

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **June 23, 2020 beginning at 6:00 p.m.** at the Lindon City Center, City Council
4 Chambers, 100 North State Street, Lindon, Utah.

6 **REGULAR SESSION – 6:00 P.M.**

8 Conducting: Sharon Call, Chairperson
9 Invocation: Steven Johnson
10 Pledge of Allegiance: Jared Schauers

12 <u>PRESENT</u>	<u>EXCUSED</u>
13 Sharon Call, Chairperson	13 Mike Marchbanks, Commissioner
14 Rob Kallas, Commissioner	14 Scott Thompson, Commissioner
15 Steven Johnson, Commissioner	
16 Jared Schauers, Commissioner	
17 Renee Tribe, Commissioner	
18 Mike Florence, Planning Director	
19 Anders Bake, Associate Planner	
20 Brian Haws, City Attorney	
21 Kathryn Moosman, City Recorder	

22
23 **Special Attendee:**
24 Councilmember Vanchiere

- 26 1. **CALL TO ORDER** – The meeting was called to order at 6:00 p.m.
28 2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the
29 Planning Commission meeting of June 9, 2020 were reviewed.

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31 COMMISSIONER JOHNSON MOVED TO APPROVE THE MINUTES OF
32 THE REGULAR MEETING OF JUNE 9, 2020 AS AMENDED. COMMISSIONER
33 SCHAUERS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE
34 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. **Amended Conditional Use Permit – Kara Stone – 106 South 300 East**
43 Kara Stone requests an amendment to an existing conditional use permit approval
44 to breed and sell exotic reptiles (boa constrictors and ball pythons) at 106 South
45 300 East in the low density residential (R1-20) zone.

46
47 Anders Bake, Associate Planner, led this agenda item by giving a summary
48 stating the applicant, Kara Stone is in attendance to request an amended conditional use
50

2 permit approval to breed and sell exotic reptiles (boa constrictors and ball pythons) on
their property located at 106 South 300 East in the Residential Single-Family (R1-20)
4 zone. Ms. Stone is now requesting an amendment to the conditional use permit approval
that JSR Inc. received on December 10, 2019 in order to move the operation of their
6 business from the existing building to a new one that will be constructed at the northwest
corner of the same property. Mr. Bake noted the requested change in operation of the
8 business requires that the conditions of the existing conditional use permit be amended.

Mr. Bake further explained on May 12, 2020 Ms. Stone also submitted a building
10 permit application for a 2,000 square foot building that will be constructed near the
northwest corner of the property at 106 South 300 East. He noted Ms. Stone intends to
12 move the operation of their home occupation business to this building once it is complete.
The building will be 20 feet high and placed 10 feet from the North and West property
14 lines, which meets accessory building zoning setback requirements. He pointed out the
building permit will not be issued until the applicant receives conditional use permit
16 approval to use the building for the operation of their business.

Mr. Bake indicated the previously approved conditional use permit allows the
18 applicant to raise up to 1,700 non-venomous snakes at one time and no more than 4,000
in a year. He added that city staff recommends maintaining the existing conditions for the
20 business and adding a condition that the business be operated entirely within the new
building once it is complete. He stated the staff report and meeting minutes from the
22 December 10, 2019 meeting are included in the staff report which gives more information
on the business operations and history.

Mr. Bake then presented the proposed building site plan, December 10, 2019
24 Planning Commission Staff Report and the December 10, 2019 Planning Commission
Meeting Minutes followed by some general discussion.

At this time, City Attorney, Brian Haws informed the commission that he
28 received a call on Friday from an attorney representing the property owner who now
owns Mr. Stone's old facility. Mr. Haws stated the attorney is asserting the property is
30 grandfathered in as the property was issued a CUP, so they feel they are entitled to
operate a snake breeding facility there also. He had a brief discussion yesterday with the
32 attorney articulating that he may not agree with that, but he needs to gather the facts to
do a legal analysis on this position. He pointed out that the property owner, Mr. Brady
34 Anderson contacted the city a while ago stating he wanted to file a CUP. Mr. Haws sent
him a letter indicating there may not be great success with that due to having two
36 operating snake facilities back to back that may cause a significant impact on the
neighborhood. He noted he is welcome to file, but he would need to go through the
38 process. This may be motivating the letter from his attorney. He added he is not sure
how strong that attorney legal position is, but our stand is the use has been abandoned
40 and transferred. He noted it is a pretty complicated argument and he is not in a position
to say we don't need to worry about it, but it would be wise to take some time to look at
42 it in case it goes to litigation as that potential is there.

