

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
4 **January 22, 2019 beginning at 7:00 p.m.** at the Lindon City Center, City Council
Chambers, 100 North State Street, Lindon, Utah.

6 **REGULAR SESSION – 7:00 P.M.**

8 Conducting: Sharon Call, Chairperson
Invocation: Mike Vanchiere, Commissioner
10 Pledge of Allegiance: Rob Kallas, Commissioner

12	<u>PRESENT</u>	<u>EXCUSED</u>
	Sharon Call, Chairperson	Scott Thompson, Commissioner
14	Rob Kallas, Commissioner	
	Mike Marchbanks, Commissioner	
16	Charlie Keller, Commissioner	
	Steven Johnson, Commissioner	
18	Mike Vanchiere, Commissioner	
	Jared Schauers, Commissioner	
20	Mike Florence, Planning Director	
	Anders Bake, Associate Planner	
22	Kathy Moosman, Recorder	

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 the
28 Planning Commission meeting of January 8, 2019 were reviewed.

30 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES
OF THE REGULAR MEETING OF JANUARY 8, 2019 AS PRESENTED.
32 COMMISSIONER JOHNSON SECONDED THE MOTION. ALL PRESENT VOTED
IN FAVOR. THE MOTION CARRIED.

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

38 **CURRENT BUSINESS** –

40 4. **Site Plan Approval – Lindon’s Edge, Castle Park Properties, LLC and**
42 **Davies Design Build – 126 South Main.** The applicants request site plan
approval for a fourteen (14) building business park to be constructed on
44 approximately 5.5 acres located in the General Commercial zone. Parcel #'s
14:069:0302, 14:069:0303, 14:069:0304, 14:069:0295, 14:069:0264, 45:424:0001,

46 Mike Florence, Planning Director, led this discussion by stating the applicants are
48 requesting site plan approval for a fourteen (14) building business park to be constructed

2 on approximately 5.5 acres located in the General Commercial zone. The planning
commission will be evaluating whether the site plan and buildings meet Title 17
4 development regulations and the Commercial Design Standards. He explained the
applicant proposes 14 buildings consisting of 42 individual office spaces on 5.89 acres.
6 He noted each building is two stories and has an average square footage of approximately
900 square feet per floor; certain units will also have a basement for office storage. The
8 reception center building at the northeast corner of the property will remain and will
continue in business.

10 Mr. Florence further explained the developer is proposing a shared parking plan,
which is recommended by the Commercial Design Standards between the new business
12 park and the reception center. He noted the parking analysis from the developer that
describes the shared parking plan is included in the staff packet. He then referenced the
14 table identifying the required parking for the business park. The reception center would
use the business parking weekly after 6:00 p.m. and on weekends. He noted that
16 currently, all of the property and parking will be under the same ownership.

18 Mr. Florence indicated the developer will need to meet the requirements for
lighting installation and separation along Main Street. He added the developer has
provided a lighting photometric study for the interior of the development to ensure
20 lighting does not affect the surrounding neighborhood.

22 Mr. Florence went on to say the General Commercial zone requires 20% of the
site to be landscaped and the applicant is providing 28%. The Commercial Design
Standards require a park strip for new development, however, due to the alignment of the
24 utilities along Main Street staff does not recommend installing the park strip. The
developer will also be installing the required amount of street trees behind the sidewalk.

26 Mr. Florence commented the development will be constructed in three phases.
First, the developer will demo the houses along Main Street and possibly the shed on the
28 south side. Any building or landscaping that isn't in the way of construction will remain
intact, until that corresponding phase starts.

30 Mr. Florence indicated the site plan provides adequate traffic circulation and two
means of ingress and egress from Main Street. He noted there is an existing emergency
32 access at the southwest corner of the property that has a chain across it limiting access.
This access was required in a 2011 approval by the fire department due to not having
34 sufficient site circulation. With this development proposal, the applicant is proposing that
the emergency gate on the southwest corner remain. However, the main concern with the
36 emergency access is that it opens into a single-family residential neighborhood.

38 Mr. Florence mentioned that the Commercial Design Standard 3.2 states to “avoid
access to parking from/through residential areas.” He indicated staff is reviewing with the
fire department whether this emergency access can be closed. With the new development
40 plan, there will be two means of ingress and egress from the site from Main Street. If this
area is required to remain open then the fire department will want to have “Knox” key
42 access and staff would recommend that a new gate be installed instead of the existing
chain.

