

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **April 10, 2018 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: Charlie Keller, Commissioner
10 Pledge of Allegiance: Devin Whetten, Troop 836

12 **PRESENT** **EXCUSED**

13 Sharon Call, Chairperson
14 Mike Marchbanks, Commissioner
15 Rob Kallas, Commissioner
16 Charlie Keller, Commissioner
17 Steven Johnson, Commissioner
18 Mike Vanchiere, Commissioner
19 Hugh Van Wagenen, Planning Director
20 Brandon Snyder, Associate Planner
21 Kathy Moosman, 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
29 Planning Commission meeting of March 27, 2018 were reviewed.

30

31 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES
32 OF THE REGULAR MEETING OF MARCH 27, 2018 AS PRESENTED.
33 COMMISSIONER JOHNSON SECONDED THE MOTION. ALL PRESENT VOTED
34 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 — HVR Performance, 1545 West 200 South, Unit**
43 **100.** Hayden Villarreal, HVR Performance, requests conditional use permit (CUP)
44 approval for motorcycle service and repair (Motorcycles, Personal ATV, Personal
45 Water Craft, & Snowmobile, Sales & Service) to be located at 1545 West 200
46 South, Unit 100, in the Light Industrial (LI) zone.

2 Brandon Snyder, Associate Planner, gave a brief background of this item stating
4 Hayden Villarreal with HVR Performance (who is in attendance), is requesting a
6 conditional use permit approval for motorcycle service and repair in the Light Industrial
8 zone. He pointed out the Lindon City Land Use Table indicates that the proposed use
10 requires a conditional use permit in the LI zone. He noted that Mr. Villarreal's business
12 plan is included in the staff report and he has applied for a business license. He added that
Mr. Villarreal is not proposing any changes to the site. He also indicated the existing site
plan was approved by the Planning Commission on April 12, 2016 (200 South Business
Park 16- 016-2) and the existing building was constructed in 2017. The minimum parking
requirements for this use are two (2) stalls (1/250 sq. ft. office/showroom and
1/employee).

Mr. Snyder stated third Party Public Notices were mailed on March 28, 2018 and
no public comments have been received at this time. He reminded the Commission the
purpose of the of the LI zoning district is to provide areas in appropriate locations where
light manufacturing, industrial processes and warehousing not producing objectionable
effects may be established, maintained, and protected. The regulations of this district are
designed to protect environmental quality of the district and adjacent areas. Mr. Snyder
stated this is a pretty straightforward request and staff would only recommend the one
condition included in the motion. He then turned the time over to the applicant for
comment.

Mr. Villarreal explained his business stating he does motorcycle service and repair
and installation of new parts and accessories. He stated people will drop off motorcycles
and pick them up when the service is completed. He is the owner and only employee and
the hours of operation will be Monday-Friday 9am-5pm. Mr. Villarreal then provided
some pictures of the building complex. He has submitted for a business license and will
be leasing the unit.

Mr. Villarreal indicated there is more than enough parking at this location and
there is also a handicap stall with a handicap sign. He went on to say he has been in
business for a little over a year, but only as a mobile service so he is excited to have a
shop. He noted there will be no increase of traffic in the area of operation and no increase
in light, noise, pollution or dust associated with this request.

Mr. Villarreal went on to say there will be no impact to neighboring businesses or
properties and no outside storage of any kind. There will be no hazardous chemicals of
any kind going into the sewer system and the water systems in the building will be more
than enough for his intended use. He noted the old oil will be stored in oil safe containers
and hauled away daily and will be disposed of responsibly.

There was then some general discussion regarding this request for a conditional
use permit. Chairperson Call explained to the applicant with a conditional use if there are
any complaints he will have to come back before the Commission for review. Following
discussion, the Commission agreed this is an appropriate location for this type of use.