Mr. Stone stated he just found this information out too but this does not apply to
44 him. As he has stated before he does not have a problem with inspections as he is
federally licensed. This change will not increase production but will help with upkeep.
46 Mr. Florence clarified what the permits and amendments are tied to.

Chairperson Call pointed out at the last meeting certain requirements were
48 conditioned. Mr. Stone stated they have complied and done everything asked of them.

2 He added they are having a hard time getting the inspections due to Covid-19 which has
hurt his business.

4 Chairperson Call expressed her concerns are that we have been trying to get this
approved and the inspections done to get it into compliance. Commissioner Kallas asked
6 the applicant if there wasn't a time when they were operating out of compliance. Ms.
Stone re-iterated they can't get the city to come out for inspections and they have
8 submitted all the required permits etc.; they have tried multiple times to get the
inspections done and they have not responded back.

10 Chairperson Call asked Mr. Stone as far as this new facility goes which is the
question tonight, if they are going to 2,000 square ft. but with no more animals. Mr.
12 Stone confirmed that statement. Chairperson Call made note they have received some
input from neighbors and they are concerned with another application for an additional
14 proposed snake facility going in. Mr. Stone stated they have nothing to do with the
other application from Mr. Anderson and they were not even aware they were doing this.
16 Ms. Stone stated they have signatures of neighbors stating they have no complaints
except for one which is another issue. They don't impact the neighborhood and they are
18 not open to the public and are very private and quiet; there are no impacts to the
neighborhood at all. Mr. Stone re-iterated that Mr. Anderson's application has nothing to
20 do with them or their application.

Chairperson Call stated one of her concerns is approving this without seeing
22 what the impact of the additional application will have and to have time for the city
attorney to review it. Mr. Florence clarified there are things we still to work on and the
24 building official needs to review and approve the building permit and to look at the
conditions, and then we can establish the use at the next meeting in moving forward.

26 Commissioner Johnson pointed out the issue is they have a CUP for this business
in the existing building and they just want to relocate their business to a new building
28 and abandon/eliminate the use in the other building. He suggested adding a condition
that states the abandoned building would not have the ability to breed and raise snakes
30 and would become the garage/personal use. He doesn't know why are we holding them
up just for moving from one building to another as it really doesn't change anything. We
32 just need to verify what the old building is used for and that is not being used for
commercial use. Mr. Haws stated it would need to be stated in specific terms and
34 conditions.

Chairperson Call agreed with that statement but has concerns with an additional
36 snake property in the neighborhood. Mr. Haws clarified if we are just transferring from
one building to the next, we can't restrict what they already have approval for. However,
38 from a legal perspective, he would like to see it added as a condition that any right to a
conditional use associated with the first building being officially abandoned as a
40 condition of granting the conditional use on the second building; that would resolve this
issue.

42 Commissioner Kallas expressed that his concern is the impact the additional
application may pose to the neighbors with two facilities back to back. He also pointed
44 out why would Mr. Anderson hire an attorney if he doesn't have intentions of operating
this type of facility. He added he has always had concerns with Conditional Use Permits
46 going with the land.

2 Commissioner Johnson commented he feels this proposal doesn't change
anything and he doesn't want to hold them up for something someone else may do and
4 this facility may be better and the neighbors may be happier. There was then some
general discussion by the commission regarding this issue.

6 Chairperson Call mentioned the two additional conditions discussed that the first
building be abandoned and not be used for a commercial business operation and also the
8 condition that a 6 ft. perimeter fence be installed so there is no access between the two
buildings. Mr. Florence clarified this action is just amending the original Conditional
10 Use Permit to go to another building.

