

ALPINE CITY PLANNING COMMISSION MEETING
Alpine City Hall, 20 North Main, Alpine, UT
June 16, 2026

I. GENERAL BUSINESS

- A. Welcome and Roll Call:** The meeting was called to order at 6:00 p.m. by Chair Alan Macdonald. The following were present and constituted a quorum:

Chair: Alan Macdonald

Commission Members: Michelle Schirmer, John MacKay, Troy Slade, Susan Whittenburg, Jeff Davis, Greg Butterfield

Excused:

Staff: Caden Lyon, Marla Fox, Jason Judd

Others: Linda Mattfeldt, Rick Christensen, Bryce Bergen, Karl Clegg, Spencer Manghan, Emily Birch-Manghan, Ross Welch, John Ambuehl, Mara Ambuehl, Dristen Johnson, Lucy Johnson Wilkes, Scott Johnson, Laurie Payne

- B. Prayer/Opening Comments:** Greg Butterfield

- C. Pledge of Allegiance:** John MacKay

II. REPORTS AND PRESENTATIONS

None

III. ACTION ITEMS

- A. Action Item: Review of Five 12 Commercial Site Plan**

Caden Lyon said The Five.12 Commercial Site Plan has been postponed giving the owner more time to work on his plans. He said we need a motion to postpone.

MOTION: Planning Commission member Susan Whittenburg moved to postpone the proposed site plan for the new Five 12 building at 170 S Main Street.

Jeff Davis seconded the motion. There were 7 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Nays:

Excused:

Michelle Schirmer
 John MacKay
 Troy Slade
 Alan Macdonald
 Susan Whittenburg
 Jeff Davis
 Greg Butterfield

- B. Action Item: Review of Long Range Shooters of Utah Commercial Site Plan**

Caden Lyon said the Long-Range Shooters of Utah Commercial Site Plan is proposed for parcel number 02:011:0045 off of 200 North and Main St in Alpine. The building proposed is to provide space for a small retail gun shop (rifles, accessories, bipods, etc), a warehouse, a space for an office and a space to film content in for the shop. The building will also include a 1 bedroom apartment above the office area.

The applicant has provided a site plan that overall meets the code requirements for §3.06 Business Commercial Zone and §3.11 Gateway/Historic Zone. There might be some adjustment needed to the materials to those materials that are permitted in the Gateway/Historic Design Guidelines. Parking requirements are met with 3.5 stalls needed per 1000 sq/ft, including parking for employees and 2 spots inside the building for the apartment. It is required that the one-bedroom apartment above the office be owner occupied only, so it would be good to get clarification from the applicant on their intent to meet that requirement. DCA §4.07, 4.08, and 4.10 have also been evaluated and affirmed compliance as long as there is a 10ft PUE along the front property line.

Staff recommend that the Planning Commission consider sending a positive recommendation to the City Council for the proposed site plan for the new Long-Range Shooters of Utah commercial site plan, subject to the following conditions:

- That all exterior materials of the building match what is permitted in the Gateway/Historic Design Guidelines.
- That a 10ft PUE be placed along the front property line as required in DCA §4.07 Design Standards.

Caden Lyon said the applicant met the requirements for parking and landscaping. He showed a rendering of the design of the exterior of the building. The materials show stucco, ACM panels and brick.

Alan Macdonald asked what ACM panels were. Caden Lyon said he will invite the applicant to come forward to explain the rendering in more detail. Alan Macdonald explained that this new building sits in the Historic District and asked if the applicant was aware of the guidelines. He said the design standards are the use of stone, brick, wood, or stucco is encouraged for as use as primary exterior materials. He said it looks like the plans comply with setbacks and the PUE but the Planning Commission has questions about the exterior building materials.

Rick Christensen, applicant, said the ACM panels that they are proposing are made of flat black metal with folded gap lines and really sharp looking. He said it looks like a recessed panel when it is hung. The material overlaps so water can't get in and it's used in a lot of commercial buildings. He said they will have black framed windows.

Alan Macdonald asked if a gun shop is a permitted use. Caden Lyon said this will be a permitted use in the BC Zone. Troy Slade asked if gun sales would be allowed if it is across the street from a preschool. The applicant said Ryan Robinson took this issue to the City Attorney and he said there're aren't any laws prohibiting this and said he currently sells this product out of his home.

Alan Macdonald asked about the apartment. The applicant said he is trying to maximize the space and he has teenage boys that will be helping run the business and may someday use the apartment when married.