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

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE
APPLICANT'S REQUEST FOR A CONDITIONAL USE PERMIT FOR
MOTORCYCLE SERVICE AND REPAIR, TO BE LOCATED AT 1545 WEST 200
SOUTH, UNIT 100, IN THE LIGHT INDUSTRIAL (LI) ZONE, WITH THE

2 CONDITION THAT THERE IS NO OUTDOOR STORAGE. COMMISSIONER
3 VANCHIERE SECONDED THE MOTION. THE VOTE WAS RECORDED AS
4 FOLLOWS:

5 CHAIRPERSON CALL AYE
6 COMMISSIONER MARCHBANKS AYE
7 COMMISSIONER KALLAS AYE
8 COMMISSIONER KELLER AYE
9 COMMISSIONER JOHNSON AYE
10 COMMISSIONER VANCHIERE AYE
11 THE MOTION CARRIED UNANIMOUSLY.

12
13 **5. Site Plan — Alexander’s Print Advantage Addition, 245 South 1060 West.**
14 Alexander’s Print Advantage requests site plan approval for a 23,138 square foot
15 building addition to their existing facility. The property is located at 245 South
16 1060 West, in the Light Industrial (LI) zone.

17 Mr. Van Wagenen led this discussion by giving some background of this item
18 noting the applicant is proposing to construct a 23,000 s.f. addition, primarily warehouse
19 with some office space with the site being located in the Light Industrial zone. The
20 original 35,963 s.f. building was approved in 1997 and this addition is a 64% increase in
21 building size from the original structure. Lindon City Code states that any building
22 increase over 30% requires a site to be brought into substantial compliance with all
23 current city codes and ordinances. He explained that parking standards are based on the
24 zone and the different uses in the building and their respective square footage. He then
25 went over the requirements and what the applicant is providing.

26 Mr. Van Wagenen explained the Light Industrial zone requires a 20’ landscaped
27 strip along all street frontages with trees planted within the strip every 30’ on center. This
28 landscape strip was installed with the original building 20 years ago and is still in place
29 with a total of 26 trees. He then went over the requirements and what the applicant is
30 providing.

31 He went on to say the Code requires that all buildings in the Light Industrial Zone
32 be aesthetically pleasing, well-proportioned buildings that blend with the surrounding
33 property and structures. He stated the applicant is proposing to match the CMU blocks on
34 the existing building. The elevations meet the code requirement of 25% minimum of the
35 exterior of all buildings and will be covered with brick decorative block, stucco, wood, or
36 other similar materials as approved by the Planning commission.

37 Mr. Van Wagenen stated the Code requires buildings in the LI zone to be earth-
38 tone colors and this new addition will match the existing building colors. Mr. Van
39 Wagenen noted the proposed structure satisfies the setbacks (20 feet front and 0 feet all
40 others) and height requirements (48 feet) in the LI zone. He noted the City Engineer is
41 working through technical issues related to the site and will ensure all engineering related
42 issues are resolved before final approval is granted. He mentioned the condition of
43 approval staff recommends is included in the listed motion. Mr. Van Wagenen then
44 presented an Aerial photo of the site and surrounding area, Site Plan, Existing
45 Landscaping, Elevations Proposed Building Addition and Photos of Existing Site
46 followed by discussion. He then turned the time over to the applicant for comment.

2 Mr. Jeff Alexander, owner and Mr. Gil Rand, Architect, addressed the
Commission at this time. Mr. Rand stated they will be happy to comply with the
4 additional trees as required. Mr. Alexander stated they have had lot of growth in the past
five years and they need the additional space, that is the reason for this addition.

6 Chairperson Call pointed out the parking is provided, the landscaping is already in
along the frontage, the 20 ft. landscaping strip is in, architectural standards are met,
8 building color is met with earthen colors and it meets the setbacks and height
requirements. She noted the only condition is with the interior parking lot landscaping
10 trees (15) of which the applicant is willing to comply. Mr. Van Wagenen pointed out
there is a tree planting guide with a 2-inch caliper requirement. Chairperson Call stated it
12 appears that this will be a very nice addition to the city.

Chairperson Call asked if there were any further comments or discussion.

