

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **October 24, 2017 beginning at 7:00 p.m.** at the Lindon City Center, City Council
4 Chambers, 100 North State Street, Lindon, Utah.

6 **REGULAR SESSION – 7:00 P.M.**

8 Conducting: Sharon Call, Chairperson
9 Invocation: Bob Wily, Commissioner
10 Pledge of Allegiance: Parker Rivers, Boy Scout

12 <u>PRESENT</u>	<u>EXCUSED</u>
Sharon Call, Chairperson	Charlie Keller, Commissioner
14 Bob Wily, Commissioner	
Rob Kallas, Commissioner	
16 Mike Marchbanks, Commissioner	
Steven Johnson, Commissioner	
18 Mike Vanchiere, Commissioner	
Hugh Van Wagenen, Planning Director	
20 Brandon Snyder, Associate Planner	
Kathy Moosman, City Recorder	

22 **Special Attendee:**

24 Matt Bean, Councilmember

- 26 1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.
- 28 2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the Planning
29 Commission meeting of October 10, 2017 were reviewed.

30
31 COMMISSIONER VANCHIERE MOVED TO APPROVE THE MINUTES OF
32 THE REGULAR MEETING OF OCTOBER 10, 2017 AS PRESENTED.
33 COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT
34 VOTED IN FAVOR. THE MOTION CARRIED.

- 36 3. **PUBLIC COMMENT** – Chairperson Call called for comments from any
37 audience member who wished to address any issue not listed as an agenda item.
38 There were no public comments.

40 **CURRENT BUSINESS** –

- 42 4. **Conditional Use Permit — GR Auto Body and Paint, 909 West 500 North,**
43 **Unit “B”.** Gustavo Robles requests conditional use permit (CUP) approval for
44 general auto/vehicle repair services to be located at 909 West 500 North, Unit
45 “B”, in the Light Industrial (LI) zone.

46
47 Brandon Snyder, Associate Planner, stated the applicant, Gustavo Robles and
48 Spencer Timmons, with Coldwell Banker Commercial are in attendance as

2 representatives of this application. Mr. Snyder gave a brief background of this agenda
item stating this is a pretty straightforward request. He noted the applicant is requesting
4 conditional use approval for general auto/vehicle repairs. He noted the Lindon City Land
Use Table indicates that “General auto/vehicle repair” is a conditional use in the LI zone.
6 He stated Mr. Robles provides vehicular repair services mainly for local car dealerships.
He noted his business plan is included in the staff packet. He added that Mr. Robles is not
8 proposing any changes to the site.

10 Mr. Snyder stated this proposal meets the minimum parking requirements are six
(6) stalls (1/300 sq. ft. office and 5/service bay) and the stalls must be asphalt or concrete.
He stated that third party public notices were mailed on October 13, 2017 and no public
12 comments have been received back at this time. Mr. Snyder pointed out the only
recommendation staff has as a condition is that there be no outdoor storage. Mr. Snyder
14 then turned the time over to the applicant for comment.

16 Mr. Timmons confirmed there will be no outdoor storage or any vehicles stored on
the lot except for the employee vehicles; this is not a salvage yard or full body shop. Mr.
Robles stated he provides vehicle repair services mainly for local car dealerships. They
18 moved from Salt Lake City to avoid having to drive the vehicles back and forth to SLC.
They have been working with the city building official on all requirements including
20 venting for the paint booth (state of the art paint booth) which will be self-contained. He
noted they have a 5-year lease.

22 Commissioner Kallas pointed out that one condition with a conditional use permit
is that the use will not have any impact on other tenants, i.e., noise, odors etc. He also
24 asked staff if this conditional use is granted and down the road a different food company
wants to lease the space next to them how that would be handled. Mr. Snyder stated by
26 adding an additional conditional use that any odors, fumes, or dust will be mitigated by
the applicant and also that staff will verify it if any additional steps need to be taken.
28 Commissioner Kallas stated he would like to see this additional condition added in the
motion. Mr. Robles stated he would be agreeable to the additional condition added.

30 Chairperson Call asked if there were any further comments or discussion. Hearing
none she called for a motion to continue.