Alan Macdonald said he likes the materials used such as the brick and black windows but wasn't sure about the ACM metal panels.

Susan Whittenburg asked if this would be a retail sales store. Rick Christensen said it would but on a low volume. He said they do a lot of online sales that they mail merchandise or customers come in and pick it up.

Susan Whittenberg said the building looks really good. She likes it better than stucco and said it looks good with the brick. She said the metal is also on other buildings on Main Street.

Greg Butterfield asked if there was going to be a shooting range in the building, the applicant said there was not. Alan Macdonald asked about traffic. Rick Christensen said in a month he may have a dozen customers coming to the building.

Michelle Schirmer asked about the parking lot and if there was a buffer between the street and the parking lot. Rick Christensen said there will not be a buffer, the parking lot will ramp down into the street. Caden Lyon said it will be similar to the parking lot we have here at City Hall. There will be a sidewalk, but you will drive over it.

Jeff Davis said ACM is not a listed material so we need to discuss that. We could say the building is not on Main Street so are we going to consider it because we have a dilemma. Alan Macdonald said the property is still in the Historic Gateway. He said projects from the past, including the fitness center do have metal siding. John MacKay said other materials can be used along with the primary materials.

Susan Whittenburg said this material compliments the brick and the stucco. Jeff Davis said we have talked about this for two years, this material is beautiful, but it is not part of the approved list we've come up with. John MacKay said we have to go by today's ordinance and this material would be approved under the current law. Alan Macdonald said we are in a transitional period of working with the current guidelines and future guidelines, but today, we are working off the current guidelines. He said we have been working on an architectural look that includes red brick, stucco, wood, and black framed windows with a traditional Utah look.

John MacKay said he spoke with City Councilwoman Chrissy Hanneman about coming up with different architectural elements we want to see on the buildings. Things like black window framing, black doors, awnings, and decorative elements, lighting, trim etc. He said we don't want all the buildings to look the same but would like to see some of these elements on all of the buildings.

Michelle Schirmer said the flat roof is making this building look modern. She said we don't have buildings with an all-flat roof. She would like to see part of it be a gable roof. Susan Whittenburg said we didn't talk about material that was weather tight, which is important in our climate.

Greg Butterfield asked Jeff Davis if he would be okay with adding brick to the middle area and allowing ACM around the windows. Jeff Davis said he would be okay with that. Rick Christensen said he could change the metal siding to a wood siding, but he would paint it black. Greg Butterfield said there is a lot of maintenance with wood that you don't have with ACM siding. The wood will look bad in a few years if it is not taken care of. He asked if the code would allow a simulated material that looked like wood.

Rick Christensen said the ACM has a twenty-year stain on it and said the wood needs to be maintained. Troy Slade said you're not going to see a difference between the wood and the ACM. Alan Macdonald said the current verbiage states that an applicant can use other materials. Susan Whittenburg said when the ordinance was written, the ACM product probably didn't exist. It makes sense to use a better material if it meets the look we want. Alan Macdonald said this building would be consistent with the red brick buildings in Pleasant Grove that he used as examples.

MOTION: Planning Commission member Greg Butterfield moved to recommend approval of the Long-Range Shooters of Utah County Commercial Site Plan with the following conditions:

1. City and State laws allow guns to be sold near residences or school.
2. Compliant with sidewalks so there is a sidewalk going into the parking lot.
3. That all exterior materials of the building match what is permitted in the

Gateway/Historic Design Guidelines. Change the ACM in the center section of the building to stained wood but allow ACM around the windows.

Michelle Schirmer seconded the motion. There were 2 Ayes and 5 Nays (recorded below). The motion was denied.

Ayes:
Michelle Schirmer
Greg Butterfield

Nays:
John MacKay
Troy Slade
Alan Macdonald
Susan Whittenburg
Jeff Davis

Excused:

MOTION: Planning Commission member John MacKay moved to recommend approval of the Long-Range Shooters of Utah County commercial Site Plan with the following conditions:

1. That all exterior materials of the building substantially comply with the Historic Gateway Design Guidelines. Specifically, the ACM material mimics the treatment of a wood cladding and is compliant with Historic District Design Guidelines.
2. The apron leading into the parking lot be clearly identified and integrated with a sidewalk.
3. The city confirms that there are no state or federal laws that prohibit firearm sales adjacent to residential and school buildings.