14 Hearing none she called for a motion.

16 COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANT'S
REQUEST FOR SITE PLAN APPROVAL WITH THE CONDITIONS THAT THE
18 APPLICANT WILL PROVIDE THE REQUIRED NUMBER OF INTERIOR PARKING
LOT LANDSCAPING TREES (15) AS DIRECTED BY STAFF. COMMISSIONER
20 VANCHIERE SECONDED THE MOTION. THE VOTE WAS RECORDED AS
FOLLOWS:

22 CHAIRPERSON CALL	AYE
COMMISSIONER MARCHBANKS	AYE
24 COMMISSIONER KALLAS	AYE
COMMISSIONER KELLER	AYE
26 COMMISSIONER JOHNSON	AYE
COMMISSIONER VANCHIERE	AYE
28 THE MOTION CARRIED UNANIMOUSLY.	

- 30 6. **Site Plan — doTERRA, 2300 West 400 North.** doTERRA International
requests site plan approval for a 270,000 square foot distribution center in the
32 Regional Commercial (RC) zone. The subject property is located at about 2300
West 400 North.

34 Mr. Van Wagenen opened this item by noting this is an exciting project for the
36 city and the first one approval in the Regional Commercial Zone. He noted one change
since the staff report came out was the submittal of the landscape plan that was forwarded
38 to the Commissioners, so the condition can be stricken and not included in the motion.

He went on to explain the applicant is proposing to construct a 270,000 s.f.
40 distribution facility, primarily warehouse with some office space. The facility will house
250 employees across two daily shifts, with 20-30 trucks accessing the site per day. He
42 re-iterated this is the first site plan application under the recently approved Regional
Commercial (RC) zone. He noted parking standards are based on the zone and the
44 different uses in the building and their respective square footage. He explained the
applicant is requesting a reduction in parking spaces and has reserved an appropriate
46 "parking land bank" for future parking if necessary, which is a provision in the code.
However, no documentation has been provided to indicate that the number of spaces
48 provided will be sufficient for the size of the building.

2 Mr. Van Wagenen further explained the RC zone requires a 16-20 foot landscape
strip behind the meandering five (5) foot sidewalk along street frontages. Trees are to be
4 planted every 30 feet in the landscape strip with 30% to be evergreens. He explained
rather than planting trees, the applicant is proposing offset masonry walls with shrubs
6 planted in front. Mr. Van Wagenen indicated the landscaping plan is lacking any details
as to the types of plants/trees and other materials being proposed.

8 Mr. Van Wagenen went on to say the RC zone requires an 8-12 foot parkstrip
between the curb and the meandering sidewalk along street frontages with trees every 30
10 feet. This appears to be met; however, again, the landscaping plan is lacking any details
as to types of plants/trees and other materials being proposed.

12 Mr. Van Wagenen explained the Code requires that all buildings in the RC zone
provide appropriate articulation, variation in rooflines, and avoid flat looking
14 wall/facades and large, boxy buildings. A three-story office building is being planned to
the north of the warehouse, which will affect site lines from the freeway. Concrete tilt up
16 construction is permitted when stamped, stained, or textured panels are used to add
character and appeal to the building. He then referenced the architectural renderings and
18 elevations.

20 Mr. Van Wagenen stated varying colors are used on the concrete tilt up
construction to avoid the monotony of a large development. Rugged Brown, Tan Bark,
and Sand Dune are the colors noted on the elevations and these are appropriate earth tone
22 colors for the zone. He mentioned the proposed structure satisfies setbacks (30 feet from
all property lines) and height requirements (80 feet) in the RC zone. He pointed out the
24 City Engineer is working through technical issues related to the site and will ensure all
engineering related issues are resolved before final approval is granted.

26 Mr. Van Wagenen then referenced an Aerial photo of the site and surrounding
area, Site Plan, Landscaping, Elevations Proposed Building Addition, Architectural
28 Renderings and Photos of Existing Site followed by discussion. He then turned the time
over to the applicant for comment.