32

34 COMMISSIONER VANCHIERE MOVED TO APPROVE THE APPLICANT’S
REQUEST FOR A CONDITIONAL USE PERMIT FOR GENERAL AUTO/VEHICLE
REPAIR TO BE LOCATED AT 909 WEST 500 NORTH UNIT B IN THE LIGHT
36 INDUSTRIAL (LI) ZONE, WITH THE FOLLOWING CONDITIONS 1. NO
OUTDOOR STORAGE AND 2. IF OTHER TENANTS HAVE ISSUES WITH NOISE,
38 ODORS, FUMES, DUST OR OTHER NUISANCES THE APPLICANT WILL BE
RESPONSIBLE TO MITIGATE THOSE ISSUES OR CONCERNS. COMMISSIONER
40 WILY SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

42	CHAIRPERSON CALL	AYE
	COMMISSIONER KALLAS	AYE
	COMMISSIONER MARCHBANKS	AYE
44	COMMISSIONER WILY	AYE
	COMMISSIONER JOHNSON	AYE
46	COMMISSIONER VANCHIERE	AYE

48 THE MOTION CARRIED UNANIMOUSLY.

2 **5. Minor Subdivision — Old Station Square Subdivision, Plat D, 315 N. State**
3 **St.** Jeremy Ackley requests approval of a two (2) lot subdivision of 2.02 acres
4 (Utah County Parcel #48:342:0015, Part Lot 8, Plat A, Old Station Square) in the
5 General Commercial (CG) zone.

6
7 *Mr. Tyrell Gray with Mill Haven Development, was in attendance representing*
8 *Jeremy Ackley for this application.*

10 Mr. Snyder led this discussion by explaining this is a proposed two-lot minor
11 subdivision and does not need to be recommended to the city council. He noted this issue
12 has been looked at a number of times adding it is a section of Lakeview Drive vacated by
13 the Lindon City Council in 2005 and the road was rerouted to the south (existing utilities
14 will be maintained within an appropriate easement as shown on the proposed plat). The
15 application for first review of proposed Plat “D” was received in 2005 and the proposal at
16 that time was for one lot. The proposal included the vacated portion of Lakeview Drive
17 and land to the north. Old Station Square Subdivision, Plat A, was recorded in 2006 and
18 was a one-lot subdivision, which combined three existing lots and the vacated section of
19 Lakeview Drive and was reviewed by the Planning Commission in 2007.

20 Mr. Snyder gave some background of the site explaining the principle access to
21 this lot was to be from State Street. There was also potential access from the intersection
22 of Lakeview Drive and 290 West that was to be considered if traffic safety concerns
23 could be addressed. Another concern was traffic using any future development parking
24 lot as a direct access route to State Street. At that time the Planning Commission
25 recommended approval of the subdivision with the condition that there be no direct
26 access from State Street to Lakeview Drive.

27 The City Council then reviewed the proposed one-lot subdivision on January 16,
28 2007 and approved the proposal with the condition that there be no direct access from
29 State Street to Lakeview Drive through the lot (the plat was never recorded and approval
30 expired). The amended proposed Plat D was then received by the City on February 19,
31 2009. This proposal included lot 8 of Plat A that would still create the lot north of the
32 vacated Lakeview Drive, but would also split lot 8 into two lots. Old Station Square
33 Subdivision, Plat F, was approved by the City Council on March 3, 2009.

34 Mr. Snyder explained the plat was divided off of a portion of Lot 8, Plat A with the
35 remainder to be included in pending Plat D (plat F was in relation to the Candlelight
36 Media site plan at 272 West 200 North). Plat D (now with two lots) was then reviewed by
37 the Planning Commission March 25, 2009 and was approved by the City Council on
38 April 7, 2009, with no conditions. He noted meeting minutes and staff reports indicated
39 that access will be from State Street, 200 North and Lakeview Drive. It was noted that
40 during the site plan review of the lots, through access from Lakeview to State would be
41 reviewed and that the through access would be made inconvenient by way of
42 landscaping, curbing or other similar barriers. He pointed out the current proposal is very
43 similar if not identical to the 2009 proposal.

44 Mr. Snyder stated the City Engineer is currently addressing engineering standards
45 and all engineering and improvement items will be resolved before final approval is
46 granted. He then referenced for discussion the plat and the conceptual site plan.

47 Chairperson Call stated she has no questions as this appears to meet all
48 requirements. She clarified tonight we are just approving the lot being subdivided into

2 two parcels. Mr. Snyder suggested including a condition that the owner design the site
plan to discourage a short cut through the parking lot. He also clarified the site plan
4 rendering is just a draft at this point.