Troy Slade seconded the motion. There were 5 Ayes and 2 Nays (recorded below) the motion passed.

Ayes:
John MacKay
Troy Slade
Alan Macdonald
Susan Whittenburg
Greg Butterfield

Nays:
Michelle Schirmer
Jeff Davis

Excused:

C. Action Item: Review of Page Senior Housing Preliminary Plat

Caden Lyon said the Page Senior Housing Preliminary Plan consists of 20 lots on 3.23 Acres of Total Area. The development is located at 242 and 243 E Red Pine Dr and in the Business Commercial (BC) zone with the Senior Housing Overlay Zone (SHOZ). Based on DCA 4.04.010, Planning Commission is the Land Use Authority for any Preliminary Subdivision Application. The application is for preliminary approval.

Page Senior Housing Preliminary is on approximately one and a half separate parcels of land both owned by Patterson. There are stubbed road connections on the south side of the parcel along Red Pine Dr. The parcel went through a rezoning process with the City and received the Senior Housing Overlay Zone for the parcel, thus allowing this development. The parcel abuts another Senior Housing project, River Meadows PRD, to the east.

There is no minimum lot size for lots in the Senior Housing Overlay Zone, but rather a minimum acreage of 2 and maximum of 6 for the project, and only 8 units allowed per acre. The SHOZ allows for attached dwellings of no more than two attached. There are no width or area requirements. As far as lot shape is concerned, all lots meet the numbers of sides allowed; five or less sides, excluding the front property line.

The developer is proposing that the lots be used for single-unit attached dwellings, i.e. twin

homes, which is consistent with the permitted uses for the SHOZ.

There is a proposed private trail along Dry Creek, but due to constraints might have to be relocated to someone else between Red Pine Dr and 100 S. The precise location of the trail should be determined before Final Plat approval.

Parking requirements need to be met before the final plat is approved.

The developer will need to provide Alpine Irrigation Company water shares to satisfy the City's water requirements. The water policy will need to be met before the final plat can be recorded. A Developer's Agreement, as required per the Senior Housing Overlay Zone, will also be required to be entered into with the City Council before the final plat can be approved.

The analysis section in the body of this report serves as the Planning and Zoning Department review. Lone Peak Fire Department will review prior to Commission meeting

All frontage is shown to be improved with curb/gutter and sidewalk per Alpine City Standards. Roadway widths and cul-de-sac also meet city code. Street grades meet current code with a minimum of 1% slope (DCA 4.07.090.2). The road grades shown are between 0.50% & 0.94%.

Each utility system will be discussed in more detail below but in general, the development fits well within the city's adopted master plans; no issues regarding utilities were noted. Horrocks reviewed and approved a previously submitted plan for culinary water, pressurized irrigation, and sewer. For culinary waterline sizing, Horrocks had the following comment for the developer to consider: *"Fire flow available in the area surrounding the proposed improvements should be over 1750 gallons per minute at 20 psi for the proposed lines. If developer wishes to have greater fire flow for larger homes then water line should be looped to the east or a larger size installed to Healey Drive on High Bench road."*

The subdivision is well below the 5,350-foot elevation, which is the highest elevation the existing water system can serve and still provide the minimum 40 psi required by ordinance. The culinary water master plan does not call for the need to upsize any mains within the development area but as noted in the Horrocks review, if the developer wishes to have greater fire flow for larger homes (larger than 4,800 sf), lines bigger than 8-inch would need to be installed. Staff will work with the developer to see what their desires are in terms of home sizes for the area.

1-inch laterals with ¾-inch meters are required, and shown, for each new lot. The Fire Chief will review plans prior to Commission meeting and prior to final plan approval.

Horrocks modeled the site and found no issues regarding the proposed development in terms of pressurized irrigation. The development can be served by the existing 8-inch main in High Bench Road. New 1-inch laterals are shown to be installed for each new lot. There is one existing 2-inch service that will be required to be removed and capped at the main line

The storm water system design and drainage report has been submitted, reviewed, and approved. The storm water system consists of six sumps that will retain the 100-yr (1% Annual Chance) storm. Each lot within the development will also be required to retain the 80th percentile storm on its lot. All stormwater from this development will be retained onsite. March 1, 2016, the State of Utah implemented into the General MS4 Permit (Small Municipal

Separate Storm Sewer Systems) the requirement of all developments to evaluate Low Impact Development (aka - LID) for their site. LID is a measure of handling storm water and improving water quality.

