

**RIVERTON CITY PLANNING COMMISSION
MEETING MINUTES
September 23, 2021**

The Riverton City Planning Commission convened at approximately 6:30 p.m. in the Riverton City Hall, 12830 South Redwood Road, Riverton Utah.

Planning Commission Members:

Natalia Brown
Keith Breinholt
Shelly Cluff
Grant Lefgren
Brian Russell

Staff:

Jason Lethbridge, Development Ser. Director
Ryan Carter, City Attorney

1. CALL TO ORDER/ROLL CALL

In the absence of Chair Rushton, Commissioner Lefgren reported assumed the Chair and called the meeting to order at approximately 6:30 p.m. Commissioner Breinholt led the Pledge of Allegiance.

2. PUBLIC HEARING ITEMS

A. CONDITIONAL USE HOME OCCUPATION – “KEYS SHORT-TERM RENTAL” LOCATED AT 1119 BUCKWHEAT CIRCLE. APPLICANT – VIRGINIA KEYS.

Development Services Director, Jason Lethbridge presented the staff report and stated that the request is for a short-term rental, which is permitted in homes as a Conditional Use under the Home Occupation Ordinance. He explained that this same ordinance governs other home-based businesses. However, there are additional standards and conditions that are specific to short-term rentals. The subject property is located at 1119 West Buckwheat Circle in the middle of a single-family residential neighborhood. Mr. Lethbridge reported that the application complies with all City standards and requirements. The property is zoned R-4 and is consistent and compliant with all requirements in that zone. The property has a driveway that is four cars wide and has sufficient off-street parking. Additionally, there is a fenced backyard.

Mr. Lethbridge explained that the ordinance includes several rules and requirements for short-term rentals. The Planning Commission can also impose additional conditions that they feel are necessary to mitigate potential negative impacts. Mr. Lethbridge stated that the Business License cannot be issued until the Conditional Use Permit is approved. The applicant was unable to be present but sent an email that was provided in the packet. She agreed to fully comply with the ordinance requirements. It was confirmed that the applicant owns the property and it is owner-occupied. The applicant provided an Affidavit stating that she resides in the home and will live there in compliance with the ordinance. The applicant also provided information indicating there is no Homeowners Association (“HOA”) and no

Covenants, Conditions, and Restrictions (“CC&Rs”). Staff recommended approval with the conditions set forth in the Staff Report.

Commissioner Lefgren opened the public hearing. There were no public comments. The public hearing was closed.

Commissioner Cluff asked if the applicant plans to rent out the property while she is gone or if she will be staying on site. Mr. Lethbridge stated that it will be a combination of both. The applicant indicated that she travels for her job on occasion but there will be supervision available for the home. Commissioner Brown asked if there had been any feedback from the neighbors. Mr. Lethbridge reported that staff received a few phone calls but they were inquiries about the notice.

Commissioner Russell moved to APPROVE Application PLZ-21-2035, Keys Short-Term Rental, to be located at 1119 Buckwheat Circle with 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. Short-term rental must be operated within the rules and regulations for short-term rentals as described in Riverton City Code 18.190.051.**
- 3. Applicant must obtain and maintain a Riverton City business license.**

Commissioner Cluff seconded the motion. Vote on motion: Commissioner Russell-Aye, Commissioner Lefgren-Aye, Commissioner Breinholt-Aye, Commissioner Brown-Aye, Commissioner Cluff-Aye. The motion passed unanimously.

B. CONDITIONAL USE HOME OCCUPATION – “MGMA, LLC” LOCATED AT 13654 DAGGERWING WAY. APPLICANT – DONALD EASTWOOD.

Mr. Lethbridge presented the staff report and stated that the request is for a home-based business for property located at 13654 Daggerwing Way. The Home Occupation is for a Federal Firearms License-related business and the property was determined to be compliant with the standards of the underlying zone. Mr. Lethbridge reported that most of the business is conducted online but the applicant expects to have one or two customers per week. Since the applicant wants the ability to have customers arrive after 7:00 p.m., the Conditional Use Permit is required.

The recommended conditions included a requirement that the applicant obtain and maintain the Federal Firearms License (“FFL”) through the Bureau of Alcohol, Tobacco, and Firearms. Mr. Lethbridge explained that this type of business is an allowed use in the City. The Bureau of Alcohol, Tobacco, and Firearms does a thorough and complete job of regulating and enforcing these types of uses. The Police Department was also made aware of the application and there are very strict controls regarding the tracking of firearms and materials.