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

14 COMMISSIONER JOHNSON MOVED TO APPROVE THE APPLICANT'S
16 REQUEST FOR AN AMENDED CONDITIONAL USE PERMIT TO BREED AND
SELL EXOTIC REPTILES (BOA CONSTRICTORS AND BALL PYTHONS) AT 106
SOUTH 300 EAST, IN THE RESIDENTIAL SINGLE-FAMILY (R1-20) ZONE, WITH
18 THE FOLLOWING CONDITIONS: 1. AN ACTIVE LINDON CITY HOME
OCCUPATION BUSINESS LICENSE IS MAINTAINED AND ALL HOME
20 OCCUPATION REGULATIONS WILL BE CONTINUALLY MET; 2. THE
APPLICANT WILL CONTINUALLY MAINTAIN ALL APPLICABLE FEDERAL
22 AND STATE LICENSES AND PROVIDE YEARLY COPIES OF LICENSE AND
INSPECTION REPORTS TO THE CITY; 3. THE BUILDING WILL CONTINUALLY
24 MEET ALL APPLICABLE BUILDING AND FIRE CODES AND REGULATIONS; 4.
THE APPLICANT WILL MAINTAIN A SAFE AND SECURE FACILITY TO
26 PREVENT REPTILES FROM ESCAPING AND TO DISCOURAGE UNLAWFUL
ENTRY; 5. TO REDUCE ODOR COMPLAINTS AND TO MAINTAIN A CLEAN
28 FACILITY THE BUILDING WILL BE CLEANED AT A MINIMUM THREE TIMES
PER WEEK WITH SPOT CLEANING AS NEEDED. EXHAUST AND VENTING
30 SYSTEMS WILL BE REGULARLY MAINTAINED TO REDUCE ANY ODORS; 6.
NO ONSITE RAISING, STORAGE OR BREEDING OF LIVE RODENTS, RABBITS
32 OR OTHER SIMILAR RETILE FOOD SOURCES. THE APPLICANT WILL
CONTINUE TO PURCHASE DECREASED FROZEN RODENTS FROM A THIRD-
34 PARTY VENDOR; 7. THE HOME OCCUPATION BUSINESS OPERATION WILL
BE CONDUCTED ENTIRELY ON THE PROPERTY AT 106 SOUTH 300 EAST
36 AND, AFTER CONSTRUCTION IS COMPLETE, WITHIN THE NEW BUILDING
THAT WILL BE CONSTRUCTED AT THE NORTHWEST CORNER OF THE
38 PROPERTY. AT THAT TIME BUSINESS OPERATIONS WILL CEASE IN THE
EXISTING BUILDING AND NO OTHER BUILDINGS OR RESIDENTIAL
40 PROPERTIES WILL BE USED FOR THE BUSINESS OPERATION; 8. THE
MAXIMUM NUMBER OF REPTILES ON THE PROPERTY WILL BE LIMITED TO
42 1,700 AT ANY ONE TIME AND 4,000 IN A YEAR; 9. CITY STAFF BE ALLOWED
TO INSPECT THE PROPERTY, WITH REASONABLE NOTICE, TO ENSURE
44 COMPLIANCE WITH THE CONDITIONS IMPOSED BY THE PLANNING
COMMISSION; 10. PRIOR TO LINDON CITY APPROVING THE BUILDING
46 PERMIT FOR THE NEW ACCESSORY STRUCTURE, THE APPLICANT WILL
OBTAIN APPROVAL FROM LINDON CITY PUBLIC WORKS DEPARTMENT
48 AND OREM CITY ON ANY SANITARY SEWER LINES INSTALLED AT THE

2 PROPERTY AND COMPLY WITH ALL DESIGN REQUIREMENTS; AND 11.
3 ABANDON THE CONDITIONAL USE OF BUILDING ONE AND MOVE ANY
4 EQUIPMENT OUT SO IT CANNOT BE USED AS A VIABLE BUSINESS AND USE
5 FOR PERSONAL USE ONLY AND 12. COMPLETE 6 FOOT PERIMETER
6 FENCING AND 13. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER
7 TRIBE SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