6 Chairperson Call asked if there were any comments or discussion. Hearing none
she called for a motion.

8 COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANT'S
10 REQUEST FOR PRELIMINARY PLAN APPROVAL OF A TWO-LOT SUBDIVISION
TO BE KNOWN AS THE OLD STATION SQUARE SUBDIVISION, PLAT D WITH
12 THE CONDITION THAT THE OWNER DESIGN THE SITE PLAN TO
DISCOURAGE A SHORT CUT THROUGH THEIR PROPERTY TO LAKEVIEW
ROAD. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE
14 VOTE WAS RECORDED AS FOLLOWS:

16	CHAIRPERSON CALL	AYE
16	COMMISSIONER KALLAS	AYE
16	COMMISSIONER MARCHBANKS	AYE
18	COMMISSIONER WILY	AYE
18	COMMISSIONER JOHNSON	AYE
20	COMMISSIONER VANCHIERE	AYE

22 THE MOTION CARRIED UNANIMOUSLY.

24 **6. Public Hearing — Ordinance Amendment, Lindon City Code (LCC)**

24 **17.48.025 (Continued from Planning Commission meeting(s): 08/22, 09/12,**
09/26, and 10/10/2017) The Lindon City Council has requested an amendment to
26 LCC 17.48.025, regulating the Lindon Village Commercial zone, regarding the
maximum acreage any given land use can occupy within the zone.
28

30 COMMISSIONER WILY MOVED TO OPEN THE PUBLIC HEARING.
COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT
VOTED IN FAVOR. THE MOTION CARRIED.
32

34 Hugh Van Wagenen, Planning Director, gave some background of this item
stating the City Council has expressed concern that the Lindon Village Commercial zone
will fill up before any substantial retail development is located on the corridor. He noted
36 this ordinance will require certain areas along 700 North to have a sales tax producing
business. He noted this ordinance amendment has been discussed in several prior
38 Planning Commission meetings.

40 Mr. Van Wagenen then explained with the direction from the Planning
Commission, staff has identified additional Districts in the LVC zone east of Geneva
Road. He pointed out that each district needs to be developed in a comprehensive
42 manner. Also, street corners at full movement intersections have been identified as prime
locations for sales tax producing businesses and therefore, any project within the
44 identified corners must produce sales tax.

46 Mr. Van Wagenen clarified the City Council is able to make exceptions if it is in
the best interest of the public. He noted that both the Districts and Sales Tax Producing
Corners are identified in the ordinance. Mr. Van Wagenen then referenced the LVC
48 District and Sales Tax Producing Corners Map and the Draft Ordinance 2017-13-O

2 followed by some general discussion with the Commission including the redline changes,
ordinance language and percentages. Following discussion, the Commission was in
4 agreement this is a good starting point and a good percentage to start with. Mr. Van
Wagenen reminded the Commission this is a recommendation from the Commission to
6 the City Council where they will hear it and review it as well.

8 Chairperson Call called for any public comment at this time. There were several
in attendance who addressed the Commission as follows:

10 **Scott Thompson:** Mr. Thompson stated he agrees this area should not be all
warehouses/office and he is glad the city is taking the time to plan to ensure the corridor
12 has mixed uses as this is a great opportunity and a gold mine for the city.

14 **Michael Coutlee:** Mr. Coutlee pointed out this will take flexibility to make this work
with the corners. He also stated that currently there is not a lot of desire for retailers to
16 move into the area because it just doesn't have the traffic for what they need; he feels it
needs a traffic count. We need to inspire people to locate their business there in the first
18 place. He would like to know what kind of leniency he will see there (with percentages).
He agrees this is a great retail avenue but feels it will need the flexibility.

20 Chairperson Call pointed out there needs to be a certain percentage of retail and we
22 are at 14% of total acreage and we just don't want it to fill up with office/warehouse
development. She added the City Council is able to make exceptions if it is in the best
24 interest of the public so the flexibility is there. Councilmember Bean agreed some traffic
counts on 700 North would be beneficial (in both directions).

26 Chairperson Call agreed that there needs to be flexibility based on the retail noting
the ordinance lays out the plan but also provides some flexibility. Commissioner Wily
28 commented he feels the language could be made a little clearer. Commissioner Vanchiere
agreed with that statement. Following some additional discussion, the Commission was
30 in agreement to allow staff to amend the language to allow the acreage to float within a
multi-district (upon approval). Mr. Van Wagenen stated he will forward the new wording
32 on to the Commission when complete. Chairperson Call pointed out this is a working
document and will go on to the City Council.

34 Chairperson Call asked if there were any further public comments or discussion.
Hearing none she called for a motion to close the public hearing.

