13 acres in the Light Industrial (LI) Zone.

Tony Valdez and Val Killian were in attendance as representatives of this application. Mr. Van Wagenen opened the discussion by explaining that Mr. Valdez is seeking preliminary site plan approval to build an addition onto an existing 5,025 square foot building located on 2.13 acres in the Light Industrial (LI) Zone. This addition is meant to address two concerns at the property. Currently, there is an existing bathroom “addition” with plumbing that often freezes; a new bathroom will be placed in the new addition. Mr. Van Wagenen then showed the plans where the addition will be going. Mr. Van Wagenen further explained that Mr. Valdez has also had some security issues on the site and the victim of theft. The new addition would accommodate a locked storage area where business equipment can be stored and locked after business hours. Mr. Van Wagenen then presented photos of the site.

Mr. Van Wagenen then presented a summary of significant city codes and how the application addresses the requirements:

**LCC 17.17.130 – Amended Site Plans:** This section of city code references requirements based on the size of the addition to any existing building. This addition is

under a 20% increase in square footage. Therefore, the following requirements must be met according to the ordinance:

***LCC17.17.130 (1) (c) (ii). 10-19% increase in building square footage: The new addition and the entire existing building being added to shall meet current architectural design standard for the One in which it is located. The land Use Authority may work with the applicant to prioritize architectural features that are determined to have the greatest impact on appearance of the structure in meeting zone standards. Parking standard shall also be met.***

**LCC 17.18 – Off Street Parking:** Requirements in the Industrial zones require on (1) parking space for every 1,000 square feet of floor area. There is an additional 6,000 square foot building on the property. That building plus the existing 5,025 square feet plus 991 square foot addition puts the parking requirement at twelve (12) parking spaces. The plans show sixteen (16) spaces.

**LCC 17.49.070 – Architectural Design:** Architectural standards in the Light Industrial zone require that 25% minimum of all building exteriors be covered with brick, decorative block, stucco, wood, or other similar materials as approved by the Planning Commission. Because this addition is over a 10% increase in floor are, both the addition and existing building are required to meet this standard. However, LCC 17.49.070 (3) states that he Planning Commission may approve metal buildings when the building is aesthetically pleasing, adequately trimmed contrasted with different colors, is well proportioned blends in with surrounding property, and has a similar look to that achieve by the required architectural treatments.

***Mr. Van Wagenen noted that Mr. Valdez is requesting that the 25% treatment not be applied to the existing building or addition at this time. The existing building has a metal exterior that Mr. Valdez has painted in approved earth tone colors since his recent purchase of the property. Mr. Van Wagenen mentioned that Mr. Valdez has also stated that he would prefer not to draw too much attention to the building because of the theft issues that have occurred in the past.***

Mr. Valdez stated that they don't want the public to see what is in the building because of the problems with theft and security. He added that the only reason for the addition is to close the building and to secure a place for their tools. He added that they have completed a lot of upgrades but they don't want to draw any more attention to the metal building than is necessary. He added whatever is done to the addition will look nicer than the existing building. Mr. Valdez stated that they also plan on putting in a monument sign and landscaping but would also like to keep this cost effective.

There was then some general discussion between the Commission and the applicants regarding this issue. Chairperson Call asked if there were any further questions or comments. Hearing none she called for a motion.

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE PRELIMINARY AMENDED SITE PLAN AND BUILDING PERMIT APPLICATION FOR VALDEZ PAINTING ON THE EXISTING OFFICE BUILDING SUBJECT TO THE CONDITIONS THAT THE ARCHITECTURAL GUIDELINES ARE APPROVED

BY STAFF WITH THE LATITUDE TO USE FINISHES OF THE EARTH TONE  
PALETTE ON 25% OF THE NORTH AND WEST SIDE OF THE EXISTING OFFICE  
STRUCTURE. COMMISSIONER AUSTIN SECONDED THE MOTION. THE VOTE  
WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER ANDERSON	AYE
COMMISSIONER LUNDBERG	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER GUNNELL	AYE
COMMISSIONER AUSTIN	AYE

THE MOTION CARRIED UNANIMOUSLY.

**3. PRELIMINARY SITE PLAN: *Murdock Hyundai – 795 West 400 South.***

The applicant is seeking preliminary site plan approval for a parking lot located on 0.99 acres in the Planned Commercial -2 (PC-2) Zone. This is an expansion of the existing Murdock Hyundai car dealership site located on the adjacent parcel.

