

**RIVERTON CITY PLANNING COMMISSION
MEETING MINUTES
December 10, 2020**

The Riverton City Planning Commission convened at approximately 6:30 p.m. in the Riverton City Municipal Building, 12830 South 1700 West, Riverton Utah.

Planning Commission Members:

Gary Cannon, Chair
Dennis Hansen
Kent Hartley
Ed James
Grant Lefgren
Brian Russell
Troy Rushton

Staff:

Jason Lethbridge, Development Services Director
Tim Prestwich, City Planner
Craig Bott, City Attorney
Trace Robinson, City Engineer

1. CALL TO ORDER/ROLL CALL

Chair Gary Cannon called the meeting to order at approximately 6:30 p.m.

Development Services Director, Jason Lethbridge, reported that they are still operating under levels of restriction due to COVID-19. The meeting would not be open for public comment although comments could be posted through the City's website, emails, or phone calls. There would be no live comments since the systems might not be foolproof. Public hearings would be opened for each of the agenda items.

2. PUBLIC HEARING ITEMS

- A. HOME OCCUPATION, CLIVE SNELSON IS REQUESTING A CONDITIONAL USE PERMIT FOR A HOME OCCUPATION FOR "CK FITNESS" TO BE OPERATED FROM A HOME AT 12843 SOUTH GOSHUTE DRIVE.**

Chair Cannon opened the public hearing.

City Planner, Tim Prestwich, presented the staff report and stated that the application is for a Conditional Use Permit for a home occupation located at 12843 South Goshute Drive. CK Fitness is offering personal fitness training to customers in common scheduled times. They would like to conduct business from 6:00 a.m. to 8:00 p.m. each day. Each customer will come for about one hour. Customers will come at different times during the day. They expect to receive one to six visitors a day. The ordinance allows up to eight. Trainings were to be held in the garage. Customer parking will be offered in the driveway, which can accommodate two cars.

Mr. Prestwich asked how the training will be offered in the garage while having two cars parked in addition to the customers' cars in the driveway. He illustrated how this would occur. The applicant tried to comply with the ordinance and is reserving 50% of the garage for the home occupation. No public comments were received on the application.

Staff recommended approval of the application subject to the conditions set forth in the staff report. One of the conditions specifies that the hours of operation shall be from 6:00 a.m. to 8:00 p.m. Mr. Prestwich stated that the ordinance says 7:00 AM to 7:00 PM, but the Commission could change it. Investigations were still going on about the impact of the home occupation on the neighbors.

In response to a question about the requirements for restroom facilities in a home occupation, Mr. Prestwich stated that there were no requirements. The applicant, Clive Snelson, explained that there is a restroom on the main floor of the home that the customers can use.

Chair Cannon opened the public hearing. There were no public comments. The public hearing was closed.

Commissioner Russell moved to APPROVE Application PLZ-20-2037, CK Fitness, to be located at 12843 South Goshute Drive, subject to the following conditions:

- 1. The site, structures, and use shall remain in compliance with any and all applicable Riverton City standards and ordinances, specifically the City Home Occupation Ordinance (18.190) and applicable Building and Fire Codes.**
- 2. Applicant must obtain and maintain a Riverton City business license.**
- 3. Home Occupation must operate within the Fixed Standards and applicable Qualifications and Conditions as outlined in the Home Occupation Ordinance and this approval.**
- 4. Business-related activities may only utilize 50% of the garage floor area.**
- 5. No more than eight visitors (customers and employees combined) per day shall visit the house for this business. No more than two customers at a time.**
- 6. The hours of operation shall be from 6:00 a.m. to 8:00 p.m.**

Commissioner Hansen seconded the motion. Vote on motion: Brian Russell-Aye, Dennis Hansen-Aye, Kent Hartley-Aye, Ed James-Nay, Troy Rushton-Aye, Grant Lefgren-Aye, Chair Gary Cannon-Aye. The motion passed 6-to-1.

B. HOME OCCUPATION, RONALD HOLLAND IS REQUESTING A CONDITIONAL USE PERMIT FOR A HOME OCCUPATION FOR "BALLISTIC ALLIANCE TO BE OPERATED FROM A HOME AT 1246 SIRMINGO WAY.

Chair Cannon opened the public hearing.

Mr. Prestwich presented the staff report and stated that the request is for a home occupation application for Conditional Use Permit from Ballistics Alliance. The property is located at 1246 Sirmingo Way which is in an older established neighborhood. The home has a garage and a long driveway to provide parking for customers. The use is for firearm sales.

Mr. Prestwich explained that there are always concerns about whether the use should be allowed in neighborhoods. He explained that the Bureau of Alcohol, Tobacco, and Firearms ("ATF") checks on these types of uses and ensures that a Firearms License has been obtained before proceeding. The ATF requires an applicant to attain a business license for conditional use approval and then follow up to get a business license.

Customers come by appointment only. It was noted that guns can be purchased online, shipped to a home, and a time arranged to make an exchange. All of the paperwork and files are completed with the ATF. All ATF requirements and guidelines must be met and there will be very little, if any, impact on the neighbors.

Mr. Prestwich stated that no public comments were received on the item. Staff recommended approval subject to conditions set forth in the staff report. The hours of operation were proposed as 7:00 a.m. to 8:00 p.m. The Commission can reduce that at their discretion.

There were no public comments. The public hearing was closed.

Commissioner James moved to APPROVE Application PLZ-20-2043, "Ballistics Alliance", to be located at 1246 Sirmingo Way, subject to the following conditions:

- 1. The site, structures, and use shall remain in compliance with any and all applicable Riverton City standards and ordinances, specifically the City Home Occupation Ordinance (18.190) and applicable Building and Fire Codes.**
- 2. The applicant must obtain and maintain a Federal Firearms License.**
- 3. The applicant must obtain and maintain a Riverton City business license.**
- 4. The Home Occupation must operate within the Fixed Standards and applicable Qualifications and Conditions as outlined in the Home Occupation Ordinance and this approval.**

5. **No more than eight visitors per day shall visit the house for this business.**
6. **The hours of operation shall be from 7:00 a.m. to 8:00 p.m.**

Commissioner Russell seconded the motion. The motion passed with the unanimous consent of the Commission.

- C. **REZONE**, GORM KLUNGERCIK IS REQUESTING A REZONE OF PROPERTY LOCATED AT 2998 WEST 12600 SOUTH, THE CURRENT ZONE IS PROFESSIONAL OFFICE (C-PO) AND THE REQUESTED ZONE IS GATEWAY (C-G).