One concern was raised with staff about packages being left at the front door of the home. Mr. Lethbridge clarified that State and Federal laws prohibit that. All firearms are shipped with a mandatory requirement for a verified signature. The owner of the FFL needs to sign for it. This is very strictly controlled. Mr. Lethbridge spoke to the Police Chief who assured him that there had been no reported issues or thefts related to this type of business in the City. As a result, staff recommended approval with the conditions set forth in the Staff Report.

Commissioner Lefgren opened the public hearing. There were no public comments. The public hearing was closed.

Commissioner Brown asked if there was a reason that the additional two hours of operating time had been requested. Mr. Lethbridge explained that the applicant has a day job. Since he is required to be present for all transactions, business needs to take place outside of traditional business hours. Commissioner Lefgren asked if there will be issues with parking. Mr. Lethbridge noted that there is adequate parking for the proposed use. Commissioner Breinholt pointed out that the business is primarily done online and in-person customers will be minimal.

Commissioner Cluff moved to APPROVE Application PLZ-21-2036 MGMA, LLC Home Occupation, to be located at 13654 Daggerwing Way with the following conditions:

- 1. Home Occupation must operate within the Fixed Standards and applicable Qualifications and Conditions as outlined in the Home Occupation Ordinance and this approval.**
- 2. Home Occupation 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.**
- 3. Applicant must obtain and maintain a Riverton City business license.**
- 4. Applicant must obtain and maintain an FFL License through the Bureau of Alcohol, Tobacco, and Firearms.**
- 5. The business may have business-related visitors between 7:00 a.m. and 9:00 p.m.**

Commissioner Russell seconded the motion. Vote on motion: Commissioner Russell-Aye, Commissioner Lefgren-Aye, Commissioner Breinholt-Aye, Commissioner Brown-Aye, Commissioner Cluff-Aye. The motion passed unanimously.

**C. CONDITIONAL USE HOME OCCUPATION – “BASIN MASONRY”
LOCATED AT 13711 LINDA MARIE WAY. APPLICANT – CLARK
ROUNDY.**

Mr. Lethbridge presented the staff report and stated that the request is for a masonry business and consulting office. There are 10 employees. Four work in the basement and the others come to the home to pick up work trucks for job sites. There are several vehicles stored at the home. Mr. Lethbridge reported that the Riverton City Home Occupation Ordinance encourages home businesses that have traffic and levels of activity that are characteristic of residential uses. In addition, there can be no on-street parking, vehicles must be screened out of public view, the floor space of the business cannot exceed more than 25% of the upstairs and 50% of the basement, employees can only be on site between 7:00 a.m. and 7:00 p.m., there can only be passenger vehicles, there could be no more than 12 visitors per day, and there can be no signage on the house or vehicles.

The subject property is located on a dead-end street and there is a home in front with a large building in the back. Mr. Lethbridge reported that there is also a driveway loop around the property. Some employee parking areas had been marked around the perimeter. In the information that Staff received in the initial application, there was nothing related to the basement work area. Additional information was received that afternoon that answered some of the outstanding Staff questions, it had not been fully reviewed. While there was a sample motion included in the packet, it was recommended that the matter be continued. Staff wanted additional time to evaluate the application and ensure that it meets all Fixed Standards and Qualifications. If the Planning Commission chooses to continue the item, it would be renoticed.

Commissioner Lefgren asked about the large building in the back and wondered if it had a permit and is within the setbacks. Mr. Lethbridge explained that the building was approved under a previous version of the Accessory Building Ordinance. For that reason, it looked slightly larger and was closer than would be permitted under the current ordinance.

Commissioner Brown wondered if this was a new business or if it had already been operating. Mr. Lethbridge stated that the business was already operating at some level at the current location. There had been concerns raised by citizens regarding parking and the levels of activity. The applicant responded to some of the concerns but there were still issues that Staff needed to look into. Commissioner Brown asked about construction equipment. Mr. Lethbridge reported that the Fixed Standards state that there can be no construction vehicles or equipment on the premises. Under the Conditional Use Permit, the Planning Commission had the ability to allow certain levels of activity with the requirement that vehicles be screened or stored inside a building. Commissioner Lefgren asked if the application was the result of neighbors who had an issue with the business. Mr. Lethbridge noted that the complaints and concerns were relayed anonymously.