44 Mr. Florence reminded the Commission that buildings in the General Commercial
zone are required to meet the Lindon Commercial Design Standards. Under the
46 commercial design standards commercial development should pick one of three building
forms: one-part commercial block, two-part commercial block, and central block
48 buildings. The proposed buildings most align with the two-part commercial block

2 building. He then referenced the standards for such buildings in the Commercial Design
Standards.

4 Mr. Florence indicated the business park is currently situated with all buildings
facing each other internally. The developer has provided a good design that identifies the
6 entrance as to create attractive buildings. Lindon City Commercial Design Standards
require at least the buildings along a public street to be oriented with the front façade and
8 entrance toward the street. Staff could not find a section that allows the rear of the
building to face the street. He noted the following sections apply:

- 10 • *2.2 - Orient and align the street-facing façade of buildings to the street to help
define and shape the street.*
- 12 • *2.2 - Orient primary entrances to streets and other public spaces, such as plazas,
courtyards, and pathways, that have higher levels of pedestrian activity.*
- 14 • *5.2.1 – Building placement and orientation should also reinforce the connection
to primary and secondary streets, contributing in a positive manner to the
16 streetscape of the commercial area.*
- 18 • *5.2.1- Orient buildings to the main street, either parallel to the street or at a
maximum angle of 45 degrees. If a building is on a corner lot, it may have a
corner orientation. This is not to preclude entrances or façade detailing to other
20 orientations, such as a side parking lot.*
- 22 • *5.2.1 - Give the greatest consideration in terms of design emphasis and detailing
to the street facing façade (or façades if a corner site). Clusters of buildings in a
single planned development may utilize common or compatible building forms
24 and/or architectural styles, with a secondary emphasis on the internal
relationships of buildings around a shared parking facility, interior court,
26 landscaped yard, or plaza.*
- 28 • *5.2.6 - Facades that front on to public ways should contain functional windows
and doors, with a balance of solids and voids.*

30 Mr. Florence then referenced the submitted color board noting the colors vary
from copper (metal), light grey (EIFS), Manganese Iron Spot (brick), clear aluminum
32 (storefront and canopies). Mr. Florence stated the City Engineer is working through
technical issues related to the site and will ensure all engineering related issues are
34 resolved before final approval is granted. He added the new Lindon’s Edge business park
will be a new attractive amenity to the commercial and employment core of Lindon City.
36 He stated the developer has done a good job in trying to contextually fit the development
in with the surrounding neighborhood. The items of building materials, access and
38 building orientation should be further evaluated and considered by the planning
commission.

40 Mr. Florence then read the conditions to include in the motion if approved as follows:

- 42 1. The applicant will finalize engineering reviews;
- 44 2. A plat amendment be approved by the planning commission prior to construction
beginning;
- 46 3. Shared parking be approved as outlined in the developers parking analysis. If the
shared parking becomes an issue where insufficient on-site parking is not
48 provided due to incompatible shared uses or vehicle parking overflows into the
surrounding neighborhood the project property owners will secure additional
parking through purchase or agreement. Upon complaint, the City may require

- 2 changes to hours of operations for the shared uses, an updated shared parking
analysis, or other requirements to provide sufficient parking;
- 4 4. A deed or other legal instrument will be recorded guaranteeing access to parking
as per Lindon City Code Title 17;
- 6 5. Due to the development being constructed in phases and the need to share parking
between uses, a minimum of one hundred (100) parking stalls will be constructed
8 and available for phase one;
- 10 6. The buildings along Main Street will be oriented with the front façade and entry
doors that face the street as required by Lindon City Commercial Design
Standards;
- 12 7. All items of the staff report

14 Mr. Florence then presented the following exhibits: aerial photo, site pictures, site
plan, landscaping plan, architectural renderings, color board, and parking analysis
16 followed by discussion.

18 Chairperson Call then turned the time over to the applicant, Edward Axley for
comment. Mr. Axley spoke on the uses for this property stating they feel this proposal is
the least intrusive product with daytime type of businesses and services and this footprint
20 is not much different than a residential structure in height; this will be a beautiful project.