Chair Cannon opened the public hearing.

Mr. Prestwich reported that this is a rezone of an existing approved office development west of the High School. The property is located at 2998 West 12600 South. The property location was identified on a map displayed. Mr. Prestwich reported that what has been built so far is the parking and one pad. Five pad sites are available. The applicant built the first building but struggled to fill space. It was planned as a medical office complex.

The applicant approached the City with ideas for different tenants. Mr. Prestwich stated that the problem was that the Commercial Professional Office Zone is more limited in terms of uses that are allowed. As the applicant was exploring potential tenants for the site they determined that it is was in their best interest to apply for a rezone to Commercial Gateway.

Mr. Prestwich identified the Commercial Gateway on the map and stated that it is not out of character with the area. The General Plan designation is Business Park, which makes both the Professional Office zone and the Gateway Zone viable uses within it. Commercial Gateway uses allow for a more of a retail mix than the Professional Office. Mr. Prestwich stated that while the available uses would change with the zoning, the site would still be limited by available parking and the configuration of the site. Staff recommended approval.

Commissioner Rushton asked if the changes would require the applicant to apply for another site plan in case the result would differ from the existing site plan. Mr. Prestwich responded in the affirmative and explained that there will be no significant changes to the site plan. The changes would be mainly to the uses. Commissioner Rushton observed that there is residential to the north of the property and asked about the height restrictions. Mr. Prestwich stated that the height restriction is the same between the two zones and includes a limitation of 20 feet. There is an additional one foot for one every foot in building height separation. The impact on the neighbors will not change because of similar height limitations in both zones.

Commissioner Rushton asked if there is a mechanism for an Interconnect Agreement. Mr. Prestwich stated that the original site plan included a floating easement and there is a cross-connection easement. The applicant, Gorm Klungervik confirmed that there is an

easement that connects to the western portion of the property. It was an existing easement that was required by the Utah Department of Transportation ("UDOT").

Chair Cannon asked the applicant if he has a good relationship with his neighbor to the east. Mr. Klungervik reported that he met the neighbor once and had spoken to him. He explained that they will not be applying for anything extreme on the property, however, there has been an increase in requests for daycare centers, restaurants, and gym type facilities.

Commissioner Lefgren asked if the parking would change with the zone change. Mr. Prestwich stated that the parking ordinance is based on use so it will be the same. Commissioner Lefgren expressed concern with parking if the use is something like a restaurant. Mr. Prestwich stated that he made it clear to the applicant that there will be constraints beyond just the zoning itself with the number of parking stalls. The applicant confirmed that he was aware of that.

There were no public comments. The public hearing was closed.

Commissioner James recommended APPROVAL of Application PLZ-20-4005, the Klungervik Rezone, rezoning the subject properties located at 2998 West 12600 South from C-PO (Commercial-Professional Office) to C-G (Commercial Gateway). Commissioner Hansen seconded the motion. The motion passed with the unanimous consent of the Commission.

- D. REZONE, DEE BANGERTER IS REQUESTING A REZONE OF PROPERTY LOCATED AT 12761 SOUTH 3600 WEST, THE CURRENT ZONE IS LIGHT MANUFACTURING (M-1) AND PROFESSIONAL OFFICE (C-PO) AND THE REQUESTED REZONE IS PROFESSIONAL OFFICE (C-PO) WITH AN ELDERLY HOUSING OVERLAY.**

Chair Cannon opened the public hearing.

Mr. Lethbridge presented the staff report and state that the request is for a rezone of property located at 12761 South 3600 West. The property has frontage onto 3600 West and is part of the Stampin Up company. Stampin Up has made the decision not to expand further and the owner is marketing the property for sale. The parcel is about eight acres in size and has a mix of zoning consisting of CPO and M-1. There is no parcel boundary that corresponds with the original campus plan for Stampin Up. The property is split between the two zones.

Mr. Lethbridge reported that the property to the south is Commercial Professional Office in M-1, which is Light Industrial. To the east is a professional office but with an Elderly Housing Overlay. To the north is RR-22. The bulk of the site is a church meetinghouse but the zoning is Residential. Across 3600 West is Commercial Regional.

Mr. Lethbridge presented the General Plan designation for the property and explained that it includes a mix of Business Park and Light Manufacturing. He reported that there was a recent update to the land use map and the Commission discussed amendments to the

General Plan being required before zoning that differs from the designation in this case. In the proposed amendment, the City did not include an Elderly Housing Overlay or Elderly Housing Designation in the General Plan.

Mr. Lethbridge explained that the adjacent properties bear the Elderly Housing Overlay that is not designated as such in the General Plan. When the potential for the rezone application was brought to the City, the City looked at the General Plan to determine if an amendment was required for the application to proceed. Since there is no corresponding designation, there is nothing for the General Plan to be amended to, which means that the General Plan is 'silent' on the question of the Elderly Housing Overlay in this case. There was no compelling reason why the application could not be accepted. The Planning Commission can decide whether the amendment should be made to the General Plan.

Mr. Lethbridge reiterated that the proposed zoning is Professional Office with the Elderly Housing Overlay. The reason for this proposal is that the Elderly Housing Overlay cannot be applied to Light Industrial in its current form. For the portion not already zoned Professional Office, the proposed rezoning would change that and apply the overlay to the remainder of the property.

Mr. Lethbridge reported that a couple of questions were raised regarding the Elderly Housing Overlay. There is language in the ordinance that specifies that each application pursuant to elderly housing shall be for a site of not less than one and not more than 10 acres. The acreage for the proposal is less than 10. If the rezone is approved, there would be more than 10 acres of contiguous Elderly Housing Overlay. This application, however, is specific to the parcel of less than 10 acres. It was noted that the limitation may impact future site plan applications.

Mr. Lethbridge reported that the applicant is showing a distinct boundary between existing, new, and certain types of project areas. The application met was determined to meet the 10-acre threshold requirement in the ordinance and is 8.32 acres in size. As far as addressing the density limitations in the ordinance, the Elderly Housing has a maximum density of 20 units per acre for Independent Senior Housing. The maximum density for a Nursing Home Convalescent Center or Assisted Living Facility is as approved under the site plan because a Convalescent Center operates in terms of rooms or beds and so discretion was placed with the site plan.