The applicant, Clark Roundy, stated that he had had a Business License for 25 years. When a notice from the City was received about parking, all of the parking had been moved to the adjacent property in Bluffdale. The employees now parked there and all of the trucks were

picked up at that location. All deliveries to the home had stopped and also went to the Bluffdale location instead.

Commissioner Brown asked about the activities that occur at the home. Mr. Roundy explained that there is some office staff in the basement. There are no more than 10 employees at a time, but normally, there are six in the office. Commissioner Lefgren asked about the employee hours. Mr. Roundy stated that employees are typically there between 7:00 a.m. and 3:30 p.m. or 4:00 p.m. He also noted that he occasionally does repair work in his garage. Commissioner Breinholt wondered if there was enough room to move equipment in and out of the garage when there are 10 employee cars parked at the property. Mr. Roundy commented that it could get a little tight, but it was manageable.

Commissioner Lefgren believed this was an example of a home business that has grown. The issues presented seemed to be a product of success. While it sounded like the applicant has made some accommodations, they did not address the fact that there are six to 10 employees working in the basement. He felt that the Planning Commission needs more information. Commissioner Breinholt pointed out that the aerial view images that were shared showed trailers and vehicles parked out front. Mr. Lethbridge noted that the applicant indicated that some of the activity seen in the aerial photos is no longer taking place on the site. Staff wanted to confirm that and a continuation was recommended as a result.

Commissioner Breinholt moved to CONTINUE Application PLZ-21-2034 Basin Masonry Home Occupation to a future Planning Commission Meeting, pending additional review and investigation by Staff. Commissioner Brown seconded the motion. Vote on motion: Commissioner Russell-Aye, Commissioner Lefgren-Aye, Commissioner Breinholt-Aye, Commissioner Brown-Aye, Commissioner Cluff-Aye. The motion passed unanimously.

D. CONDITIONAL USE HOME OCCUPATION, "GOLDEN CHILDREN DAYCARE" LOCATED AT 2918 WEST 13400 SOUTH. APPLICANT – JAMIE BERRETT.

Commissioner Lefgren presented the staff report and stated that the request is for a Conditional Use Home Occupation for Golden Children Daycare located at 2918 West 13400 South. Mr. Lethbridge reported that the property is zoned RR-22, which allows for one-half acre lots. While the property is 0.47 acres in size, it is a legal lot within the zone. The applicant was requesting 16 daycare children per day. Mr. Lethbridge noted that the ordinance allows for a maximum of 12 children at a time and up to 24 children per day. The children will be coming and going at different times between 8:00 a.m. and 6:00 p.m. Daycares and preschools are considered a child group activity under the ordinance and there was the potential to allow additional visitor and vehicle trips under the Home Occupation Ordinance.

An aerial image was shared with the Planning Commission. Mr. Lethbridge reported that the driveway access is from 13400 South and there was additional driveway width. The applicant submitted a Traffic Plan, which is required by the ordinance. The initial plan was

included in the packet. A second traffic plan was also submitted to clarify some information. Staff recommended approval with the conditions set forth in the Staff Report.

Commissioner Breinholt wondered how many employees will require parking. Mr. Lethbridge stated that one employee will require parking. Commissioner Brown noted that the property is located near a major street and it may be difficult for vehicles to exit. She asked if there had been any discussion about how that will be done safely. Mr. Lethbridge noted that there is not a substantial shoulder on the westbound lane of 13400 South, which was of concern. He believed the applicant was trying to address that concern with the submitted Traffic Plan. Commissioner Cluff asked if the property will be inspected to ensure compliance with all regulations. Mr. Lethbridge reported that the City will conduct an on-site inspection before issuing a Business License.

The applicant, Jamie Berrett, identified herself as the homeowner. She addressed concerns related to pick ups and drop offs. The property has a very large driveway that is three cars wide and very deep and provides plenty of space for vehicles to back up and turn around. Ms. Berrett noted that there is also a garage out back with a three-car driveway. It has back fence access to the daycare playground, which was separate. Additionally, there is a long section down 2900 West with a curb for parking. On the opposite side of the road, there is an empty horse pasture, so there would be no other vehicles or residential parking taking place in that area.