LID emphasizes conservation and the use of on-site natural features to protect water quality. There are many ways to meet the LID requirement. LID can be met by the use of drainage swales, rainwater harvesting, curb cuts to direct water to smaller local basins, and so on. The developer shows in the storm water calculations that LID will be implemented at the building permit level with each new lot retaining the 90th percentile storm, which equates to about a 2-year, 1-hr rainfall event for Alpine City. Recently, the state changed this requirement from the 90th percentile storm to the 80th percentile storm event. Retention of the 80th percentile storm is something Alpine is doing for all new homes within the city as required by the State. This is not just done as a measure of protecting water quality but also helps protect against runoff from one property to another.

The development can be served and is shown to connect to the existing 8-inch sewer system in High Bench Road. All lots are shown to gravity flow to that main line. The sewer master plan does not show the need to upsize any mains within the development. A new 4-inch sewer lateral is shown to be constructed to each new lot.

The provided geotechnical report covers the standard items required by ordinance. No hazards were noted in the report or discovered in the process.

The proposed development does not fall within the Geologic Hazards Overlay Zone or the Urban/Wildland Interface and therefore no hazard reports were required of the developer.

There are some minor redlines to correct on the plans.

- A. The proposed plan complies with the zoning ordinances of the BC and SHOZ, design standards and ordinances;
- B. All new construction is outside of the flood zone (AE)
- C. The plan requires no exceptions to ordinance.

Staff recommend that the Planning Commission review the plans and make a motion to approve the proposed preliminary plat for the Page Senior Housing Plat A subdivision, with the conditions that:

- The trail location be determined before final plat approval
 - The developer's agreement be entered into with the City before final plat approval
- Staff Report Preliminary – Smooth Canyon Subdivision Phase 2
- Any minor redlines on the plat be corrected before final plat approval

Troy Slade asked if the homes would be one or two-story homes. Caden Lyon showed a rendering of a proposed plan, and it showed two story homes. Alan Macdonald said as long as the homes meet the height requirements, he didn't see a problem with the two-story homes.

Caden Lyon said visitor parking may encroach into the setback, and they would need an exception for that. Michelle Schirmer said she does not like parking encroaching into the setback.

Ross Welch, Patterson Homes, said the standard plan for these homes is to be one level, but the dormers are there for aesthetics. There would be an option to put a bonus room in the dormer. He said they reduced the plan down to twenty homes to have larger homes.

Ross Welch said they are fine to put in a trail, but so far, they are not sure where that will connect. He said most of the ingress and egress will be off Red Pine Drive. He said he can adjust the property line, so parking is not an issue. He asked why an asphalt parking stall is encroaching. Alan Macdonald said usually in the setback we see grass, trees, landscaping, and our ordinance states parking can't be in the setback.

Jeff Davis asked about water. Ross Welch said they have a lot of water shares with the city and it is not a concern. Jason Judd said any home that comes into the city is required to provide water shares.

MOTION: Planning Commission member Jeff Davis moved to approve the Page Senior Housing Preliminary application of the Page Court Plat A with the following conditions:

1. The trail location be determined before final plat approval.
2. The developer's agreement be entered into with the City before final plat approval.
3. An exception to the parking requirement be adjusted to meet code before final approval.
Parking spaces in the front be removed before final approval
4. Any minor redlines on the plat be corrected before final plat approval.

Susan Whittenburg seconded the motion. There were 7 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Michelle Schirmer
John MacKay
Troy Slade
Alan Macdonald
Susan Whittenburg
Jeff Davis
Greg Butterfield

Nays:

Excused:

D. Action Item: Review of Page Court Preliminary Plat

Caden Lyon said the Page Court Plat "A" Preliminary Plat consists of 3 lots on 1.53 Acres of Total Area. The development is located at 242 E 100 S and is in the TR 10,000 Zone. Based on DCA 4.04.010, Planning Commission is the Land Use Authority for this application for any Preliminary Subdivision Application and based on the new road connection proposed. The application is for preliminary approval.

Page Court is on half a parcel of land owned by Patterson. There are stubbed road connections on the north side of the parcel along 100 S. The parcel to the south went through a rezoning process with the city and received the Senior Housing Overlay Zone for the parcel, thus allowing half of this parcel be dedicated with a new zoning classification and leaving the north half, this plat, in the TR-10,000. The applicant is working with the neighboring parcel to the west to allow for the new cul-de-sac.