Kevin Hunt was in attendance to represent Murdock Hyundai for this agenda item. Mr. Van Wagenen opened the discussion by explaining that Mr. Hunt is seeking preliminary site plan approval for a parking lot located on 0.99 acres in the Planned Commercial -2 (PC02) Zone. He stated that presently, there is a storm detention basin on site. Mr. Van Wagenen noted that Lindon City has an agreement in place with Murdock Hyundai to build an underground storm basin to replace the existing basin. This site plan is for the above-ground improvements that will be happening at the site. He went on to say that this parking area will be used primarily as an inventory display area for the dealership. Mr. Van Wagenen then presented photos of the site.

Mr. Van Wagenen presented a summary of significant city codes and how the application addresses the requirements:

**LCC 17.48.100 (4) – Landscaping:** In the planned commercial zones, a minimum of 20% of each lot shall be maintained in permanent landscaped open space. The current application shows 0.43 of the .99 acres as landscaped open space. Also, a twenty (20) foot wide landscape strip with a three (3) foot high grass berm is required along all public street frontages. While the twenty (20) foot wide grass landscape strip is shown on the plans, the three (3) foot high berm is not. However, the required white vinyl ranch style two rail fence along landscaped public frontage is shown on the plans. Lastly, trees are to be planted thirty (30) feet on center, centered ten (10) feet from the edges of the landscape strip. On the plans, trees are shown to be clustered on the edges of the lot. The Planning Commission may approve alterations to any of the above requirements with regard to location and design as long as no net loss of landscaping occurs on the site.

*Mr. Van Wagenen noted that Murdock Hyundai is requesting approval to cluster trees as shown on the plans and be relieved of installing the three (3) foot high grass berm. Murdock Hyundai would like to maintain “visual access’ to the site because it is to be used primarily as an inventory display area.*

2 **LCC 17.48.100 (5) – Lighting:** Freestanding lighting shall be installed and maintained  
4 along the street right of ways lines in the Panned Commercial zones. This requirement is  
6 designed to discourage the occurrence of graffiti and enhance a crime prevention  
8 environment but does not specify a distance requirement for the lighting standards. The  
plans show new lighting on the edge of the parking lot to the north and east. These  
locations are not along the right of way lines but may be appropriate considering there is  
no sidewalk along public frontage so this lot.

10 *Mr. Van Wagenen noted that Murdock Hyundai is requesting approval to place  
freestanding lighting in the locations shown on the plans rather than along the street  
right of way.*

12 **LCC 17.18.120 – Bicycle Parking:** In the Planned Commercial zones, a minimum of  
14 two (2) bicycle parking spaces shall be provided for all uses. No bicycle parking spaces  
16 are provided for on the plans. However, the code references bicycle parking locations are  
18 required to be outside a building and near the main building entrance. Because there is no  
bundling on this lot and it is serving as an inventory display area, it may be appropriate to  
not require bicycle parking.

20 *Mr. Van Wagenen noted that Murdock Hyundai is requesting approval to not  
install bicycle parking spaces on this site.*

22 There was then some general discussion between the Commission and Mr. Hunt  
24 regarding this issue. Chairperson Call asked if there were any further questions or  
26 comments. Hearing none she called for a motion.

28 COMMISSIONER KALLAS MOVED TO APPROVE THE PRELIMINARY  
SITE PLAN FOR MURDOCK HYUNDAI WITH THE FOLLOWING EXCEPTIONS:  
30 1. NO BICYCLE PARKING BE REQUIRED 2. THE THREE (3) FOOT LANDSCAPE  
BERM ALONG THE CURB BE WAIVED 3. GIVE STAFF THE AUTHORITY TO  
32 MAKE THE DECISION ON THE REQUIRED FENCING WITH THE OPTION OF  
USING LANDSCAPING INSTEAD OF THE REQUIRED WHITE VINYL FENCE 4.  
34 APPROVE THE CLUSTERING OF THE TREES 5. ALLOW STAFF TO REVIEW  
THE CURRENT STREET LIGHTING AND DETERMINE IF ADDITIONAL STREET  
LIGHTING IS REQUIRED AT THEIR DISCRETION. COMMISSIONER GUNNELL  
36 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
38 COMMISSIONER KALLAS	AYE
COMMISSIONER ANDERSON	AYE
40 COMMISSIONER LUNDBERG	AYE
COMMISSIONER MARCHBANKS	AYE
42 COMMISSIONER GUNNELL	AYE
COMMISSIONER AUSTIN	AYE
44 THE MOTION CARRIED UNANIMOUSLY.	