22 Chairperson Call stated her biggest concern is the two buildings with a main street
building orientation and to meet the commercial design guidelines; it appears the
orientation needs to be turned. Mr. Ackely stated they will maintain as much of the
24 access and use on the inside parking area (on the parking lot side). He indicated they can
give it two fronts and “dress” it so it is extremely attractive on both sides (one aesthetic
and one functional). Also, they will encourage parking on the inside and not on the street.
26 Mr. Florence stated it will need to meet the architectural changes to meet the guidelines.

28 Commissioner Kallas asked Mr. Florence to read the code again. Mr. Florence
then read the code. Commissioner Marchbanks suggested making the back look like the
30 front with no parking as to shy away from people parking on main street.

32 Architect, Kory Harris, spoke on the building materials and the 85% requirement
and 60/40 split. He indicated he feels the code contradicts itself. There was then some
general discussion on the building façade requirements.

34 Chairperson Call allowed public comment at this time. There were several in
attendance who addressed the commission as follows:

36

38 **Richard Gale:** Mr. Gale read a prepared statement. He stated he is a neighbor to
this project. They love that Lindon is quiet and diverse. They abut a large event center
which has been good with good events in the past, however, they do have issues with
40 parking. They are concerned this proposal will affect the ambience of the neighborhood.
He then gave several reasons as follow:

- 42 1. Noise every day.
- 44 2. Traffic main street will be the main artery with no sidewalks and is not lit. A
traffic study should be done before approval; this is a primary concern for
everyone.
- 46 3. Parking (shared parking model). There is not enough parking now for the
event center. This needs to be examined more closely
- 48 4. Safety (who will buy these) and the zoning.

2 5. Ambiance of the neighborhood. This will affect the site line and view of the
4 mountains.

6 Mr. Gale stated this is zoned commercial as a family owned business and is not
8 what this was originally intended for. They respect property and owner's rights, but they
10 hope that the rights of the families are not affected by this proposal.

12 **David Lee.** Mr. Lee stated he owns neighboring property to this proposal. He echoed
14 Mr. Gales comments. He noted traffic will be a big issue as there is only one light. The
16 road is not big enough to support a complex like this and to have it be accessible. This is
18 a big problem with the citizens who live in the neighborhood. They would also like to
20 know if these units will be owner occupied or rentals and if they will have an elevator
22 and if there will be an HOA. He supports the development, but the big issue is traffic
24 problems. There will be people parking on the street and there is no way around that.

26 **Jeremy Ackley.** Mr. Ackley stated he is a neighbor to this proposed development. He
28 stated he is comfortable with the height but his main concern is the emergency crash gate
30 and mixing commercial with residential. Residents don't know who is going in them etc.
32 and this is going to pose safety issues. He feels there is no need for a crash gate as it
34 creates an inlet of people (strangers) coming in and walking through the residential
36 neighborhood. The other concern is the dance studio on the corner with no sidewalk curb
38 and gutter which poses a huge safety hazard; this got through because previous city staff
40 did not do a good job. This proposed project will facilitate so much more traffic and there
42 has to be more of separation. He also asked about phasing and to make sure the exteriors
44 are what actually happens. He would ask that this issue comes back to the Planning
46 Commission.

48 **Patrice Breschstettler:** Ms. Breschstettler stated it appears that there doesn't seem to be
50 a buffer or landscape zone. She added she does not like the architecture and it does not
52 fit in with their neighborhood. She also mentioned her concerns with the landscaping.

54 **Brittney Underwood:** Ms. Underwood expressed her concerns that this cannot support
56 all the additional traffic.

58 **Eric Barzeele:** Mr. Barzeele spoke on the actual width of the road and pointed out that
60 the road is not finished.

62 **Steve Davies:** Mr. Davies stated he believes the subject of the ratios should be decided
64 now.

66 Chairperson Call stated as far as the commercial zoning this is a permitted use.
68 Mr. Axley stated there is plenty of parking beyond what is asked for the use and as far as
70 the emergency egress it is the Fire Marshal who is requesting it; they would be happy to
72 put in an impenetrable wall. They also have concerns of people or kids coming through
74 the gate/wall to come into a commercial development and vandalism.