Mr. Lethbridge presented a Concept Plan submitted by the applicant and explained that when a rezone is reviewed and approved, there is no particular site plan or layout being approved. The Concept Plan helps the Commission and the Council understand the applicant's intent in looking at how density can be distributed on the property. He made it clear that if the zoning in the Concept Plan is approved, the zoning runs with the land and will remain consistent for another future owner.

Mr. Lethbridge identified on a map the portion for the Independent Housing and explained that the 20-unit per acre maximum density is not a guaranteed density or an open-ended allowance for the site. The Planning Commission and City Council have the authority to put

limitations on that. The applicant is proposing 10 units per acre for the Independent Housing area. For the Assisted Living Facility, the applicant presented the Concept Plan, which has the potential to expand the existing site. The density is subject to the approval of the site plan. The ordinance includes criteria such as parking capacity on the property.

Mr. Lethbridge explained that the Commission can include conditions with the zoning that was requested in the SD designation. Many of the comments received pertain to traffic and possible restrictions on traffic from the facility. Mr. Lethbridge suggested the Commission use caution when putting sweeping limitations on traffic or access points as these are complicated parts of a site plan and development. He suggested conducting a Traffic Study first to obtain current information. There should also be a better understanding of the density involved.

Mr. Lethbridge reiterated that the Planning Commission could recommend approval or denial in their motion and include specific development designations, including limitations on density. Language regarding continuing the application was also included to allow the Commission to leave the public hearing open until the next meeting scheduled for January 14.

Chair Cannon asked if the current Senior Rehabilitation Facility is under the same ownership and if it would carry through to the new proposed facility. A.J. Green from Rocky Mountain Care, LLC was present representing the applicant. Mr. Green stated that the facility is currently owned by a non-profit entity and leased to a non-profit operator. Rocky Mountain Care provides administrative and support services to both entities.

Mr. Green reported that the application is being made by DEJ Property Holdings, a company that has common ownership with Rocky Mountain Care who provides some management services to DEJ. Mr. Green stated that they are hoping for a decision as contract deadlines with Stampin Up are fast approaching.

Commissioner James asked if the Overlay Designation in the General Plan existed a few months earlier when the Commission reviewed the revision. Mr. Lethbridge stated that the discussions had begun with those areas being called out, however, as the application moved through the approval process, the Commission and the Council removed those areas pending revisions to the Elderly Housing Overlay. He clarified that there are no areas in the General Plan that are designated as Elderly Housing.

Commissioner James asked if the Elderly Housing the Commission previously discussed was a global use in any zone or for residential and other uses. His understanding of the application was that there is an underlying zone with an Elderly Overlay. He also questioned whether Elderly Housing or a Professional Office space could be developed. Mr. Lethridge stated that the Elderly Housing Overlay has limitations on what zones it applies to. He noted that Professional Office is not allowed in the M-1 zone or single-family zones.

Mr. Lethbridge further explained that the Elderly Housing Overlay trumps the underlying zoning. If a developer has the Elderly Housing Overlay Zone in place and decides to go with

the underlying zone, he would be required to rezone the property to remove that. He pointed out that the Elderly Housing Overlay Zone allows for medical uses.

Commissioner James also asked if, after approval, the applicant could decide not to pursue the Elderly Housing since it is not defined well in the General Plan, and develop residential units instead. Mr. Lethbridge stated that Residential within the overlay is restricted to Elderly Housing. He also pointed out that there are height limitations but no size requirements for Elderly Housing.

Commissioner James was concerned that if the application is approved they could end up with something they may not want in the area. He asked what options the applicant has. Mr. Lethbridge explained that currently, there are no limitations in the ordinance regarding unit type. The applicant could decide to have a detached cottage home, a duplex, or a multi-story home as long as they do not exceed the density of 20 units per acre. He reiterated that the Planning Commission could limit that in the SD designation.

Commissioner Rushton asked if the Master Plan would come back with revisions or in a different format if approved without the Elderly Housing Overlay. Mr. Lethbridge reported that there was discussion with the City Council during a Work Session earlier in the month regarding potential tools the City can use to incentivize Elderly Housing in the form of density bonuses or subsidies. A draft amendment for the Elderly Housing Overlay was to be presented to the Planning Commission in January.

Commissioner Rushton questioned if the Master Plan serves as a template for the City, the citizens, property owners, and developers in terms of what will be palatable throughout the City. He pointed out that there was a discussion in August about changing the zoning but the property owner asked that it remain as-is. That decision was now being reconsidered. Mr. Lethbridge reiterated that the General Plan does not give weight to the application and, therefore, there was no sufficient reason for staff to reject the application. Mr. Lethbridge added that some members of the public expressed frustration, however, with regard to private property rights, the City has the responsibility to accept any applicant that comes forward.

Commissioner Rushton asked about the intent of the 10 acres. Mr. Lethbridge explained that the 10 acres exist because the 20 units per acre made available under the Elderly Housing Overlay was fairly aggressive when it was originally adopted by the City. The Council did not consider it high density and were willing to extend that to Elderly Housing. The language will be clarified in the revisions to the Elderly Housing Overlay.

Chair Cannon addressed some of the comments submitted to the City. One concern was traffic. He pointed out that the cost of the rooms at the Senior Rehabilitation Facility is affordable and will result in higher traffic. He also asked why the care facility could not be built on 3600 West to alleviate some traffic. Mr. Lethbridge stated that traffic patterns from an Elderly Housing project looked different a few years ago when the ordinance was originally adopted. He reiterated that addressing traffic, in this case, will require better information and additional studies.

Commissioner Hansen asked if Rocky Mountain Care is overseeing and managing both the nursing home, the assisted living facility, and the independent housing. Mr. Green clarified that the existing facility is a skilled nursing facility that is supported by Rocky Mountain Care. The management company is a non-profit entity and leases the property from another non-profit entity. It had not yet been determined which entity will manage the assisted living facility.

Commissioner Hansen asked if the same management company will be operating the entire spectrum. He also asked whether Rocky Mountain Care will manage a dining hall as part of the assisted living facility. Mr. Green explained that the entity that will run the assisted living facility has yet to be determined. When operating a skilled nursing facility, there is usually a separate entity for assisted living facilities since the two are different operations.

Mr. Green reported that this particular skilled nursing facility will be operated by a non-profit and managed by its employees. It was anticipated that the assisted living facility operating management company will manage this facility with respect to the independent living units. He addressed the point made earlier on the 10 units per acre limit and stated that they were not intending to be part of the Elderly Housing Overlay Zone that allows for a density of up to 20 units per acre. For that reason, they were proposing that the Planning Commission include a restriction of 10 units per acre.