46 **4. PRELIMINARY MINOR SUBDIVISION:** *Questar Gas – 1250 West 200  
South.* The applicant is seeking preliminary approval of a 2.3 acre one lot

subdivision in the Light Industrial (LI) Zone. The subdivision plat includes street dedication to Lindon City.

Chris Balling was in attendance representing Questar Gas on this agenda item. Mr. Van Wagenen opened the discussion by explaining that the applicant is seeking preliminary approval of a 2.3 acre on lot subdivision in the Light Industrial (LI) zone. The subdivision plat includes street dedication of portions of 200 South to Lindon City. This subdivisions plat is the first step in a plan to install above ground natural gas facilities on this site. Mr. Van Wagenen noted that originally, Questar requested to purchase a smaller portion of this lot from the current owners, but Lindon City Code requires a minimum lot size of one (1) acre in the Light Industrial Zone. He went on to say that if, at some future date, city code grants exceptions to minimum lot size for public utilities, Questar may look to sell the unused portion of the lot. Until such a time that the lot will be further subdivided, Lindon City will not require utilities to be stubbed to the property.

Mr. Van Wagenen then presented a summary of significant city codes and how the application addresses the requirements:

**LCC 17.32.170 – Pathways, sidewalks, curbs and gutters:** As part of the recent Interstate 15 expansion, this stretch of 200 South was improved with curb, gutter, and sidewalk. However, the stretch of the parcel along 1250 West does not have sidewalk, although it has curb and gutter. Industrial zones west of Geneva Road require only curb and gutter at this time of subdivision. Therefore, this parcel does not need further installation of curb, gutter and sidewalk.

**Condition of Approval:** *Mr. Van Wagenen suggested that a note be placed on the plat stating that this subdivision plat is for the purpose of installing Questar Gas natural gas facilities and does not meet utility installation requirements required by traditional subdivision plats. Further subdividing or development in the future will require appropriate utility installation per Lindon City Requirements at that time.*

Chairperson Call noted that the commission is deciding whether to approve the one lot subdivision and also the suggested condition of approval. Mr. Balling stated that Questar is at the point where they need a place to locate their equipment and stated that this is the logical location so they can provide gas to the power plant. There was then some general discussion between Mr. Balling and the Commission regarding this issue. Chairperson Call asked if there were any further questions or comments. Hearing none she called for a motion.

COMMISSIONER LUNDBERG MOVED TO APRPOVE THE PRELIMINARY MINOR SUBDIVISION APPLICATION FOR QUESTAR GAS WITH THE CONDITION OF APPROVAL AS NOTED ON THE STAFF REPORT. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER ANDERSON	AYE

COMMISSIONER LUNDBERG AYE  
2 COMMISSIONER MARCHBANKS AYE  
COMMISSIONER GUNNELL AYE  
4 COMMISSIONER AUSTIN AYE  
THE MOTION CARRIED UNANIMOUSLY.

- 6  
8 **5. PRELIMINARY SITE PLAN: *Questar Gas – 1250 West 200 South.* The applicant is seeking preliminary site plan approval for installation of above-ground natural gas facilities located on 2.3 acres in the Light Industrial (LI) Zone.**

12 Mr. Van Wagenen stated that this item is the same site as discussed on the previous agenda item. He explained that the applicant is seeking preliminary site plan approval for installation of an above ground natural gas facility located on 2.3 acres in the Light Industrial (LI) zone. He went on to say that Questar Gas is constructing a gas line to service the Lakeside Power Plant that is currently under construction. This site will have some above ground equipment, including a pressure regulator and there will be no buildings on this site.

20 Mr. Van Wagenen then presented a summary of significant city codes and how the application addresses the requirements:

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24 **LCC 17.49.060 (3) – Landscaping Strip:** The Industrial zone requires a twenty (20) foot landscaping strip consisting of grass to be installed along all public frontages. Also, within the landscape strip trees need to be planted every (30) feet on center, centered ten (10) feet from the edges of the strip. This site plan shows a twenty (20) foot landscaping strip consisting entirely of 1.5” minus rock, no trees or grass, along most of the public frontages. City code allows for thirty (30) percent of the landscape strip to consist of decorative rock or ground covers other than grass. The Planning Commission may approve alterations to the percentages allowed for ground covers other than grass. Also, much of the public frontage along 200 South has a severe slope to it and the landscape strip begins where the frontage begins to level off.