30 Mr. Mark Ringer and Mr. Niels Valentiner were in attendance as representatives
of doTerra. Mr. Valentiner talked about the site including the parking with the “land
32 bank” for an additional 80 stalls. He noted they have the room for it and will need to
ascertain how much parking they will need as there will be about 300 employees. He
34 pointed out the bike racks may be provided inside as some bikes are very expensive they
will work with staff on this issue. The landscaping will be done beautifully and will be
36 exceed the required percentage of what is normally done. He then showed some
renderings to the commission.

38 There was some discussion on the use of dormers, halos, pop out windows and
varying heights in the parapet walls. Mr. Valentiner indicated they will put some
40 undulating walls (8'-10' tall) with stamped doTerra brands on the walls. Mr. Van
Wagenen pointed out this is a massive warehouse and sits on a big site, but the trees will
42 help when they grow and mature. The mechanical equipment will be inside with screened
compressors on the roof. Commissioner Vanchiere stated he feels they have done a good
44 job with some creative things to address the concerns expressed by the Commission.

46 Mr. Ringer understands this is a very large building, but the things they have put
in to the design will help mitigate the long wall. Mr. Valentiner stated they have a trailer
on site and ready to push dirt tomorrow and they plan to be done by August of next year.

2 Mr. Ringer commented they are bringing a significant facility to the city with
some tax revenue and this is where they want to be. Commissioner Marchbanks
4 expressed he is very pleased with the architecture abilities with a warehouse of this
magnitude. He is happy with what has been brought forward and is glad doTerra is
6 willing to put this kind of investment in Lindon.

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

10 COMMISSIONER VANCHIERE MOVED TO APPROVE THE APPLICANT'S
REQUEST FOR SITE PLAN APPROVAL WITH THE FOLLOWING CONDITIONS:

12 1. STREET DEDICATION AND SIDEWALK/STREET LIGHT AND STORM
WATER EASEMENTS BE EXECUTED. 2. BIKE PARKING REQUIREMENT BE
14 MET. 3. PROVIDE WRITTEN JUSTIFICATION FOR REDUCED PARKING
REQUEST. 4. COMPLY WITH ALL ENGINEERING REQUIREMENTS AS
16 DETERMINED BY THE CITY ENGINEER BASED UPON CITY STANDARDS. 5.
OFFSET MASONRY WALLS ALONG 400 NORTH, EXTRA NUMBER OF TREES
18 GOING IN, EXTRA LANDSCAPING ABOVE AND BEYOND THE REQUIRED
25%, INCREASED SETBACK DISTANCES FROM PUBLIC RIGHTS OF WAY,
20 WINDOW POPOUT TREATMENTS AND HALO EFFECTS ALONG THE OFFICE
ENTRANCE AREAS, EXTRA PARKING LOT LANDSCAPING AND GOING
22 ABOVE AND BEYOND THE 25% LANDSCAPED OPEN SPACE FOR THE SITE.

COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS
24 RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
26 COMMISSIONER MARCHBANKS	AYE
COMMISSIONER KALLAS	AYE
28 COMMISSIONER KELLER	AYE
COMMISSIONER JOHNSON	AYE
30 COMMISSIONER VANCHIERE	AYE

THE MOTION CARRIED UNANIMOUSLY.

32
34 7. **Concept Review — Castle Park Offices, 126 S. Main.** Eric Barzeele, Castle
Park, requests feedback regarding proposed offices and shared parking with the
event center. The subject property is in the General Commercial (CG) zone.

36
38 Mr. Snyder led this discussion by explaining Eric Barzeele with Castle Park (who
is in attendance), is requesting feedback regarding proposed offices and shared parking
with their event center (in the General Commercial (CG) zone). Mr. Snyder reminded the
40 Commission a Concept Review allows applicants to quickly receive Planning
Commission and/or City Council feedback and comments on proposed projects. He
42 added that no formal approvals or motions are given, but general suggestions or
recommendations are typically provided. The General Plan Land Use Map identifies this
44 area as Commercial. He noted the applicant has provided a list of the various businesses
they found currently in office buildings the size they are proposing. A commercial realtor
46 said the list was an accurate representation.