36

38 COMMISSIONER VANCHIERE MOVED TO CLOSE THE PUBLIC
HEARING. COMMISSIONER WILY SECONDED THE MOTION. ALL PRESENT
VOTED IN FAVOR. THE MOTION CARRIED.

40

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

44 COMMISSIONER WILY MOVED TO RECOMMEND APPROVAL OF
ORDINANCE AMENDMENT 2017-13-O WITH THE FOLLOWING CHANGE: 1.
46 THE PROVISION BE MADE THAT A DEVELOPER CAN MOVE THE SITE OF
THE RETAIL DEVELOPMENT WITHIN THE DISTRICT OR BETWEEN
48 DISTRICTS IN A MULTI-DISTRICT DEVELOPMENT AND 2. INSTRUCT STAFF

2 TO ADD ADDITIONAL LANGUAGE AS DETERMINED. COMMISSIONER
MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS
4 FOLLOWS:

CHAIRPERSON CALL	AYE
6 COMMISSIONER KALLAS	AYE
COMMISSIONER MARCHBANKS	AYE
8 COMMISSIONER WILY	AYE
COMMISSIONER JOHNSON	AYE
10 COMMISSIONER VANCHIERE	AYE

THE MOTION CARRIED UNANIMOUSLY.

12
14 **7. Public Hearing — Ordinance Amendment, Lindon City Code (LCC) 17.51**

The Lindon City Council has requested an amendment to LCC 17.51 Commercial Farm zone, regarding setbacks, minimum acreage, and uses (etc.)

16
18 COMMISSIONER KALLAS MOVED TO OPEN THE PUBLIC HEARING.
COMMISSIONER JOHNSON SECONDED THE MOTION. ALL PRESENT VOTED
IN FAVOR. THE MOTION CARRIED.

20
22 Mr. Van Wagenen gave some background explaining of this item stating due to a
recent request to rezone Single-Family Residential property to Commercial Farm (CF)
24 and the divisive nature of this request and the concerns, as evidenced by the differing
opinions and attitudes of the surrounding community, the City Council has requested a
review of requirements in the CF zone. He pointed out the Council is not requesting
26 review to prevent the Jorgensen's from developing and is not the intent for the newly
rezoned property from developing. He then referenced the specific items the Council
28 would like the Planning Commission to make a recommendation as follows:

1. Requirement for a residence on-site that is owner occupied.
- 30 2. Minimum acreage greater than five; perhaps require five acres to be in Green Belt
status as identified by Utah County; perhaps require differing acreages dependent
32 on what uses will take place.
3. Uses that may not be compatible or may need specific increased setbacks
- 34 4. Increased setback distances to either the property line or to the nearest residential
structure
- 36 5. Buffering and screening additions to prevent ill effects on surrounding properties
6. Not allowing outdoor entertainment/music at venues

38
40 Mr. Van Wagenen then referenced the ordinance Draft 2017-16-O followed by
some general discussion including acreage amounts, green belt requirements, setbacks,
conditionally permitted uses (commercial), and parking requirements.

42 Chairperson Call called for any public comment at this time. There were several
in attendance who addressed the Commission as follows:

44
46 **Gary Brodeur:** Mr. Brodeur, Osmond Real Estate, stated as far as the set distance
between residential and commercial structures, it may work better to set it from the
property line instead of structure to structure as it may impact the residential neighbor's
48 ability to develop on their property.

2 **Scott Thompson:** Mr. Thompson stated his property borders Wadley Farms and he has
not had any issues or problems with them. He would suggest trying to regulate the noise
4 by numbers rather than by the conditional use process. He questioned if this could be
resolved by conditional use permit of the property as he feels it depends on what the use
6 is. It seems it is better to regulate through a conditional use permit rather than these
arbitrary numbers that aren't necessary in the ordinance.

8
10 **Alan Colledge:** Mr. Colledge stated they are sensitive to these issues. They have had
thousands of events and they have learned through the process that noise carries and it
can be a heartburn. He would suggest bringing the music indoors and would suggest it be
12 included in the ordinance. They have planted over 3,000 trees as a buffer and they still
have neighbors call; these are events centers where people are celebrating.