The cottage homes were proposed due to the high demand. They would also provide a smooth transition for those wanting to be close to their families in the area. The homes have been very successful elsewhere. Rocky Mountain Care will not operate the independent living cottages and they will be owned by the residents. Mr. Lethbridge further confirmed that the property will be on 8.43 acres.

Commissioner Rushton pointed out that during a recent Zoom call with the neighborhood in November, 8.32 acres or RM-8 was discussed for consideration. Ben Oveson, Rocky Mountain Care's Director of Real Estate Development, confirmed that that was the case. He explained that they can move forward but it would be questionable as to whether they can purchase the property with that density. Commissioner Rushton stated that the concept shown is what was discussed on the Zoom call.

Mr. Oveson explained that after further analysis, they discovered that RM-8 was not profitable for development, which was why they were seeking 10 units per acre. He addressed concerns relating to height and stated that the property would be restricted to a height of 35 feet or 2.5 stories. Large apartment complexes would not be possible at a density of 10 units per acre due to elevator restrictions for independent living.

Commissioner Lefgren indicated that he was present when the first portion was rezoned. He asked if there was a record of any commitment that came in with the existing zoning for the parcel. Mr. Lethbridge stated that he had reviewed it and found no restrictions placed on the zoning at that time concerning the orientation of the building or access under Water Street. In response to an inquiry, Mr. Lethbridge confirmed that there would be additional

setback requirements to the residential on the east side of the building, which will have two stories.

There were no further public comments. Chair Cannon closed the public hearing.

Motion verbiage was discussed. It was noted that if the Commission chose to continue the motion to the next meeting, it would be necessary to reopen the public hearing.

Commissioner Lefgren moved to reopen the public hearing. Commissioner Rushton seconded the motion. The motion passed with the unanimous consent of the Commission.

Commissioner Lefgren asked about the applicant's stand on the proposal since a lot of the responses received were in opposition. Mr. Oveson reported that he spoke to all the neighbors who are in direct contact with the property. He received some negative feedback but the majority expressed support and signed the petition. He felt there was a lot of support from the neighbors.

Commissioner James stated that the petition he received contained eight signatures. Other comments were received a few hours prior to the meeting. He thought the Commission should be considerate of the neighborhood and consider what has been presented in the past. There were a lot of questions that still needed to be answered. He noted that the City Council needs to provide direction on the definition of Elderly Housing. He was concerned about approving something that is not in writing and suggested that the residents be given an opportunity to provide additional comments.

Commissioner Rushton agreed and with Commissioner James and stated that the Commission should be aware of the impact of elderly housing on residents, traffic, and visitation with regard to COVID-19.

Commissioner Hansen pointed out that every time an application has come in for that particular property, the concern was always that it would create traffic. There were also concerns with overburdening the schools. Commissioner Lefgren stated that this proposal is the best for the area because it would not overburden the schools. Most of the residents will be empty nesters or in a nursing home.

Commissioner Lefgren reiterated that it was clear from the comments and signatures received that the residents either want low density or for the current zoning to remain as-is. Based on parking, traffic, and school concerns it was clear that the residents were not opposed to housing but wanted something lower than 10 units per acre.

There were no further public comments. The public hearing was closed.

Commissioner James recommended DENIAL of Application PLZ-20-4006, the DEJ Holdings Rezone, rezoning property located at 12761 South 3600 West from M-1 & C-PO to C-PO/EHOV (Professional Office with Elderly Housing Overlay). Commissioner

Rushton seconded the motion. Vote on motion: Brian Russell-Aye, Dennis Hansen-Nay, Kent Hartley-Nay, Ed James-Aye, Troy Rushton-Aye, Grant Lefgren-Aye, Chair Gary Cannon-Aye. The motion passed 5-to-2.

- E. REZONE,** ERIC SCHROFF IS REQUESTING A REZONE OF PROPERTY LOCATED AT 12814 SOUTH SUNDAY DRIVE, THE CURRENT ZONE IS RR-22 (SINGLE-FAMILY ONE-HALF ACRE LOTS) AND THE REQUESTED ZONE IS R-3 (SINGLE-FAMILY 14,000 SQUARE FOOT LOTS).

Mr. Prestwich presented the staff report and stated that the request is for that this is a shop rezone located on the west side of the City. The location of the subject property was described. The property is a standalone parcel that is two acres in size. An existing house that faces Sunday Drive on the southeast corner of the property and on the northside is a large barn. The general plan for the property is low-density residential. The current zoning is R-1 and the General Plan designation corresponds with R-3 zone, a 14,000 square foot lot that the applicant is requesting.

Mr. Prestwich displayed photos showing the General Plan and zoning and reported that the area between 4570 West and Sunday Drive, extending from Dutchman to the SLR property, is currently in the RR-22 zone. The zoning of surrounding properties was described as R-3, R-4 SD, and RR-22.

The applicant asked that the City start the rezone process in the area for R-3, 14,000 square foot lots, single-family residential. Several comments had been received from neighbors expressing concern about the narrowness of Dutchman Lane.

Mr. Prestwich explained that regardless of the zoning, any development will have to address Dutchman Lane as part of the subdivision review process. Other residents suggested matching the zoning to the north.

Chair Cannon addressed concerns with the narrow road and stated that it was not intended to be a carrier road. The neighbors to the north were concerned about additional traffic. Chair Cannon stated that the surrounding property has a very large gas line running through it. A new developer would encounter challenges on the surrounding property. He asked if there was a way to give the developers what they need where it is already master-planned and provide a carrier road with additional footage.

Mr. Prestwich explained that the width of Dutchman Lane came with the Kyson Creek Subdivision and it was approved with a less than standard width road. Dutchman Lane has a curb on the south side but there is no sidewalk or park strip. The width of the asphalt was also less than the standard width of the road.

There is a Master Transportation Plan for a road connection but it does not meet the minimum standards and would need to be upgraded. The upgrade would occur with a subdivision application regardless of the zoning. If it is split in an R-1, a subdivision could be done with some road improvements but there would not be enough acreage to get two

R-1 lots. For RR-22 and R-3, there could be a road dedication, road improvements, and additional lots.

In response to an inquiry regarding the width of the asphalt, Mr. Prestwich stated that it was either 24.5 or 26 feet. The City standards require a width of 29 feet. Chair Cannon stated that an additional three feet could meet the needs of the additional traffic that would come with additional lots.