34 *Mr. Van Wagenen noted that Questar Gas is seeking approval to landscape the required twenty (20) foot strip entirely with rock rather than grass or trees and to only have the strip where the lot levels off. This facility will only be accessed using a gravel road and will have no buildings on it. Therefore, Questar feels that installing and maintaining grass and trees with the associated irrigation system would be unusual for the site.*

40 Mr. Balling stated that their first concern is getting the gas facilities in and operating as to provide gas to the power plant. He added that there will not be a building at the site at this time. Mr. Balling then described the equipment that will be at the site. There was then some general discussion between Mr. Balling and the Commission regarding the gas facility. Chairperson Call asked if there were any further questions or comments. Hearing none she called for a motion.

COMMISSIONER LUNDBERG MOVED TO APPROVE THE PRELIMINARY  
2 SITE PLAN APPLICATION FOR QUESTAR GAS AND APPROVE THE  
LANDSCAPE REQUEST TO ALLOW NATURAL COLORED DECORATIVE ROCK  
4 IN THE TWENTY (20) FOOT LANDSCAPE STRIP RATHER THAN GRASS OR  
TREES AND THE CONDITION THAT THE SITE WILL BE SURROUNDED WITH  
6 A CHAIN LINK FENCE WITH SITE OBSTRUCTING SLATS AND THE NATURAL  
SEEDING OF THE REMAINDER OF THE PARCEL. COMMISSIONER  
8 MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS  
FOLLOWS:

10	CHAIRPERSON CALL	AYE
	COMMISSIONER KALLAS	AYE
12	COMMISSIONER ANDERSON	AYE
	COMMISSIONER LUNDBERG	AYE
14	COMMISSIONER MARCHBANKS	AYE
	COMMISSIONER GUNNELL	AYE
16	COMMISSIONER AUSTIN	AYE

THE MOTION CARRIED UNANIMOUSLY.

- 18
- 20 **6. CONCEPT REVIEW: *Dannen Development – 1300 West 700 North.* Mr. Josh Becker, representing Dannen Development, is seeking feedback on a 40 acres mixed-use development concept along a northern stretch of 700 North. This is a review only and no action is required by the Planning Commission.**

24 Josh Becker, with Dannen Development, was in attendance to present this  
Concept Review. Mr. Van Wagenen explained that Mr. Becker is seeking feedback on a  
26 40 acre mixed use development concept along a northern portion of 700 North. Mr. Van  
Wagenen stated that this is a review only and no action is required from the Commission.  
28 Mr. Van Wagenen then showed photos and a map of the proposed site. He added that  
current zoning prohibits mixed use development in the area.

30 Mr. Becker then gave a slideshow presentation of the proposed concept to the  
Commission. He noted that they have met with staff and are looking in to the possibility  
32 of developing a 40 acre stretch of property to see what will work there. He noted that  
maybe a combination of residential and commercial retail and office type uses, like what  
34 is in the River Bottoms, would be a possibility. He then showed photos of some different  
possible layouts of what may work in the area, including the look and feel of what they  
36 are after. He noted that they have not had good luck with retail underneath, but would  
like to do some higher density residential, which is new for Lindon. He added that 700  
38 North will develop out eventually and noted that there is a responsible way to accomplish  
this. Mr. Becker noted that there is nothing in the area that caters to a high end  
40 residential and commercial development. There was then some lengthy general  
discussion between Mr. Becker and the Commission regarding this issue. Chairperson  
42 Call stated that she feels the Commission has given Mr. Becker sufficient feedback and  
thanked him for coming. Mr. Becker thanked the Commission for their time and  
44 consideration in the matter.

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

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

2 Chairperson Call called for any new business or reports from the Commissioners.  
3 There were no reports from the Commissioners. Hearing no comments she moved on  
4 to the next agenda item.

6 **PLANNING DIRECTOR'S REPORT** –

8 Mr. Van Wagenen reported on City Council updates as follows:

- 9 ● City Council Items:
  - 10 ○ Fireworks restriction.
- 11 ● Continued Items.
  - 12 ○ Marquee Signs.
  - 13 ○ Appendix A, Standard Land Use Table.
- 14 ● Heritage Trail construction begins on March 25, 2013.
- 15 ● Digital Staff Reports; likely a certain dollar amount will be allocated as  
16 compensation to be used for the purchase of a digital device to be used in  
meetings.

18 Chairperson Call asked if there were any other comments or discussion. Being  
19 none she called for a motion to adjourn.

20 **ADJOURN** –

22 COMMISSIONER MARCHBANKS MADE A MOTION TO ADJOURN THE  
23 MEETING AT 10:00 P.M. COMMISSIONER LUNDBERG SECONDED THE  
24 MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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27 Approved – April 9, 2013

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30 Sharon Call, Chairperson

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33 \_\_\_\_\_  
34 Hugh Van Wagenen, Planning Director