76 Commissioner Vanchiere commented Mr. Lee's points are well taken but the
78 challenge is how things may impact the surrounding neighborhoods. If it is zoned

2 COMMISSIONER JOHNSON AYE
COMMISSIONER VANCHIERE AYE
4 COMMISSIONER SCHAUERS AYE
THE MOTION CARRIED UNANIMOUSLY.

6

5. **Luxury Motorsport Conditional Use Permit - Jared Janson, 1070 W. 400 N.**

8 The applicant requests conditional use permit approval to operate an auto repair
business and tow yard. Parcel # 45:111:0003.

10

12 Anders Bake, Associate Planner led this discussion by explaining the applicant,
Jared Janson is requesting approval to use the existing site for automotive repair of luxury
vehicles and towing services. The proposal requires a conditional use permit in the LI
14 zone.

16 Mr. Bake further explained the purpose of the Light Industrial (LI) district is to
provide areas in appropriate locations where light manufacturing, industrial processes and
warehousing not producing objectionable effects may be established, maintained, and
18 protected. The regulations of the district are designed to protect environmental quality of
the district and adjacent areas. He noted the subdivision plat was recorded in 1985 and
20 the existing building was constructed in 1995 after a previous building was destroyed by
fire. No changes are proposed to the site or building at this time. Notices were mailed on
22 January 11, 2018 to adjoining property owners in accordance with Lindon City Code and
Staff has received no public comment at this time.

24 Mr. Bake noted the 20-foot landscaping strip 20-foot landscaping strip with grass 2
trees (1 tree every 30 feet) 4 trees. There is an existing metal building on the site. The
26 applicant does not propose any changes to the existing building at this time.
He then went over the staff analysis as follows:

- 28 • There is area sufficient for the required 13 parking stalls. Staff recommends that
the stalls be designated with striping as a condition.
- 30 • The applicant has installed vinyl slats in the chain link fence along 400 North to
comply with Lindon City Code requirements for a view-obscuring fence.
- 32 • As per title 17.06.040 The applicant may only store inoperable vehicles outdoors
for up to 72 hours. The maximum number of inoperable vehicles outdoors is 10.
34 The planning commission may approve specific conditions allowing vehicle
storage, of operable or inoperable vehicles beyond ten vehicles and for longer
36 than seventy-two hours when approved as part of a conditional use permit.

38 Mr. Bake then referenced the exhibits for discussion as follows: Description of
Business, Aerial photo of the site and surrounding area, Site Plan, Photos of the property
40 and building.

42 Mr. Bake explained Luxury Motorsports started in 2018 with the goal to turn from
a small luxury used car dealership into the first full exotic car experience in Utah. It also
wants to provide service to those exotics while also allowing all makes & models. With
44 its unique color of lime green, it wants to serve the public with towing operations
throughout Utah county. It is one of the few that offers automotive sales, repair, and
46 towing. Besides the clear goal of making a profit it strives to provide the best customer
experience possible always wanting positive, appreciative, and high reviews. Luxury

2 Motorsports will do whatever is necessary to keep that standard. He then turned the time
over to the applicant for comment.

4 Mr. Jared Janson stated he has complied with all requirements and will continue
to improve the site. Chairperson Call stated she feels this is pretty straightforward request
6 and has no other questions.

8 Chairperson Call called for any further comments or discussion from the
commission. Hearing none she called for a motion.

10 COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANT'S
12 REQUEST FOR A CONDITIONAL USE PERMIT FOR AN AUTOMOTIVE REPAIR
AND TOWING BUSINESS TO BE LOCATED AT 1070 WEST 400 NORTH, WITH
14 THE FOLLOWING CONDITIONS: 1. ALL VEHICLES MUST BE STORED WITHIN
THE BUILDING OR WITHIN THE REAR FENCED AREA. 2. NO AUTOMOBILE
16 PARTS WILL BE STORED OUTSIDE OF THE BUILDING. 3. THE APPLICANT
WILL PROVIDE STAFF WITH A LIQUID WASTE STORAGE AND
18 MANAGEMENT PLAN. 4. VEHICLES MAY ONLY BE STORED OUTDOORS FOR
LONGER THAN 72 HOURS WHEN WAITING ON DELIVERY OF PARTS. 5. ALL
ITEMS OF THE STAFF REPORT. COMMISSIONER MARCHBANKS SECONDED
20 THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

22 CHAIRPERSON CALL	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER KALLAS	AYE
24 COMMISSIONER JOHNSON	AYE
COMMISSIONER VANCHIERE	AYE
26 COMMISSIONER SCHAUERS	AYE

THE MOTION CARRIED UNANIMOUSLY.