The applicant, Eric Schroff, reported that the intent is to build a quality product without taking anything away from the existing homes on Dutchman Lane and Sunday Drive. He confirmed that the road is narrow but added that they are building a couple of houses that will not have an impact on traffic or the road. The sidewalk, curb, and gutter would be part of the development. The surrounding property will also have the same when it is developed.

Commissioner Rushton recommended widening the section covered by the parcel and making a footnote on the rest of the lane so that the next developer will also widen it. Mr. Prestwich stated that that would come with the development. The improvements being built on the wider width on the first parcel will be a signal to the next developer that it is going to be widened.

There were no further public comments. The public hearing was closed.

Commissioner Lefgren recommended APPROVAL of application PLZ-20-4007, rezoning property located at 12814 Sunday Drive to R-3.

Commissioner Rushton asked if the motion should specify the road being widened. Mr. Prestwich stated that regardless of the rezone, the Commission will see the application again as a subdivision approval.

Commissioner Rushton seconded the motion. Vote on motion: Brian Russell-Aye, Dennis Hansen-Aye, Kent Hartley-Aye, Ed James-Nay, Troy Rushton-Aye, Grant Lefgren-Aye, Chair Gary Cannon-Aye. The motion passed 6-to-1.

F. CONDITIONAL USE, BRIAN BORG IS REQUESTING A CONDITIONAL USE PERMIT FOR A DENTAL OFFICE IN THE NEIGHBORHOOD COMMERCIAL (C-N) ZONE TO BE LOCATED AT 3479 WEST 12600 SOUTH.

Chair Cannon opened the public hearing.

Mr. Prestwich presented the staff report and stated that the request is a conditional use for the Riverton Heights Dental Office. Brian Borg is the applicant. The property is located off of 12600 South at about 3550 West. It is a one-half acre standalone parcel that has existed for several years. The rezone to Commercial Professional occurred in 2006 or 2007 but nothing was ever developed. The General Plan shows that the entire area is zoned Professional Office.

The zoning is mixed with the Elderly Housing Overlay in the M-1 to the south, the church to the east, which is RR-22, and two residents to the south, also RR-22. The parcel in question is Commercial Neighborhood ("CN"), which consists of primary uses along roads in a neighborhood setting. A lot of the uses in the CN zone are conditional including physicians, dental, and other professional medical offices.

A conceptual site plan was presented showing the location of the parcel and the surrounding uses. The applicant had not gone very far with the concept because they wanted to be aware of any additional requirements the City might have before proceeding to get an engineering consultant for the design. Staff had an opportunity to review the plans which include a 3,600 square foot building that will be close to 2600 West. The applicant prefers the access to be shared with the property to the west.

UDOT will ultimately approve the access point. If there is no shared access, the City ordinance will require cross connectivity when the applicant comes for a site plan. This will happen in about three months if everything works out smoothly. Staff recommended approval of the conditional use subject to conditions. There was no feedback received on the application.

Chair Cannon asked if the private lane access is residential use. Mr. Prestwich stated that it is and explained that there is a big lot and a smaller lot, both are residential uses. Chair Cannon further asked if it would be feasible to incorporate the private lane access into the access for this commercial use. This would eliminate an access rather than create a new one. Mr. Prestwich reported that the owner of the private lane was against the idea of giving access rights. Mr. Schroff confirmed that he had offered to improve the access to the private lane but the owner had refused.

There were no further public comments. The public hearing was closed.

Commissioner Russell moved to APPROVE Application PLZ-20-2041, "Riverton Heights Dental Conditional Use Permit" to be located at 3479 West 12600 South with the following conditions:

- 1. Submit a site plan application and plans for review by city staff and for approval by the Planning Commission.**
- 2. Storm drainage systems and accommodations comply with Riverton City standards and ordinances, and with the recommendations of the Riverton City Engineering Division.**
- 3. The applicant shall complete a Long-Term Stormwater Management Plan or Storm Water Maintenance Plan according to Riverton City standards and ordinances.**

- 4. The applicant must obtain any necessary approvals or permits from applicable outside agencies or jurisdictions including UDOT for access management on 12600 South.**
- 5. The site and structure shall comply with all applicable standards and ordinances of the City, including the International Building and Fire Codes.**

Commissioner James seconded the motion. The motion passed with the unanimous consent of the Commission.

- G. SITE PLAN, PARKSIDE PHASE 3, RIVERTON RANCH, LLC IS REQUESTING FINAL SITE PLAN APPROVAL OF AN ELDERLY HOUSING RESIDENTIAL DEVELOPMENT LOCATED AT APPROXIMATELY 4245 WEST 12900 SOUTH.**

Chair Cannon opened the public hearing.

Mr. Lethbridge presented the staff report and stated that this is Phase 3 of the Parkside Project, which has been developed in a couple of phases. Phases 1 and 2 are underway. A map was presented showing the location of Phase 3. A power corridor runs along the parcel and separates Phase 3 from Phase 2. The zoning of the property is RM-14 with an SD designation and the Elderly Housing Overlay. The properties to the south and east are part of the SLR project area, which allows for residential densities extending into single, multi-family, and commercial uses. It is governed by a Development Agreement. To the west across the canal, the property is zoned R-4 SD. R-4 is a single-family designation and the SD allows for a mix of lot sizes.

Mr. Lethbridge reported that the project was approved with all three phases. Phases 1 and 2 included a mix of cottage homes along the canal and more standard townhomes within the remainder of the project area. Phase 3 includes an Elderly Housing Overlay and assisted living/congregate care. The SD designation was a land use density corresponding with Exhibit B and connectivity within the site area.

The proposal includes 82 units on 6.12 acres. The unit type includes a two-car garage as well as guest parking. The unit type and size were determined to comply with the standards in the Elderly Housing Zone. It does not exceed the maximum height and there are no limitations in the ordinance on what particular uses may look like. The Elderly Housing Overlay does not further define assisted living and lists it as one of the uses within the zone.

The basic layout of the units allows for main floor living and additional caregivers to be present in the home. The Planning Commission will determine whether assisted living complies with what is stipulated in the SD designation indicating assisted living. The only limitation in the zoning was that the land use and density be consistent with the diagram presented.

Mr. Lethbridge reported that a comment was raised that the same limitations on detached units along the canal are part of the Phase 3 limitations. He clarified that this was not the case. There was not a strict requirement in the ordinance for detached cottage units along the canal or stipulations on height outside of what is in the ordinance.