14
16 **Mike Jorgensen:** Mr. Jorgensen stated he was in the music business and has a lot of
experience. He feels if the sound system is installed properly with decent equipment and
directed in the right spot the noise will not travel as far and if you channel the noise and
18 lighting in the right way so it won't affect the neighbors; they will control that. He
stated, for the record, that he was not comfortable coming to sit down with the City
20 Council with the only other resident in town who was awarded approval for this zone, to
talk about changing it to stop anyone else from utilizing it. He also pointed out that the
22 zone manages and controls itself. They will have a small event barn and it is as big as
they can go because of the 40% agriculture requirement and also the parking
24 requirements based on the land they have. He would like to go back to the question why
the zone was written in the first place and that is to have open space and green spaces or
26 as a favor to one person. You are effectively creating rules that aren't effective and he
would say don't ordinance out others who want to utilize this law; if you don't want
28 people to be able to use it take it off the books. He feels it is wrong not to let others be
able to utilize it too.

30
32 **Randall Jones:** Mr. Jones stated he is also a neighbor of Wadley Farms and he has no
issues or problems with them. They enjoy seeing more open space in agricultural but
what he has a problem with is watching others come in to our community and trying to
34 change things. He agrees with Mr. Jorgensen's previous comments.

36 **Alan Colledge:** Mr. Colledge expressed that all of us are very fortunate to live here in
Lindon and pointed out that our home is our biggest financial investment. The question is
38 how do we make this a win-win situation and non-confrontational for all. He does know
that it requires lots of work by the city officials and hopefully the right decisions are
40 made.

42 Commissioner Vanchiere commented that he agrees that we can say that we want
more facilities, but you can't restrict it so much that in reality it will make it impossible
44 for people to do it. It is cost prohibitive to buy additional ground etc. to meet the
ordinance and at some point, it just doesn't pencil out. We need to be reasonable, but if
46 you place so many restrictions, in effect, what people want you won't get any more of.
He feels the way it is currently proposed and written is fine.

2 Mr. Van Wagenen clarified the city wants a review because this is such a divisive
4 issue. The question is not if we want it or not but if we want it as it is currently
constituted. Clearly, we have a small sample size and now there is a case study with the
five acres; this is a fluid document and ordinances can be reviewed.

6 Commissioner Johnson feels that the issues that are coming can be mitigated with
a conditional use permit. He also pointed out that things have changed in Lindon and in
8 keeping with the city motto and to preserve the “little bit of country” this is one of the
few ways to keep that, and he feels the issues can be fixed with a conditional use permit.

10 Commissioner Kallas commented that he lives in area that is surrounded with more
than half-acre lots and pointed out that there are reasons for these zones. If someone
12 wants to build commercial in residential zones we have to look out for the wellbeing of
the residents of the city. In making it a little harder for future things coming in is not a
14 bad thing as how many of these types of developments do we want in the city. He
clarified this proposed document is a work in progress and will not affect the Jorgensen’s
16 application.

18 **Mike Jorgensen:** Mr. Jorgensen pointed out this is a commercial farming zone that
allows a commercial conditional use to support the agricultural aspect; it is not a typical
20 commercial zone.

22 Chairperson Call asked if there were any further public comments or discussion.
Hearing none she called for a motion to close the public hearing.

24
26 COMMISSIONER KALLAS MOVED TO CLOSE THE PUBLIC HEARING.
COMMISSIONER WILY SECONDED THE MOTION. ALL PRESENT VOTED IN
FAVOR. THE MOTION CARRIED.

28
30 Chairperson Call commented the disagreement is whether to increase the size of
the commercial farm zone moving forward and the setbacks. She feels the 200-foot
setback is excessive but leaving it the way it is doesn’t give any consideration to the
32 residents in the neighborhood; she feels the setbacks need to be increased in a way that is
reasonable for both the Jorgensen’s and the neighbors.

34 Commissioner Marchbanks stated he agrees with Commissioner Johnson’s
statement that he would not be comfortable with doing any changes moving forward and
36 the discussion is best dated to where it doesn’t affect the current application. He is
comfortable with the setbacks (he would not be in favor of the 200 ft. and feels it is
38 excessive). He also feels if the ordinance needs to be changed it can be done after the
Jorgensen’s application and then put conditional uses in place moving forward i.e.,
40 nuisances such as sound, parking, smells, etc.

42 Commissioner Wily expressed his opinion that he likes the five-acre minimum
requirement currently in place. He added that Wadley Farms is a jewel in the city and
44 feels this new concept will be beautiful as well and feels once it is built the neighbors
won’t complain; why would we not want more developments like this in the city if others
meet the requirement and want to utilize this zone. Commissioner Kallas pointed out
46 when you have noise coming from all six sides it can be irritating and may cause issues
for residential neighborhoods and may affect the quiet enjoyment of property owners.