Ms. Berrett reported that there might be two or three cars at a time, depending on the drop offs. The drop off times are typically between 8:00 a.m. and 9:30 a.m. and most of the children are in the house by 9:30 a.m. In terms of staff, there will be Ms. Berrett and one additional employee. Commissioner Brown suggested that the daycare entrance be off of 2900 West and that Ms. Berrett tell parents not to use the main driveway off of 13400 South to prevent traffic issues. Ms. Berrett reported that she currently watches four children and none of the parents use the front driveway because the area is busier. She would not have an issue telling parents not to use the front driveway.

Commissioner Breinholt asked how many employees are allowed by the State. Ms. Berrett stated that she can look after eight children by herself or 16 children with one additional employee. To look after 12 children would require two employees, which would include herself and one additional employee.

Commissioner Lefgren opened the public hearing. There were no public comments. The public hearing was closed.

Commissioner Cluff wondered it would be possible to add a condition related to parking, which Mr. Lethbridge confirmed. Commissioner Lefgren expressed concerns related to traffic and the maximum vehicle trips per day. Commissioner Brown also had concerns about the traffic but felt that a condition not to allow daycare parking on 13400 South and limit parking to the side street would help address those concerns. Mr. Lethbridge discussed the number of vehicle trips per day. The application indicated that there would be approximately 10 vehicles and those 10 vehicles count as 20 vehicle trips.

It was suggested that the Planning Commission tailor a condition where the employee is authorized and directed to park on the driveway at 13400 South. This would keep the vehicle out of the way of the other vehicles that are on site for drop offs and pick ups. There would be two different traffic circulations that do not interfere with one another.

Commissioner Russell moved to APPROVE Application PLZ-21-2033, Golden Children Daycare Home Occupation, to be located at 2918 West 13400 South with the following conditions:

- 1. Home Occupation must operate within the Fixed Standards and applicable Qualifications and Conditions as outlined in the Home Occupation Ordinance and this approval.**
- 2. Home Occupation 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.**
- 3. Applicant must obtain and maintain a Riverton City business license.**
- 4. The daycare area must pass inspections by the Building and Fire Departments prior to issuing a business license.**
- 5. There will be a maximum of 12 children at a time.**
- 6. There will be a maximum of 16 children in a day.**
- 7. There will be a maximum of 20 vehicle trips per day.**
- 8. Employee parking shall be provided off of 13400 South.**
- 9. All daycare access to parking shall be limited to 2900 West.**

Commissioner Breinholt seconded the motion. Vote on motion: Commissioner Russell-Aye, Commissioner Lefgren-Nay, Commissioner Breinholt-Aye, Commissioner Brown-Aye, Commissioner Cluff-Aye. The motion passed 4-to-1.

E. AMENDED COMMERCIAL SITE PLAN, "SAGE HOMES" LOCATED AT 1288 WEST 12700 SOUTH.

Mr. Lethbridge reported that the above item involves an application for an existing building that the applicant purchased and was looking to renovate. After the item was placed on the agenda, the applicant decided to modify the design. At the request of the applicant, Staff recommended a continuation to the October 28, 2021, Planning Commission Meeting.

Commissioner Brown moved to CONTINUE Application PLZ-21-8019, Sage Homes Office Building to the October 28, 2021, Planning Commission Meeting. Commissioner Russell seconded the motion. Vote on motion: Commissioner

Russell-Aye, Commissioner Lefgren-Aye, Commissioner Breinholt-Aye, Commissioner Brown-Aye, Commissioner Cluff-Aye. The motion passed unanimously.

F. ZONE TEXT CHANGE, RIVERTON CITY IS PROPOSING AMENDMENTS TO SECTION 18.150.120 (8) MONUMENT SIGNS.

Mr. Lethbridge reported on a proposed amendment to the Sign Ordinance, Section 18.150.120 (8) Monument Signs, which was the result of a request from a business in the City. He explained that the Sign Ordinance includes an allowance for monument signs, which were described as free-standing signs on a base. The City received a request from a local business to incorporate signage into a fence that encloses the property. Mr. Lethbridge noted that few commercial businesses enclose their property with fencing. The Sign Ordinance did not allow signage to be incorporated into a fence because a monument sign is defined as free-standing.

The proposed amendment would contemplate allowing signage that was attached to or incorporated into a masonry fence, but there would be certain limitations. For instance, a property cannot gain more sign area by doing so. Mr. Lethbridge presented a rendering to illustrate what this type of signage could look like. He stated that the proposed text will place some limitations on size and aesthetics and there cannot be exposed electrical wiring. There will likely be very few requests for this as it will only be applicable to commercial sites where fencing takes the place of other monument signage. This was a minor amendment and Mr. Lethbridge did not believe it would create anything out of character with the aesthetics of the City. As a result, Staff recommended approval.