28
30 6. **PUBLIC HEARING** - A recommendation to the Lindon City Council for an
ordinance amendment to Title 17.44.090 regarding allowed deck projections into
required corner side yard setbacks - Lindon City.

32 COMMISSIONER JOHNSON MOVED TO OPEN THE PUBLIC HEARING.
34 COMMISSIONER VANCHIERE SECONDED THE MOTION. ALL PRESENT VOTED
IN FAVOR. THE MOTION CARRIED.

36
38 Mr. Florence gave an overview of this discussion item stating Lindon City is
proposing to amend Titles 17.02.010 and 17.44.090 pertaining to definitions and deck
projections into residential corner side yard setbacks. The proposed amendment would
40 allow a deck projection of up to twelve feet into a corner side yard setback. He noted for
a deck to be approved, the deck could only be constructed on the corner side yard facing
42 the street, can only be accessible from the first story or below, and the home must have a
minimum side yard setback of thirty feet. Currently, Title 17.44.090 allows a four-foot
44 projection into the corner side yard setback. Residential rear yards allow a deck
projection of twelve feet with a thirty-foot rear setback.

46 Mr. Florence indicated the City is also proposing to add and amend definitions to
Title 17.02.010 so it is clear which story the deck can be constructed from as to not
48 disrupt the privacy of surrounding neighbors. The definitions to be amended and added

2 are basement, first-story, story, and ground floor. Mr. Florence then went over the
4 ordinance draft followed by discussion.

6 Proposed Ordinance:

8 “Basement” means a floor level below the first story in a building which floor is more
10 than twelve inches (12”) below the average level of the final grade adjoining ground, but
12 where no more than one half (½) of its floor-to- ceiling height is below the average
14 contact level of the final grade adjoining ground. A basement shall be counted as a story
16 for purposes of height measurement and as a half-story for the purpose of side yard
18 determination.

20 *First Story – The ground floor level and lowest Story, not including basement, in a
22 building provided the floor level is not more than twelve inches (12”) below Final Grade
24 for more than fifty percent (50%) of the perimeter.*

26 *Second Story - That portion of a building included between the upper surface of any floor
28 and the upper surface of the floor next above, except that the topmost story shall be that
30 portion of a building included between the upper surface of the topmost floor and the
32 ceiling or roof above.*

34 *Ground Floor – The first story of a building other than the basement.*

36 **17.44.090 Projections into Yards.**

- 38 1. The following structures may be erected on or project into any required yard
40 setback:
 - 42 a. Fences and walls in conformance with the Lindon City Code and other
44 City codes or ordinances;
 - 46 b. Necessary appurtenances for utility service.
- 48 2. The structures listed below may project into a minimum front, side, or rear yard
not more than the following distances:
 - 50 a. The following may project into a minimum front, side or rear yard not
52 more than twenty-four (24) inches: Cornices, eaves, belt courses, sills,
54 buttresses, or other similar architectural features; fireplace structures and
56 bays (provided that they are not wider than eight (8) feet, measured
58 generally parallel to the wall of which they are a part), awnings and
60 planting boxes or masonry planters.
 - 62 b. The structures listed below may project into a rear yard not more than
64 twelve (12) feet: A shade structure or uncovered deck (which does not
66 support a roof structure, including associated stairs and landings)
68 extending from the main floor level and/or ground level first story of a
70 building, provided such structure is open on at least three (3) sides, except
72 for necessary supporting columns and customary architectural features.
 - 74 c. The following may project into a front, side or rear yard (above or below
76 grade) not more than four feet as long as they are uncovered (not
78 supporting a roof structure): unenclosed stairways, balconies, landings,
80 and fire escapes. (Ord. 2009-3, amended, 2009; Ord. 2003-15, amended,
82 2003; Ord. 111 §1, amended, 1985; Prior code §12-111-8)

- 2 d. Properties with a corner street side yard setback of at least thirty (30) feet,
4 an uncovered deck located at and accessible from the first story or below
6 the first story, inclusive of stairs, may project not more than twelve (12)
8 feet into a required corner street side yard setback.