8 CHAIRPERSON CALL AYE
9 COMMISSIONER KALLAS AYE
10 COMMISSIONER JOHNSON AYE
11 COMMISSIONER SCHAUERS AYE
12 COMMISSIONER TRIBE AYE

13 THE MOTION CARRIED UNANIMOUSLY.

14
15 **5. Plat Amendment – Murdock Hyundai – 424 South Lindon Park Drive**

16 Murdock Hyundai requests plat amendment approval to consolidate the lot at 424
17 South Lindon Park Drive with the existing dealership property to the south.

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19 Mike Florence, Planning Director, led this agenda item by giving an overview
20 stating the Murdock Auto Group is petitioning to consolidate two existing parcels into
21 one lot. He noted the lot consolidation was a condition of the site plan and conditional
22 use permit approval granted by the planning commission on April 14, 2020

23 Mr. Florence stated Lindon City Code 17.32.00 references Utah Code for
24 requirements amending a subdivision plat. Under Utah Code 10-9a-608, an applicant may
25 petition the Land Use Authority (Planning Commission) to join two or more of the
26 petitioner fee owner's contiguous lots.

27 Mr. Florence then referenced the code as follows:

28 **10-9a-608. Vacating, altering, or amending a subdivision plat.**

29 (2) Unless a local ordinance provides otherwise, the public hearing requirement of
30 Subsection (1)(c) does not apply and a land use authority may consider at a public
31 meeting an owner's petition to vacate or amend a subdivision plat if:

32 (a) the petition seeks to:

33 (I) join two or more of the petitioner fee owner's contiguous lots;

34 (ii) subdivide one or more of the petitioning fee owner's lots, if the subdivision
35 will not result in a violation of a land use ordinance or a development condition;

36 (iii) adjust the lot lines of adjoining lots or parcels if the fee owners of each of the
37 adjoining lots or parcels join in the petition, regardless of whether the lots or
38 parcels are located in the same subdivision;

39 (iv) on a lot owned by the petitioning fee owner, adjust an internal lot restriction
40 imposed by the local political subdivision; or

41 (v) alter the plat in a manner that does not change existing boundaries or other
42 attributes of lots within the subdivision that are not:

43 (A) owned by the petitioner; or

44 (B) designated as a common area; and

45 (C) notice has been given to adjacent property owners in accordance with any applicable
46 local ordinance.

47
48

2 Mr. Florence stated the City Engineer is working through any technical issues
related to the plat and will conduct a final review if the planning commission approves
4 the plat amendment tonight. He also indicated the applicant, Murdock Hyundai LLC and
Murdock Hyundai – Real Estate LLC, owns all parcels that will be amended as part of
6 the lot consolidation; and the proposed plat amendment is located in the Planned
Commercial 1 (PC-1) zone and meets minimum lot size and frontage requirements. He
8 then presented the Aerial Image with Parcels, Parcel Map and Plat followed by
discussion.

10 Mr. Florence stated this is a pretty straightforward plat amendment request and
staff does not have any concerns. Following some additional discussion, the commission
12 was in agreement to approve the plat amendment as presented.

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

16 COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANT’S
REQUEST FOR PRELIMINARY APPROVAL OF MURDOCK CARS OF LINDON
18 SUBDIVISION PLAT E WITH THE FOLLOWING CONDITIONS: 1. THE
APPLICANT WILL CONTINUE TO WORK WITH CITY STAFF TO MAKE ALL
20 TECHNICAL CORRECTIONS AS NECESSARY TO THE PLAT PRIOR TO
RECORDING; 2. PRIOR TO PLAT RECORDING, THE APPLICANT WILL UPDATE
22 THE FINAL PLAT MYLAR TO INCLUDE NOTARIZED SIGNATURES OF
OWNERS’ CONSENT TO DEDICATION; AND OBTAIN SIGNATURES OF ALL
24 ENTITIES INDICATED ON THE SUBDIVISION PLAT ATTACHED HERETO; 3. IF
REQUIRED, COMPLETE (OR POST AN ADEQUATE IMPROVEMENT
26 COMPLETION ASSURANCE), WARRANT AND POST REQUIRED WARRANTY
ASSURANCE FOR ALL REQUIRED PUBLIC INFRASTRUCTURE
28 IMPROVEMENTS; AND 4. ALL ITEMS OF THE STAFF REPORT.