Commissioner Lefgren wondered if this type of sign would be closer to entrances. Mr. Lethbridge confirmed this but noted that it was not limited to entrances. The sign could be anywhere along the fence as long as it complies with the ordinance. Commissioner Lefgren pointed out that subdivisions and communities are already allowed to have these types of signs. He believed this language would expand the idea to allow commercial businesses to do the same thing. Mr. Lethbridge explained that subdivisions were already allowed entry signs, but the amendment would be specific to commercial properties.

Commissioner Lefgren opened the public hearing. There were no public comments. The public hearing was closed.

Commissioner Cluff moved to APPROVE the Zone Text Change amending Section 18.150.120, allowing for incorporation of a monument sign in masonry fencing, as shown on the attached documents. Commissioner Breinholt seconded the motion. Vote on motion: Commissioner Russell-Aye, Commissioner Lefgren-Aye, Commissioner Breinholt-Aye, Commissioner Brown-Aye, Commissioner Cluff-Aye. The motion passed unanimously.

G. ZONE TEXT CHANGE, RIVERTON CITY IS PROPOSING AMENDMENTS TO SECTION 18.045 RM-6 RESIDENTIAL ZONES.

Mr. Lethbridge reported that the RM-6 Zone is a multi-family zone that is limited to six units per acre. It allows for multi-family development, which typically includes condominiums or townhomes, where the owner owns a portion of the building and the remaining open space and common areas are held by an HOA. The RM-6 Zone was applied on a limited scale. In every instance, the Planning Commission's recommendation to City Council limited the use of the RM-6 zone to individual lots. An amendment was introduced approximately two years earlier to put setbacks and standards in place for those individual lots. Mr. Lethbridge stated that all of the applications that were approved utilized the section of the ordinance that requires the ground to be platted. The proposed amendment would remove the section that put standards in place for multi-family development.

The proposed amendment would limit the zone to individual lots. This means that the development would need to be platted. However, it still would allow for both single and multi-family units. Mr. Lethbridge reported that the minimums would remain in place, which were 5,000 square feet for detached units and 7,000 square feet for attached units. It would also maintain all of the existing requirements in the RM-6 Zone, other than the removal of the multi-family section of the ordinance. The proposed amendment would also specify that when adjacent to single-family zoning, the RM-6 Zone would be considered compatible for the purpose of fencing.

Mr. Lethbridge noted that Staff wanted to hear feedback from the Planning Commission on duplexes. He explained that there were two ways to deal with a duplex. One way would be to condominiumize the duplex, which would result in each owner owning the footprint of the space within the building and the lot itself would be commonly held. The other option was to split the lot and the building between the two owners. Under the RM-6 Zone, this would mean that the 7,000 square-foot lot would be split into two 3,500 square-foot lots with the parcel line dividing the duplex, as approved.

Commissioner Breinholt asked about the language related to accessory buildings. Mr. Lethbridge explained that the language was removed because the intent was to refer to the Accessory Structures Ordinance. Commissioner Breinholt pointed out that the language about recreation facilities, basketball courts, and tennis courts states that it is "...subject to this chapter," but there was nothing else pertaining to those facilities in the chapter. Mr. Lethbridge thanked Commissioner Breinholt for pointing that out and noted that the line, "subject to this chapter," should be removed.

Commissioner Breinholt commented that the amendment removed any requirements for a private yard from the ordinance. Mr. Lethbridge reported that the private yard requirement was specific to when there was a more traditional multi-family development, where all of the open space is commonly held. The ordinance requires that each unit have a small private area, typically fenced in, to provide private space. That would no longer be required since with an individual lot there would be front, rear, and side yard areas.

Commissioner Lefgren discussed the duplex question raised earlier by Mr. Lethbridge. In terms of active adult communities, he liked common areas being maintained by the HOA. Mr. Lethbridge stated that Staff spoke to a few developers of those types of communities and received feedback related to condominiumizing. Some of the communities, even with individual lots, still had an overarching HOA. If there is not an HOA, in the scenario where the lot was jointly owned, it would essentially create an HOA between the two property owners. That could be cumbersome but would not preclude the possibility of having an HOA to take care of landscaping and maintenance. Mr. Lethbridge noted that it would be possible to include language that allows both options (condominiumize or splitting the lot) to be used as potential tools.