There are no width or area requirements. As far as lot shape is concerned, all lots meet the numbers of sides allowed; five or less sides, excluding the front property line.

The developer is proposing that the lots be used for single-unit attached dwellings, i.e. twin homes, which is consistent with the permitted uses for the SHOZ.

There is a proposed private trail along Dry Creek, but due to constraints might have to be relocated to someone else between Red Pine Dr and 100 S. The precise location of the trail should be determined before Final Plat approval.

The proposed cul-de-sac is only meeting half of the requirements for cul-de-sac development. Staff assume this is due to the applicant allowing the neighboring parcel to take on the responsibility of finishing out the full width requirements of the ROW if/when it develops. However, the applicant and neighboring parcel need to go through an exchange of property by receiving approval on a boundary line adjustment application for the possibility of the cul-de-sac. When doing the Adjustment, staff recommend that the boundary adjusted meet the ROW requirements of cul-de-sacs in §4.07.040. If the boundary is not adjusted to meet the ROW requirements, it will have to be readjusted later through a plat amendment.

The developer will need to provide Alpine Irrigation Company water shares to satisfy the City's water requirements. The water policy will need to be met before the final plat can be recorded.

The analysis section in the body of this report serves as the Planning and Zoning Department review. Lone Peak Fire Department will review prior to Commission meeting

All frontage is shown to be improved with curb/gutter and sidewalk per Alpine City Standards. Roadway widths and cul-de-sac also meet city code. Street grades meet current code with a minimum of 1% slope (DCA 4.07.090.2). The road grades shown are between 0.50% & 0.94%.

Each utility system will be discussed in more detail below but in general, the development fits well within the city's adopted master plans; no issues regarding utilities were noted. Horrocks reviewed and approved a previously submitted plan for culinary water, pressurized irrigation, and sewer. For culinary waterline sizing, Horrocks had the following comment for the developer to consider: *"Fire flow available in the area surrounding the proposed improvements should be over 1750 gallons per minute at 20 psi for the proposed lines. If developer wishes to have greater fire flow for larger homes then water line should be looped to the east or a larger size installed to Healey Drive on High Bench Road."*

The subdivision is well below the 5,350-foot elevation, which is the highest elevation the existing water system can serve and still provide the minimum 40 psi required by ordinance. The culinary water master plan does not call for the need to upsize any mains within the development area but as noted in the Horrocks review, if the developer wishes to have greater fire flow for larger homes (larger than 4,800 sf), lines bigger than 8-inch would need to be installed. Staff will work with the developer to see what their desires are in terms of home sizes for the area.

1-inch laterals with ¾-inch meters are required, and shown, for each new lot.

The Fire Chief will review plans prior to Commission meeting and prior to final plan approval.

Horrocks modeled the site and found no issues regarding the proposed development in terms of pressurized irrigation. The development can be served by the existing 8-inch main in High Bench Road. New 1-inch laterals are shown to be installed for each new lot. There is one existing 2-inch service that will be required to be removed and capped at the main line

The storm water system design and drainage report has been submitted, reviewed, and approved. The storm water system consists of six sumps that will retain the 100-yr (1% Annual Chance)

storm. Each lot within the development will also be required to retain the 80th percentile storm on its lot. All stormwater from this development will be retained onsite.

March 1, 2016, the State of Utah implemented into the General MS4 Permit (Small Municipal Separate Storm Sewer Systems) the requirement of all developments to evaluate Low Impact Development (aka - LID) for their site. LID is a measure of handling storm water and improving water quality. LID emphasizes conservation and the use of on-site natural features to protect water quality. There are many ways to meet the LID requirement. LID can be met by the use of drainage swales, rainwater harvesting, curb cuts to direct water to smaller local basins, and so on.

The developer shows in the storm water calculations that LID will be implemented at the building permit level with each new lot retaining the 90th percentile storm, which equates to about a 2-year, 1-hr rainfall event for Alpine City. Recently, the state changed this requirement from the 90th percentile storm to the 80th percentile storm event. Retention of the 80th percentile storm is something Alpine is doing for all new homes within the city as required by the State. This is not just done as a measure of protecting water quality but also helps protect against runoff from one property to another.

The development can be served and is shown to connect to the existing 8-inch sewer system in High Bench Road. All lots are shown to gravity flow to that main line. The sewer master plan does not show the need to upsize any mains within the development. A new 4-inch sewer lateral is shown to be constructed to each new lot.