8 Chairperson Call called for any public comments. Hearing none she called for a
10 motion to close the public hearing.

10 COMMISSIONER MARCHBANKS MOVED TO CLOSE THE PUBLIC
12 HEARING. COMMISSIONER VANCHIERE SECONDED THE MOTION. ALL
14 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

14 Following some additional general discussion regarding the ordinance amendment
16 the Commission was in agreement to approve the recommended changes to the City
18 Council.

18 Chairperson Call called for any further comments or discussion from the
20 commission. Hearing none she called for a motion.

20 COMMISSIONER VANCHIERE MOVED TO RECOMMEND TO THE CITY
22 COUNCIL APPROVAL ORDINANCE 2019-1-O AS PRESENTED. COMMISSIONER
24 KALLAS SECONDED THE MOTION. THE VOTE WAS RECORDED AS
26 FOLLOWS:

24 CHAIRPERSON CALL	AYE
26 COMMISSIONER MARCHBANKS	AYE
28 COMMISSIONER KALLAS	AYE
30 COMMISSIONER JOHNSON	AYE
COMMISSIONER VANCHIERE	AYE
COMMISSIONER SCHAUERS	AYE

30 THE MOTION CARRIED UNANIMOUSLY.

- 32 7. **This item was noticed for a public hearing but will be continued to a future**
34 **meeting. A recommendation to the Lindon City Council to amend ordinance**
36 **17.64 and removing unrestricted habitation time limits in a Recreational**
38 **Vehicle Parks and amending definitions, adding Recreational Vehicle Parks**
as a conditional use under the RMU-W land use district in the Appendix A
Standard Land Use Table and adopting a new ordinance section 17.78 titled
Recreational Vehicle Parks. – Ron Madsen

40 COMMISSIONER KALLAS MOVED TO OPEN THE PUBLIC HEARING.
42 COMMISSIONER JOHNSON SECONDED THE MOTION. ALL PRESENT VOTED IN
44 FAVOR. THE MOTION CARRIED.

44 Mr. Florence stated this item was noticed for a public hearing but will be
46 continued to a future meeting. He then recommended a motion to continue.

48 COMMISSIONER MARCHBANKS MOVED TO RECOMMEND TO THE
CITY COUNCIL APPROVAL ORDINANCE 2019-1-O AS PRESENTED.

2 COMMISSIONER SCHAUERS SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

4 CHAIRPERSON CALL AYE
COMMISSIONER MARCHBANKS AYE
6 COMMISSIONER KALLAS AYE
COMMISSIONER JOHNSON AYE
8 COMMISSIONER VANCHIERE AYE
COMMISSIONER SCHAUERS AYE

10 THE MOTION CARRIED UNANIMOUSLY.

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

14

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

18

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

22 8. **New Business: Reports by Commissioners** – Chairperson Call called for any
new business or reports from the Commissioners.

24

Chairperson Call and the Commission congratulated Mike Vanchiere for his recent
26 appointment to the City Council. Mr. Vanchiere was also presented with a plaque for his
service. Commissioner Vanchiere expressed his appreciation for the Commission and
28 how much he has enjoyed working with everyone and for the friendships made.

Commissioner Kallas mentioned the corner on main street from the discussion
30 item tonight. Mr. Florence stated that this issue is on the enforcement end of things and
they will be working with the city attorney to resolve the issue. Mr. Florence then went
32 over the city email setup process with the commissioners. Commissioner Marchbanks
mentioned he as long as colors are on the color palette that colors are not debated in the
34 meeting unless they are asking for a change. He would like to add this issue as a
discussion item for approval at the next meeting.

36

9. **Planning Director Report** – Mr. Florence mentioned the car dealerships
38 ordinance noting it will need to be addressed at a future meeting for more
clarification to update the code.

40

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

44 **ADJOURN** –

46 COMMISSIONER VANCHIERE MADE A MOTION TO ADJOURN THE
MEETING AT 9:45 PM. COMMISSIONER MARCHBANKS SECONDED THE
48 MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

2

Approved – February 12, 2019

4

6

Sharon Call, Chairperson

8

10 Michael Florence, Planning Director