Commissioner Breinholt brought up the requirement that the RM-6 Zone be restricted to development on major streets. Mr. Lethbridge explained that when the zone was initially created, there was concern that multi-family would creep into areas of the City where it is not deemed appropriate. That concern had proven to be unfounded as it was not a highly utilized zone nor had it generated a lot of high density. That text should have been struck from the version that was sent to the Planning Commission. His copy showed that the language was stricken. Mr. Lethbridge suggested that if the Commission chose to move the item forward that the motion include language to amend that requirement.

Commissioner Lefgren opened the public hearing. There were no public comments. The public hearing was closed.

Commissioner Breinholt moved to APPROVE the Zone Text Change Amending Section 18.45, limiting development in the RM-6 Zone to individual dwelling lots, as shown on the attached documents, with the following changes:

1. **18.45.050 - Remove the last sentence of the paragraph that refers to major streets.**
2. **18.45.040 – Remove the last phrase of paragraph two.**

Commissioner Cluff seconded the motion. Vote on motion: Commissioner Russell-Aye, Commissioner Lefgren-Aye, Commissioner Breinholt-Aye, Commissioner Brown-Aye, Commissioner Cluff-Aye. The motion passed unanimously.

3. **DECISION ITEMS**

- A. **AMENDED COMMERCIAL SITE PLAN, “MISTER CARWASH” LOCATED AT 4627 WEST 13400 SOUTH. APPLICANT – GARY POTTS.**

Mr. Lethbridge presented the staff report and stated that the request is for an Amended Site Plan for a carwash. When the applicant submitted the Sign Package, it specified that there would be yellow LED accent lighting placed in the building and along some of the accent points. This was not part of the original or approved submission. The ordinance considered that to be a function of the architecture of the building, meaning that it had the ability to

change the overall appearance. This required the Planning Commission to amend the original approval to allow yellow LED lighting along those points.

Commissioner Russell wondered if the LED lights were considered signage as they were included in the Sign Package. Mr. Lethbridge clarified that it was considered architectural and does not relate to signage. Commissioner Lefgren wondered if there were residential properties abutting the applicant's property that would be impacted by the lights. Mr. Lefgren did not believe the LED lights would have much impact on the area.

The applicant, Gary Potts, shared example photos from similar sites. He explained that the reason the lights were submitted under the Sign Package was because the sign installer would also install the LED strips. When the building elevations were originally submitted for Planning Commission review, the LED light strips were mentioned in the building illustrations but were not illustrated in the color renderings. They would not put out a lot of light and were intended for aesthetic purposes only. Mr. Potts stated that there were no covers for the lights, but there would not be any light pollution either up or down.

Commissioner Cluff wondered if the lights would be on during business hours or 24/7. Mr. Potts explained that they were intended to be on 24/7. The business was intended to operate from 7:00 a.m. to 8:00 p.m. If there were complaints about the lights being on outside of those times, they could consider turning them off after 8:00 p.m. Commissioner Lefgren asked if the lights were on a switch or a photocell. Mr. Potts stated that they would be photocell. It would simply require a timer change to turn the lights on and off.

Commissioner Cluff moved to APPROVE Application PLZ-21-8021 Amended Site Plan for Mister Carwash with Yellow LED Accent Lighting on the building, as shown on the attached plans, with other building architecture to remain as previously approved. Commissioner Breinholt seconded the motion. Vote on motion: Commissioner Russell-Aye, Commissioner Lefgren-Aye, Commissioner Breinholt-Aye, Commissioner Brown-Aye, Commissioner Cluff-Aye. The motion passed unanimously.

4. **MINUTES**

A. N/A.

5. **DISCUSSION ITEMS**

A. N/A.

6. **CLOSED SESSION**

A. **DISCUSSION OF THE CHARACTER, PROFESSIONAL COMPETENCE, OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL.**

There was no Closed Session.

**B. STRATEGY SESSION TO DISCUSS PENDING OR REASONABLY
IMMINENT LITIGATION.**

There was no Strategy Session.

7. ADJOURNMENT

**Commissioner Russell moved to adjourn. Commissioner Cluff seconded the motion.
The motion passed with the unanimous consent of the Commission.**

The meeting adjourned at approximately 8:00 p.m.