The applicant included a draft copy of CC&Rs with the application. One of the requirements of the Elderly Housing Overlay Zone is that the uses be restricted to the elderly. The HOA specified that 80% of the units will be strictly limited to senior housing. The City's Elderly Housing Overlay currently specifies that no residents under the age of 55 be allowed. State and Federal law is contrary and accepts the 80/20 mix as the acceptable standard for elderly housing. The stipulations in the CC&Rs were determined to be consistent with what is allowed under State law. There are also restrictions within the HOA that will limit the uses to elderly housing to the extent allowed by state and federal law.

Commissioner Hartley asked if the floor plans accommodate seniors. Mr. Prestwich presented the floor plans and stated that the garage is on the ground floor and there is an ADA accessible unit on the opposite side of the garage. Site circulation was discussed.

Chair Cannon commented that the project is unique and will allow a resident to have a caregiver. Commissioner James asked if the streets shown will be dedicated public streets.

Commissioner James was still concerned about driveways that have curbs. He also asked if there was anything in the SD on architectural elevations to break up planes. Mr. Prestwich stated that the SD requires 35% of the exterior shall be brick or stone.

Mr. Lethbridge provided clarification on the 80/20 point and stated that 80% of the units can be restricted to those aged 55 and older. The remaining 20% would be open to residents of all ages. This ratio was implemented by the State and Federal government to avoid discrimination based on age and to avoid situations where caregivers younger than 55 would have to move out in the event the senior resident passes away. It was noted that this would be enforceable by the HOA or a civil suit depending on the nature of the project.

Commissioner Rushton asked how the 80/20 aspect would take place in the event a parcel is approved with a 100% elderly overlay. Mr. Lethbridge explained that the 80/20 ratio is an overriding requirement above Riverton City because it is part of State Code. Revisions will be made to the Elderly Housing Overlay Zone to bring it into compliance with State Code, however, where there is conflict, it will support State or Federal law. Mr. Lethbridge further explained that the applicant is required to provide evidence of how they will ensure compliance with the Code.

The applicant, Doug Young, stated that they have built many congregate-care facilities where elderly people can stay with their caregivers. Assisted living centers are expensive and this would be a needed addition to the existing elderly housing facilities. Mr. Young reported that the 80/20 split was done for the Carson Hamilton School to accommodate special needs children in the ADA unit. Positive responses were received about the split.

Commissioner Rushton asked for additional details on the amenities. Mr. Young stated that there are four RV parking spaces, a trail system that goes around the perimeter of the property, a dog park, pickleball courts, and a playground. Mr. Young reported that the garages are about 20 feet wide. There was concern regarding the width of the garage, which will limit the number of wheelchairs that can be parked in the garage to one. Mr. Young reported that there is additional parking outside the garage. Some of the upstairs units will have internal elevators.

Commissioner Hartley stated that additional parking is needed to avoid on-street parking since the driveway is not large enough to accommodate a car. He suggested that additional parking be required and included as a condition of approval.

Commissioner Rushton expressed concern about the few amenities and pointed out that this is the last parcel in the development. There should be full community amenities before residents move in rather than contemplated after the project is built out. Mr. Young reiterated that this was a difficult property because of the power and gas lines running through it. Pickleball courts, dog parks, benches, and other amenities were included because it is a passive community. Some work was also being done with the SLR property to put in the trails systems and the parks. He pointed out that there will be no clubhouses in the community. In response to an inquiry, Mr. Young stated that the property with the power lines is owned by the power company and is not included in the open space calculation.

Mr. Prestwich reported that numerous public comments were received by staff. Most of the neighbors indicated that they were shown a single-story project. Others commented on the additional traffic that will be created. Mr. Prestwich explained that Phases 1 and 2 were first presented with a master site plan and then brought back to the Commission as a final site plan. The phase will not be presented again so approving it would give the applicant the green light to go ahead with the construction. Everything had to be worked out at this point.

In response to an inquiry about best practices for amenities, Mr. Lethbridge stated that the Parks Department does not get involved in private amenities. It does take into account the growth and development in assessing park needs. There are requirements within the SLR Project area looking at serving the broader region. He further explained that looking back to phase in amenities would be outside the scope of the current application since they have been approved.

Commissioner Rushton suggested that the City continue working with Rocky Mountain Power to find ways to utilize the corridor. Arrangements could be made to provide landscaping and other uses along the entire length of the corridor. Mr. Lethbridge agreed and stated that there is a six-foot masonry fence between the property and the canal.

It was noted that 20 more parking stalls should be added to the 42 proposed in the site plan. An idea was also raised to incorporate the dog park with the proposed public area to create additional parking. Mr. Young stated that the detention is part of Phase 2 rather than Phase 3. It was suggested that the applicant come back with plans to show how the additional stalls would impact the site.

Commissioner James was concerned about the parking for guests being inadequate and placed far from the units. He also thought there were too many units within the property that would create constraints with parking and the public utility lines such as the gas line and the sewer. Chair Cannon commented that the product is good and will address the issues of expensive care facilities in the area.

Commissioner Russell raised a point that was discussed previously regarding requiring one additional parking stall per unit. He agreed that the 62 extra stalls would be enough to address parking concerns. Concern was raised about the garage being used for storage. It was clarified that the HOAs do not allow for storage inside the units. The requirement is to park two cars inside the garage. Mr. Young reported that there will be storage beneath the staircases to address the need for overhead storage. He reiterated that all other zoning requirements had been met.

Commissioner Lefgren reported that the Planning Commission was working within the confines of the parameters that had already been established in the other two phases. Commission Rushton suggested that the amenities be in place within 90 days of the first occupancy. It was agreed that the amenities must be complete within six months of the Certificate of Occupancy being issued for the first unit. Landscaping would be provided within 90 days, weather permitting.

There were no further public comments. The public hearing was closed.