2 Following some additional discussion regarding setbacks, buffers, music (indoor or
4 outdoor) and parking Mr. Van Wagenen suggested continuing this item to give him time
to make the changes discussed and bring it back to the Commission for review before
recommending it to the City Council.

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

8
COMMISSIONER VANCHIERE MOVED TO CONTINUE ORDINANCE
10 AMENDMENT #2017-16-O. COMMISSIONER MARCHBANKS SECONDED THE
MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

12 CHAIRPERSON CALL AYE

COMMISSIONER KALLAS AYE

14 COMMISSIONER MARCHBANKS AYE

COMMISSIONER WILY AYE

16 COMMISSIONER JOHNSON AYE

COMMISSIONER VANCHIERE AYE

18 THE MOTION CARRIED UNANIMOUSLY.

20 **8. Public Hearing — Ordinance Amendment, Lindon City Code (LCC) 17.09**

22 The Lindon City Council has requested an amendment to LCC 17.09 Land Use
Authority and Appeal Authority, regarding approvals in the Commercial Farm
zone.

24
COMMISSIONER WILY MOVED TO OPEN THE PUBLIC HEARING.
26 COMMISSIONER KALLAS SECONDED THE MOTION. ALL PRESENT VOTED IN
FAVOR. THE MOTION CARRIED.

28
Mr. Van Wagenen explained due to a recent request to rezone Single-Family
30 Residential property to Commercial Farm (CF) and the divisive nature of the request, as
evidenced by the differing opinions and attitudes of the surrounding community, the City
32 Council has requested to become the Land Use Authority for any site plan or conditional
use applications in the CF zone.

34 Mr. Van Wagenen explained the land use authority is a body designated by the
City Council to grant approvals on land use decisions. Currently, the Land Use Authority
36 for site plans and conditional uses generally is the Planning Commission, thereby
absolving an applicant from presenting such a request to the City Council.

38 Mr. Van Wagenen noted the current proposal to make the City Council the Land
Use Authority for both site plans and conditional use permits in the CF zone will result in
40 a minimum one-week addition to any application approval timeline and to accommodate
the City Council public meeting. He added that applications in the CF zone are not
42 common and in order to make this change, only Table #1 in the code needs to be
modified. He then referenced the ordinance Draft 2017-15-17 followed by some general
44 discussion.

46 Chairperson Call asked if there were any public comments. Hearing none she
called for a motion to close the public hearing.

2 COMMISSIONER WILY MOVED TO CLOSE THE PUBLIC HEARING.
3 COMMISSIONER KALLAS SECONDED THE MOTION. ALL PRESENT VOTED IN
4 FAVOR. THE MOTION CARRIED.

6 Chairperson Call asked if there were any further comments or discussion. Hearing
7 none she called for a motion.

8
9 COMMISSIONER KALLAS MOVED TO RECOMMEND APPROVAL OF
10 ORDINANCE AMENDMENT #2017-15-O WITH THE CONDITION THAT STAFF
11 ENSURES THAT THE PLANNING COMMISSION IS THE RECOMMENDING
12 BODY BEFORE IT GOES BEFORE THE CITY COUNCIL. COMMISSIONER
13 MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS
14 FOLLOWS:

15 CHAIRPERSON CALL	AYE
16 COMMISSIONER KALLAS	AYE
17 COMMISSIONER MARCHBANKS	AYE
18 COMMISSIONER WILY	AYE
19 COMMISSIONER JOHNSON	AYE
20 COMMISSIONER VANCHIERE	AYE

21 THE MOTION CARRIED UNANIMOUSLY.

22
23 9. **New Business: Reports by Commissioners** – Chairperson Call called for any
24 new business or reports from the Commissioners. There was no new business at
25 this meeting.

26
27 10. **Planning Director Report** – Mr. Van Wagenen reported on the following items
28 followed by discussion.

- 29 • Update: City Council review of Udall swim lessons

30
31 Chairperson Call called for any further comments or discussion. Hearing none she
32 called for a motion to adjourn.

33
34 **ADJOURN** –

35
36 COMMISSIONER VANCHIERE MADE A MOTION TO ADJOURN THE
37 MEETING AT 10:15 PM. COMMISSIONER KALLAS SECONDED THE MOTION.
38 ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

39
40 Approved – November 14, 2017

41
42
43 _____
44 Sharon Call, Chairperson

45
46
47 _____
48 Hugh Van Wagenen, Planning Director