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

CHAIRPERSON CALL	AYE
32 COMMISSIONER KALLAS	AYE
COMMISSIONER JOHNSON	AYE
34 COMMISSIONER SCHAUERS	AYE
COMMISSIONER TRIBE	AYE

36 THE MOTION CARRIED UNANIMOUSLY.

- 38 **6. Amended Site Plan and Conditional Use Permit – Murdock Hyundai – 424**
South Lindon Park Drive. Murdock Hyundai requests amended site plan and
40 conditional use permit approval to construct and operate a car wash on the
property located at 424 South Lindon Park Drive in the Planned commercial zone.
42

44 Mr. Florence also led this item by explaining the applicant is also seeking an
amendment to their site plan and conditional use permit that was granted by the planning
46 commission on April 14, 2020. He pointed out this proposal is to add an automatic car
wash and detail bays to the previously approved item for the expanded dealership lot. He
48 noted the car wash will not be open to the public and will only service vehicles being
detailed by Murdock Hyundai or customers who purchase a vehicle from the dealership.

2 He added that car washes are not permitted in the PC-1 zone however vehicle service
centers are allowed as conditional use for new vehicle dealerships.

4 Mr. Florence stated Staff feels that since the proposed car wash and detail bays
are associated with the dealership and will service vehicles that are for sale or purchased
6 from the dealership that is can be considered a service center use of the dealership. Mr.
Florence mentioned that Staff has included as a condition of approval, that the car wash
8 will need to be continually associated as a service center to the dealership and not open
for general public use and that the car wash be sold to be a stand-alone business.

10 Mr. Florence indicated the applicant has provided two site plans for two different
car washes. The applicant is seeking approval for both options because the Murdock
12 Group has not yet decided on which car wash will be constructed. The first car wash
option is a larger automated wash similar to Sonic, Wiggy Wash or Quick Quack car
14 washes with the second option being a smaller automated car wash. Both washes are
proposed to have two attached vehicle bays for the dealership to detail vehicles.

16 Mr. Florence stated the PC-1 zone requires the following for exterior materials:
18

*Building exterior materials shall be eighty-five percent (85%) brick, decorative stone,
20 fluted block, colored textured block, concrete tilt-up that meets the specific architectural
theme for the development, glass and wood. Sheet metal and corrugated metal shall be
22 prohibited, except for trim, soffits, fascia, mansards and similar architectural features.
Other materials may be used if approved by the planning commission.*

24 Mr. Florence indicated both car wash options are proposed to be masonry
26 buildings and both options show decorative block striping. The applicant is willing to
comply with the design standards which may require that the block be a textured block.
28 No perimeter landscaping will be lost with the car wash proposals and will be installed
around the perimeter of each proposed building.

30 Mr. Florence stated the minimum required is one acre and the proposed site is 3.3
acres. The Perimeter street lighting has previously been installed and the applicant will be
32 adding parking lot lighting for the display area. He noted the City Engineer is working
through technical issues related to the civil engineering plans and will ensure all
34 engineering related issues are resolved before final approval is granted.

36 Mr. Florence went on to say that Staff believes either car wash building can be
architecturally compatible with the area and both the PC-1 zone and the adjacent
38 Research and Busines zones require higher architectural standards. He noted either option
for the car wash locates the building to the rear or interior side of the lot and the main
focus of the lot will still be the vehicle display area. Mr. Florence pointed out with the
40 architectural and site design standards, a car wash can be a great amenity to the business
and continue to draw business to Lindon and the Murdock dealership.

42 Mr. Florence then presented an Aerial Photo, Option #1: Larger automated car
wash and Option #2: Smaller automated car wash followed by discussion. He then turned
44 the time over to the applicant for comment.