Commissioner Lefgren moved to APPROVE Application PLZ 19-8005, the Parkside Phase 3 Site Plan, to be located at 4245 West 12900 South, with the following conditions:

- 1. The site and structures shall remain in compliance with the requirements of the Elderly Housing Overlay Zone, including age-related limitations on occupancy, to the extent allowed by Utah State Code.**
- 2. The owner will provide final copies of the executed CC&R's for the development, including language approved in advance by the Riverton City Attorney regarding age-related limitations on occupancy, prior to the recordation of a plat and/or issuance of any building permits.**
- 3. Address any outstanding Riverton City staff redline comments on the plans.**
- 4. Storm drainage systems and accommodations comply with Riverton City standards and ordinances, and with the recommendations of the Riverton City Engineering Division.**

5. **The applicant completes a Long-Term Storm Water Management Plan or Storm Water Maintenance Plan according to Riverton City standards and ordinances.**
6. **The applicant must obtain any necessary approvals or permits from applicable outside agencies or jurisdictions.**
7. **The site and structure shall comply with all applicable standards and ordinances of the City, including the International Building and Fire Codes.**
8. **Landscaping for the Rocky Mountain Parcel shall be completed prior to issuance of occupancy for the first building.**
9. **Landscaping surrounding each unit shall be completed prior to issuance of occupancy for that unit.**
10. **Each unit to display address numbers on both the front and rear entrance or as otherwise approved by the Fire Marshal.**
11. **The applicant shall provide an additional 20 parking stalls.**
12. **Amenities including tot lot, landscaping, and others, be completed within 90 days of first granting of the Certificate of Occupancy.**

It was clarified that condition number nine is specific to the landscaping around the unit itself and not to areas of open space or amenities.

Commissioner Russell seconded the motion. Vote on motion: Brian Russell-Aye, Dennis Hansen-Nay, Kent Hartley-Aye, Ed James-Nay, Troy Rushton-Aye, Grant Lefgren-Aye, Chair Gary Cannon-Aye. The motion passed 5-to-2.

H. TRANSPORTATION MASTER PLAN, RIVERTON CITY IS PROPOSING AMENDMENTS TO ITS TRANSPORTATION MASTER PLAN.

Chair Cannon opened the public hearing.

City Engineer, Trace Robinson reported that the Transportation Master Plan was approved previously but there were items that needed to be cleaned up. There was also another plan that was not submitted at the time the Commission went through the agreements. There was an agreement with UDOT to install the traffic signal on Redwood Road when warranted. This was also included in the plan.

It was noted that the road networks have been updated and some of the road sizes were changed. Some road labels that did not show well were relabeled. Relabeled roads included Redwood Road, Bangerter Highway, 11800 South, 12600 South, and 13400 South.

The former Merit Badge logo was changed to the new Riverton logo. The width of 1300 West was also throttled down as one leaves 12600 South. It is a minor arterial and provides access to the Rodeo grounds. There are also two proposed traffic signals. One is near the Rodeo grounds that goes into 12830 South. It then goes to a 66-foot right-of-way to 13200 South, which is a major collector. From there toward the S curve it becomes a minor collector. 13200 South was shown as a minor collector. New roadways were added. Sentinel Boulevard/4500 West was shown as a future road but it has been completed. Tingey Parkway is the new road that connects to Costco and is under construction. Curb and gutter had already been constructed and it was ready to be paved.

Old Liberty Way Phase 1 was completed last July. The City's portion of the project was from Majestic Rise Parkway. From there to 12600 is an STP project, which is a five-lane road that will include a possible future TRAX corridor. Construction began on November 9 and was scheduled to be completed by June 5, 2021. 50% of the storm drains have been constructed, most of the earth moving is done, and it was ready for road base. It was expected to be completed in the next few months. Proposed roadways were also shown on the plan. They will be completed as part of the Edge Home project and Riverton City will pay for half of it. Herriman will pay for the other half.

The plan shows an extension of Dutchman Lane going through the Parkside Phase 3 project. The extension will go to Old Liberty Way. Majestic Rise Parkway was also completed to the Welby Canal. It will go out to bid in the next one or two months and will tie into Old Liberty Way.

Another traffic signal was proposed on 13800 South and 4500 West and the Master Plan was nearing completion and expected to be completed within one or two years. Commissioner James asked what will take place after completion. Mr. Robinson reported that the roads will then be widened. With regard to the Wasatch Front 2050 Plan, reverse flex lanes were being considered on 12600 South and possible flex lanes on 13400 South.

Commissioner James asked if there was a way to control the traffic situation and accidents on 2700 West. Mr. Robinson explained that at one time 2700 West was a wider road but South Jordan narrowed it down. A study could be conducted to look at ways to improve it.

In response to an inquiry regarding Lovers Lane, Mr. Robinson stated that they have gone out to bid on a project for the S Curve, which will be widened to a two-lane road with bike lanes on each side of the road. There were plans to extend Lovers Lane to make it wide enough to meet Fire Code.

There were no further comments. The public hearing was closed.

Commissioner James moved to APPROVE the Master Transportation Plan, as shown. Commissioner Hartley seconded the motion. The motion passed with the unanimous consent of the Commission.

3. DECISION ITEMS

A. FINAL SITE PLAN, BANGERTER CROSSING, GREG LARSEN IS REQUESTING FINAL SITE PLAN APPROVAL OF A COMMERCIAL SITE PLAN TO BE LOCATED AT 12754 SOUTH REDWOOD ROAD.

Mr. Prestwich presented the staff report and stated that the final site plan has been in existence for some time. The original site plan was completed many years ago. There has been a vacant piece of property at the edge of Redwood Road and Bangerter Highway to the south of Burt Brothers Tires. It was originally master-planned as a commercial center but the Planning Commission and City Council changed the zoning in the back to Residential. The parcel in question remained Commercial.

Mr. Prestwich presented a map showing Commercial Gateway zoning and access coming off of Redwood Road from a shared driveway with Burt Brothers. The access goes back to Cardon Square where there is an easement already in place. The 8,000 square foot site is a multi-tenant building with 54 parking stalls. The easternmost unit will have a drive-thru. Cardon Square on the west has an existing six or eight-foot masonry wall. Along the south side is a UDOT chain link fence. The ordinance did not require this to be changed with the Country Life Care to the east. UDOT has already installed the sidewalk, curb, and gutter out front. There were no park strip or park strip trees. The applicant landscaped the rest of the site and it was determined to meet the minimum standards for the site.

An ordinance was passed some time ago that allowed a developer to remove the island if they have a narrow or small storefront. The ordinance applies to this application and rather than having a parking island they can park along the entire front of the building. Stone and stucco were proposed to break up the roofline and the front of the building with a variation of materials and depth. The ordinance specifies that one-third should be covered with brick and stone. The Commission could add a condition that the stone be extended. There is also a limitation on glass along the front. If there is too much, it can be adjusted in the motion.

The Landscaping Plan showed trees along the south, separating the street from the parking area. There are no trees on the western property line as there is nothing for the neighbors to screen. The Landscaping plan was determined to meet the minimum requirements. Staff recommended approval. It was noted that the final site plan was not sent out for public comment and had been under staff review for several months.