48 Mr. Snyder noted any redevelopment of the property will need to comply with all
applicable codes and ordinances (i.e. site plan: landscaping, parking, setbacks, etc.);

2 development manual, access and circulation, public improvements and engineering,
architectural design standards) Lindon City Codes (parking):

4 17.18.040 Mixed occupancies.

6 In the case of mixed uses in a building or on the lot, the total requirements for off-
street parking facilities shall be the sum of the requirements for the various uses
computed separately.

8 17.18.077 Alternatives to reduce required parking.

10 Exceptions to the minimum parking standards may be granted in order to reward
users of mass transit and to allow applicants options to reduce parking spaces in
order to save construction costs and reduce land area needed for parking. The
12 following exceptions to the minimum parking standards may be granted upon
approval by the Planning Director and City Engineer:

14 1. Shared parking agreements. Joint use of required parking spaces may occur where
16 two or more uses on the same or separate sites are able to share the same parking
spaces because their parking demands occur at different times. The Planning
18 Director and City Engineer may approve joint use of required nonresidential
parking spaces between two lots and/or uses upon a determination that no
20 substantial conflict in the periods of peak demand would occur from the shared
parking allowance. The total number of spaces provided between the uses shall be
22 at least equal to the sum of the minimum number of spaces required for each use.
Applicants requesting the use of shared parking shall submit the following
24 documentation as part of a building permit, business license, or land use
application:

- 26 a. The names and addresses of the uses and of the owners and tenants that
are sharing the parking;
- 28 b. A detailed site plan showing the location and number of parking spaces
that are being shared. The shared spaces shall be no more than 350' away
30 from the buildings or uses being served and shall have a safe and
convenient pedestrian connection provided between the shared parking
32 and the building or use. The shared parking allowance and/or pedestrian
connection shall be signed and identified at both the use being served and
34 the shared parking location;
- 36 c. An analysis showing that the peak parking times of the uses occur at
different times and that the parking area will be large enough for the
anticipated demands of both uses; and
- 38 d. A legal instrument written to the satisfaction of Lindon City that may
include easements or deed restrictions that guarantee access to the parking
40 for both uses in perpetuity.

42 Mr. Snyder indicated the document(s) must state that new uses that require more
parking spaces, or have similar peak parking times, will not be permitted by Lindon City
44 unless the minimum required parking is constructed to accommodate both the new use
and the existing uses which have claim on the shared parking agreement. The
46 instrument(s) shall be signed by all property owners involved and shall be recorded
against each property at the County Recorder's Office. He noted no motion is necessary
48 as this item is for discussion and feedback only. He then referenced the renderings of the

2 proposed office building, the Building Elevations and Concept Plan followed by
discussion. He then turned the time over to the applicant for comment.

4 Mr. Barzeele explained this small office concept is the one that seems feasible to
make the best use of the land, as they are not fully making it as just a reception center and
6 need an alternative to have both entities succeed. They are partners with this project and
this is an ideal location for this type of development and for these types of businesses in
8 Lindon. He noted the northern three buildings were added on the site plan, but they will
be built on a tiered plan as they lease out.

10 Mr. Van Wagenen gave a brief history of this subject noting there was past
discussion of using a “special improvement district” to execute the improvements.
12 Chairperson Call stated the zoning already allows for office buildings because it’s a
commercial zone. She pointed out as long as the architectural guidelines, parking and
14 landscaping are met it meets the requirements in the zone. There was then some general
discussion regarding this concept proposal. Mr. Snyder indicated the site plan for the
16 offices would have to be approved by the Planning Commission. Chairperson Call stated
she is hearing the Commission is not discouraging the project as long as the requirements
18 are met.

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

22 **8. Public Hearing — Ordinance Amendment, Lindon City Standard Land Use**
Table. Lindon City requests approval of an amendment to the Lindon City
24 Standard Land Use Table to allow vehicle services centers in conjunction with
new vehicle dealerships. Recommendations will be forwarded to the City Council
26 for final approval. (Pending Ordinance 2018-6-O).