The provided geotechnical report covers the standard items required by ordinance. No hazards were noted in the report or discovered in the process.

The proposed development does not fall within the Geologic Hazards Overlay Zone or the Urban/Wildland Interface and therefore no hazard reports were required of the developer.

There are some minor redlines to correct on the plans.

- A. The proposed plan overall complies with the zoning ordinances of the TR-10,000 and design standards and ordinances;
- B. All new building footprints do not include areas of floodway but may include the flood zone (AE) and require additional approval from FEMA. This should be a note on the plat.
- C. The plan, if it meets the staff recommendation in this document, would not be requesting any exception to the ordinance.

Staff recommend that the Planning Commission review the plans and make a motion to approve the proposed preliminary plat for the Page Court Plat A subdivision, with the conditions that:

- The trail location be determined before final plat approval
- A boundary adjustment be completed between the applicant and the neighboring property that allows the full size of the ROW before final plat approval
- The plat includes a plat note dedicated the proposed public street to Alpine City
- The plat includes a plat note that says that any building footprints into the flood zone (AE) require additional approval from FEMA.

Ross Welch said until the neighbor to the west decides to subdivide, we will put up a fence across his property for privacy. Once he decides to subdivide, the full cul-de-sac with sidewalk will be built. We will stub utilities to that side for future use.

MOTION: Planning Commission member John MacKay moved to approve the Preliminary application of the Page Court Plat A with the following conditions:

1. The trail location be determined before final plat approval.
2. A boundary adjustment be completed between the applicant and the neighboring property shall reflect that ROW as shown.
3. The plat includes a plat note dedicating the proposed public street to Alpine City.
4. The plat includes a plat note that says that any building footprints into the flood zone require additional approval from FEMA.

Jeff Davis seconded the motion. There were 7 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Michelle Schirmer
John MacKay
Troy Slade
Alan Macdonald
Susan Whittenburg
Jeff Davis
Greg Butterfield

Nays:

Excused:

IV. COMMUNICATIONS

Jeff Davis said Utah State Code states we can't prohibit gun sales in the city. Alan Macdonald asked about proximity to a school. Jeff Davis said that does not matter.

Jeff Davis said the flood plain has been engineered.

Susan Whittenburg said the new development at the end of Bald Mountain needs to know about the trails there. They need to provide or repair the trail. Caden Lyon said residents can come talk to him or Shane Sorensen.

Next Planning commission meeting will be on July 7th.

V. APPROVAL OF PLANNING COMMISSION MINUTES: March 31, June 2, 2026, and combined Planning Commission /City Council work session June 3, 2026

MOTION: Planning Commissioner John MacKay moved to approve the minutes for March 31, 2026, as written.

Michelle Schirmer second the motion. There were 7 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Michelle Schirmer
John MacKay
Troy Slade
Alan Macdonald
Susan Whittenburg
Jeff Davis
Greg Butterfield

Nays:

Excused:

MOTION: Planning Commissioner Susan Whittenburg moved to approve the minutes for June 2, 2026, as written.

John Mackay second the motion. There were 7 Ayes and 0 Nays (recorded below). The motion passed.

<u>Ayes:</u>	<u>Nays:</u>	<u>Excused:</u>
Michelle Schirmer		
John MacKay		
Troy Slade		
Alan Macdonald		
Susan Whittenburg		
Jeff Davis		
Greg Butterfield		

MOTION: Planning Commission member Michelle Schirmer moved to approve the minutes for the combined Planning Commission /City Council work session for June 3, 2026 as written.

John MacKay second the motion. There were 7 Ayes and 0 Nays (recorded below). The motion passed.

<u>Ayes:</u>	<u>Nays:</u>	<u>Excused:</u>
Michelle Schirmer		
John MacKay		
Troy Slade		
Alan Macdonald		
Susan Whittenburg		
Jeff Davis		
Greg Butterfield		

MOTION: Planning Commission member Jeff Davis moved to adjourn the meeting.

Greg Butterfield seconded the motion. There were 7 Ayes and 0 Nays (recorded below). The motion passed.

<u>Ayes:</u>	<u>Nays:</u>	<u>Excused:</u>
Michelle Schirmer		
John MacKay		
Troy Slade		
Alan Macdonald		
Susan Whittenburg		
Jeff Davis		
Greg Butterfield		

The meeting was adjourned at 8:16 p.m.