Commissioner Russell to APPROVE Application PLZ-18-8010, Bangerter Crossing Final Site Plan to be located at 13754 South Redwood Road with the following conditions:

- 1. Address any outstanding redlines and obtain final staff approval of the plan set.**

2. **Storm drainage systems and accommodations comply with Riverton City Standards and ordinances, and with the recommendations of the Riverton City Engineering Division.**
3. **The applicant shall complete a Long-Term Storm Water Management Plan or Storm Water Maintenance Plan according to Riverton City standards and ordinances.**
4. **The applicant must obtain any necessary approvals or permits from applicable outside agencies or jurisdictions.**
5. **The site and structure shall comply with all applicable standards and ordinances of the City, including the International Building and Fire Codes.**
6. **The applicant shall screen rooftop mechanical equipment from view.**

Commissioner Hansen seconded the motion. The motion passed with the unanimous approval of the Commission.

- B. FINAL SITE PLAN, RIVERTON BUSINESS PARK, STEVE MARX IS REQUESTING FINAL SITE PLAN APPROVAL OF A COMMERCIAL SITE PLAN TO BE LOCATED AT 12705 SOUTH 4150 WEST.**

Mr. Prestwich presented the staff report and stated that the site plan went through the two-step process of a Master Plan and a Final Site Plan. The Master Site Plan was noticed as a public hearing earlier in the year. The project includes two phases. Phase 1 is on the west side and will include the smaller building and parking. It also includes Parcel A and Dutchman Lane on the south and 4000 West or a continuation of Dutchman Lane extending to 12600 South on the east. The applicant has worked with IHC and nearly all of 4000 West is built on property owned by IHC. There are existing water lines and utilities and it lines up with the intersection.

4000 West and Dutchman are lined with trees and a 66-foot right-of-way is shown on the Master Transportation Plan. Full Improvements will occur on Dutchman. The parking was determined to meet the parking standard requirements. The requirements for open space were also met. Mr. Prestwich pointed out that the ordinance specifies that an unbuildable parcel cannot be created but because of where the road needs to be, nothing can be done on Parcel A. The applicant tried to work with the owner to the south but there was no agreement in place. It could be joined with something else in the future.

Mr. Prestwich identified a road that was included in Phase 2. The landscaping of the parcel was also tied to Phase 2 which was also connected to the road. With the road being in Phase 1, Mr. Prestwich presented a change in the condition to have the parcel landscaped in Phase 1. It was understood that this may not happen if the building is complete and development occurs to the south. It was agreed that it was pointless to have the developer

put in the landscaping and have it removed a short time later. The Commission could decide on the timing of the landscaping. Mr. Prestwich suggested including a condition to tie the landscaping to Phase 1 or 2.

Since there was no agreement with the property owners to the south, staff thought an acceptable alternative was to preserve the intersection and the ability to connect it to the south in the future. The curb will be removed and a radius installed in the event a connection is needed. As for the landscaping, the requirement was to have walls to improve the landscaping. It was noted that the applicant had met that requirement. Trees line the parking lot and there are walls to break up the screening.

Mr. Prestwich reported condition number six set forth in the staff report had already been met. No public comments were received.

Commissioner James moved to APPROVE Application PLZ-20-8009, Riverton Business Park Final Site Plan to be located at 12705 South 4150 West with the following conditions:

- 1. Address any outstanding redlines and obtain final staff approval of the plan set.**
- 2. Storm drainage systems and accommodations comply with Riverton City Standards and ordinances, and with the recommendations of the Riverton City Engineering Division.**
- 3. The applicant shall complete a Long-Term Storm Water Management Plan or Storm Water Maintenance Plan according to Riverton City standards and ordinances.**
- 4. The applicant must obtain any necessary approvals or permits from applicable outside agencies or jurisdictions.**
- 5. The site and structure shall comply with all applicable standards and ordinances of the City, including the International Building and Fire Codes.**
- 6. Execute and record an access easement or agreement with the north adjoining property owner (Riverton City) for the shared access at the northwest corner of the site onto Old Liberty Way (4150 West).**
- 7. Parcel A shall be labeled on the plat as 'unbuildable by itself'.**
- 8. Parcel A is to be landscaped by the developer prior to occupancy of Phase 2 and maintained by the owners of Lots 1 and 2 until it is incorporated into another approved site plan.**

9. **Subdivision and 4000 West Road Dedication Plat be recorded prior to issuance of building permits.**
10. **Dutchman Lane and 4000 West road improvements shall be installed and approved by the Engineering Department prior to the Occupancy of the first building.**

Commissioner Hartley seconded the motion. The motion passed with the unanimous consent of the Commission.

The applicant, Steve Marx, the applicant, stated that the idea behind the remnant parcel was not to landscape it but to incorporate it into the development to the south. He requested more time to address the issue and was willing to landscape it with Phase 2. As an alternative, they could do a carve-out bond that will allow time for the parcel to be improved when the property to the south is developed. Mr. Marx felt that the parcel should match what is going on to the south.

Commissioner Russell moved to vacate the first motion. Commissioner Hansen seconded the motion. The motion passed with the unanimous consent of the Commission.

It was noted that the developer should not do any landscaping until Phase 2 is completed and a bond is put forward.

Mr. Marx pointed out that if he chose to sell the property he would not be able to landscape and maintain without an easement. He did not want the bond to be tied to the sale of the property. The City also did not have a mechanism to track the sale of the land and release the bond.

Commissioner Hansen moved to leave the previous motion as-is with conditions 1 through 10 and the amendment to condition 8. Commissioner Lefgren seconded the motion. Vote on motion: Brian Russell-Aye, Dennis Hansen-Aye, Kent Hartley-Aye, Ed James-Nay, Troy Rushton-Aye, Grant Lefgren-Aye, Chair Gary Cannon-Aye. The motion passed 6-to-1.

4. DISCUSSION ITEMS

There were no discussion items.

5. MINUTES

A. September 10, 2020.

Commissioner Russell moved to APPROVE the minutes of September 10, 2020. Commissioner Hansen seconded the motion. The motion passed with the unanimous consent of the Commission.

B. November 12, 2020.

Commissioner Russell moved to APPROVE the minutes of November 12, 2020. Commissioner Hansen seconded the motion. The motion passed with the unanimous consent of the Commission.

6. ADJOURNMENT

The meeting adjourned at approximately 9:50 p.m.