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

32 Mr. Van Wagenen led this discussion by giving some background noting
Mercedes-Benz of Lindon recently vacated their home in Lindon in the PC 1 zone to
34 relocate in Draper. The Murdock Hyundai group is now in the process of purchasing the
Mercedes-Benz lot from the Larry H. Miller Group, which would allow for an expansion
36 of the Murdock campus (currently in the PC 2 zone). He noted as part of the expansion,
Murdock plans to use the Mercedes-Benz building to expand its vehicle service center.
38 Vehicle service centers perform services such as oil changes, tire rotations, emissions
checks, tune-ups, etc. He stated this is a pretty straightforward request to clarify the
40 language in the land use table code.

42 Mr. Van Wagenen further explained although it is common practice to have a
service center complimenting a new vehicle dealership, in the PC 1 and PC 2 zones,
stand-alone Auto Lube & Tune-up and General Auto/Vehicle Repair are not permitted.
44 To ensure there are no issues with Murdock utilizing the former Mercedes-Benz building
as a service center, staff is requesting this Standard Land Use Table change. He reiterated
46 this code change will not substantially change current practice at new dealerships, but
rather clarify that service centers are permitted with new dealerships even if stand-alone
48 service centers are not permitted in the same zone.

2 Mr. Van Wagenen then referenced ordinance #2018-6-O and the PC 1 and PC 2
3 Zoning Map followed by some general discussion. Following discussion, the
4 Commission agreed that this seems like a good move and makes sense.

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

8 COMMISSIONER MARCHBANKS MOVED TO CLOSE THE PUBLIC
9 HEARING. COMMISSIONER KELLER SECONDED THE MOTION. ALL PRESENT
10 VOTED IN FAVOR. THE MOTION CARRIED.

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

14
15 COMMISSIONER KALLAS MOVED TO APPROVE RECOMMEND
16 APPROVAL OF ORDINANCE AMENDMENT 2018-6-O AS PRESENTED.
17 COMMISSIONER VANCHIERE SECONDED THE MOTION. THE VOTE WAS
18 RECORDED AS FOLLOWS:

19 CHAIRPERSON CALL	AYE
20 COMMISSIONER MARCHBANKS	AYE
21 COMMISSIONER KALLAS	AYE
22 COMMISSIONER KELLER	AYE
23 COMMISSIONER JOHNSON	AYE
24 COMMISSIONER VANCHIERE	AYE

25 THE MOTION CARRIED UNANIMOUSLY.

26
27 **9. Discussion Item — Lindon City General Plan, Streets and Transportation.**

28 Lindon City Planning & Economic Development Director, Hugh Van Wagenen,
29 will review the Streets and Transportation section with the Planning
30 Commissioners. This is an informative discussion item only. No motions will be
31 made.

32
33 Mr. Van Wagenen led this discussion by explaining they will be reviewing
34 information regarding the Lindon City General Plan update by reviewing the Streets and
35 Transportation section. He noted no formal action will be taken at this time as this item is
36 for discussion purposes only. Mr. Van Wagenen then presented the highlights and
37 guidelines of the Streets and Transportation section of the Lindon General Plan followed
38 by some general discussion.

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

42 **10. New Business: Reports by Commissioners** – Chairperson Call called for any
43 new business or reports from the Commissioners. Chairperson Call mentioned
44 the application to apply for a Commissioner on the city Facebook page. Mr. Van
45 Wagenen explained the process noting the City Council will be included in this
46 process. He noted they would like to have diverse opinions and voices on the
47 Commission along with stability and decorum. Chairperson Call asked
48 Councilmember Bean his feelings on the doTerra project. Councilmember Bean

2 said his initial response was overall positivity and he feels it is going in the right
direction.

4

11. **Planning Director Report** – Mr. Van Wagenen had nothing to report at this time.

6

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

10 **ADJOURN** –

12 COMMISSIONER JOHNSON MADE A MOTION TO ADJOURN THE
14 MEETING AT 9:40 PM. COMMISSIONER MARCHBANKS SECONDED THE
MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

16

Approved – April 24, 2018

18

20

Sharon Call, Chairperson

22

24 _____
Hugh Van Wagenen, Planning Director