46 Mr. Kevin Hunt commented they are in the process of checking capacity and costs
with both options and formats; they are offering free car washes for life on vehicles sold.
He noted they are wanting approval for both options because they have not decided on
48 which car wash will be constructed. He also indicated the first option is a larger

2 automated wash and the second option is smaller; both washes are proposed to have two
attached vehicle bays for them to detail vehicles.

4 Following some additional discussion, the commission agreed they don't see any
problems and agreed to approve this request with the listed conditions as presented.

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

8

10 COMMISSIONER SCHAUERS MOVED APPROVE THE APPLICANT'S
REQUEST FOR AMENDED SITE PLAN CONDITIONAL USE PERMIT APPROVAL
12 WITH THE FOLLOWING CONDITIONS: 1. THE DEVELOPER WILL CONTINUE
TO WORK WITH THE CITY ENGINEER TO MAKE FINAL TECHNICAL
14 CHANGES TO THE ENGINEERING DOCUMENTS; 2. THE PRIMARY USE OF
THE PROPERTY WILL REMAIN AS A VEHICLE SALES LOT AND THE CAR
WASH AS AN ACCESSORY SERVICE CENTER USE; 3. THE CAR WASH WILL
16 BE USED FOR DEALERSHIP VEHICLE DETAILING AND FOR DEALERSHIP
CUSTOMERS ONLY. THE CAR WASH WILL BE ASSOCIATED AS A SERVICE
18 CENTER TO THE DEALERSHIP AND NOT OPEN FOR GENERAL PUBLIC USE.
THE CAR WASH WILL NOT BE SEPARATELY SOLD OR USED AS A STAND-
20 ALONE BUSINESS; 4. THE APPLICANT WILL MEET THE BUILDING DESIGN
AND MATERIALS REQUIREMENT OF 17.48.100; 5. ONLY ONE CAR WASH
22 WILL BE CONSTRUCTED ON THE SITE; AND 6. ALL ITEMS OF THE STAFF
REPORT. COMMISSIONER TRIBE SECONDED THE MOTION. THE VOTE WAS
24 RECORDED AS FOLLOWS:

26 CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER JOHNSON	AYE
28 COMMISSIONER SCHAUERS	AYE
COMMISSIONER TRIBE	AYE
30 THE MOTION CARRIED UNANIMOUSLY.	

32 7. **Progress Presentation – 700 North Master Plan.** IBI group will be making a
presentation to the Planning Commission on their progress with the 700 North
34 Corridor Master Plan. The Planning Commission will not be making any formal
decisions or motions for this item.

36

38 Mr. Florence led this agenda item by stating the IBI Group is in attendance (via
zoom) to give a presentation to the Planning Commission on their progress with the 700
North Corridor Master Plan. He noted no motion is required as this item is a presentation
40 only. Mr. Florence noted they held a stakeholder meeting a month ago adding this is a
great group and are doing a great job on the plan. Mr. Florence added they hope to have
42 things ready for adoption in August. Following the progress report from the IBI Group
there was some general discussion regarding the information presented.

44 Chairperson Call called for any further comments or discussion from the
Commission. Hearing none she moved on to the next agenda item.

46

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

2 Chairperson Call asked for an update on the DoTerra discussion with Mark
4 Weldon at the last city council meeting. Mr. Florence gave an update stating basically
6 the city allowed them to start and agreed to figure out the stormdrains as we move
8 forward. He noted DoTerra filed a reimbursement application to Mr. Weldon for \$84,000
and the two attorneys were in attendance at the meeting to work it out.

Chairperson Call called for any further comments or discussion from the
commission, hearing none she moved on to the next agenda item.

10 9. **Planning Director Report** –
12 General City updates –

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

16 **ADJOURN** –

18 COMMISSIONER KALLAS MADE A MOTION TO ADJOURN THE
20 MEETING AT 9:00 PM. COMMISSIONER TRIBE SECONDED THE MOTION.
ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

22 Approved – July 14, 2020

24 _____
26 Sharon Call, Chairperson

28 _____
Michael Florence, Planning Director