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2
3 PLEASANT GROVE CITY
4 PLANNING COMMISSION MINUTES
5 January 9, 2014

6
7 **PRESENT:** Chair John Stevens, Commissioners Scott Richards, Julia Whetman, Jeff Cardon,
8 James Malone, Levi Adams, Amy Cardon, Dallin Nelson, and Eric Jensen.

9
10 **STAFF:** Community Development Director Ken Young, Planning Intern Marcus Wager, City
11 Engineer Degen Lewis and Planning Tech Barbara Johnson

12
13 Neighborhood Chair: Libby Flegal

14
15 The meeting started at 7:00 pm.

16
17 Chair Stevens welcomed everyone to the meeting.

18
19 **Commission Business:**

20 **a. Opening Remarks:** Commissioner Eric Jensen

21
22 **b. Agenda approval:**

- 23 • **MOTION:** Commissioner Malone moved to approve the written agenda
24 as public record. Commissioner Nelson seconded the motion, and the
25 Commissioners unanimously voted "Aye," Motion carried.

26
27 **c. Staff Reports:**

- 28 • **MOTION:** Commissioner Jeff Cardon moved to approve the Staff
29 Reports as part of the public record. Commissioner Nelson seconded the
30 motion, and the Commissioners unanimously voted "Aye," Motion
31 carried.

32
33 **d. Declaration of conflicts and abstentions from commission members:** There
34 were none.

35
36 Chair Stevens noted that tonight's meeting was to be Commissioner Jeff Cardon's last meeting as
37 a Planning Commission Member. He thanked him for his service. It was noted that
38 Commissioner Cardon will be recognized at the January 21, 2014, City Council Meeting, which
39 will begin at 6:00 p.m. that evening.

1 **ITEM 1** Elect a new Chair and Vice-Chair for the year 2014.

2
3 **MOTION:** Chair Stevens nominated Commissioner Scott Richards to assume the Planning
4 Commission Chair position for Pleasant Grove City, Utah, for the year 2014. Commissioner
5 Malone seconded the motion, and the Commissioners unanimously voted "Aye". The motion
6 carried.

7
8 **MOTION:** Commissioner Nelson nominated Commissioner Malone to assume the Planning
9 Commission Vice Chair position for Pleasant Grove City, Utah, for the year 2014.
10 Commissioner Amy Cardon seconded the motion, and the Commissioners unanimously voted
11 "Aye,". The motion carried.

12
13 **ITEM 2** Public Hearing to consider the request of Steve Allred for a Conditional Use Permit to
14 allow a building height of 47 feet for the Allred's Downtown mixed-use development, located at
15 24 East 100 North. **OLD FORT NEIGHORHOOD**

16
17 Planning Intern, Marcus Wager, presented the staff report as well as an aerial map of the subject
18 property. The applicant is seeking conditional use permit approval to build a multi-use building
19 in excess of three stories and higher than 40 feet. The property is located at 24 East 100 North in
20 the Downtown Village, Mixed Use Zone, with a General Plan designation of Commercial Retail.

21
22 The site plan for the project was conditionally approved with the approval of this conditional use
23 permit at the December 5, 2013, Planning Commission Meeting. A photo of the color board was
24 presented. Mr. Wager noted that they are townhomes, rather than stacked condominiums. Staff
25 recommended approval of the Conditional Use Permit.

26
27 Commissioner Stevens inquired about the attic. It was noted that the fourth level will be an attic
28 exit onto a balcony. The fourth floor will not be a living space. Commissioner Malone added
29 that the roof pitch shown in the building design brings the overall building height to 47 feet.
30 There will be minimal usability in the central area of that pitch, as its main purpose will be to
31 cover the stairwell up to the observation deck and act as a roof structure.

32
33 Curtis Miner was present and acting on behalf of the applicant, Steve Allred. Mr. Miner
34 explained the building design and stated that the look of the building takes on the character of
35 what would be seen in a historic downtown area. He noted that buildings in historic downtown
36 areas typically have flatter roofs; however, the proposed building has a pitched roof because it is
37 now a more commonly used type of construction.

38
39 The public hearing was opened.

40
41 Lee Lindstrom gave his address as 310 North Main, and spoke on behalf of his mother who lives
42 across the street from the proposed building. He expressed concern with the traffic, parking, and
43 building height. Mr. Lindstrom stated that the Downtown Village Zone Ordinance requires the
44 new buildings to blend in with the old ones. He felt that the proposed height of the building
45 would not blend in with the current buildings in the area. He felt it would overwhelm the entire

1 neighborhood. He also noted that the ordinance discourages pitched roofs and that flatter roof
2 tops should prevail in the downtown area. He felt it should be fairly easy to design a building
3 that falls within the building height requirements. He urged the Planning Commission to deny
4 the conditional use permit.

5
6 The public hearing was closed.

7
8 In referring to Mr. Lindstrom's comments, Commissioner Malone asked what the impact would
9 be if the roof top was reduced by seven feet. Director Young replied that it would have a flatter
10 pitch and most likely not allow for the covered stairwell to access the observation deck. Director
11 Young explained that the ordinance refers specifically to commercial buildings with flat roofs.
12 He noted that this is a mixed-use building that will largely be used for residential purposes.
13 Residential buildings are not required to have a flat roof; therefore, the pitched roof in this design
14 is permissible. It was also noted that 400 square feet is allocated to the commercial space in the
15 building.

16
17 Commissioner Amy Cardon pointed out that each unit has a different facade look.
18 Commissioner Nelson commented that the design looks "busy".

19
20 **MOTION:** Commissioner Stevens moved that the Commission approve a Conditional Use
21 Permit to allow for a structure beyond 40 feet or three stories located at 24 East 100 North , and
22 adopt the exhibits, conditions, and findings contained in the staff report. Commissioner
23 Whetman seconded the motion and the Commissioners unanimously voted "Aye". The motion
24 carried.

25
26 **ITEM 3** Public Hearing to consider the request of doTerra to amend the Site Plan regarding open
27 space landscaping located at approximately 1289 West Pleasant Grove Boulevard in the Grove
28 Zone. **SAM WHITE'S LANE NEIGHBORHOOD**

29
30 Mr. Wager presented the staff report and an aerial map of the subject property. The site is part of
31 the current doTerra project. The plan for the amendment was to renovate 3.72 acres of existing
32 wetlands and convert them into a nature park. To accomplish this they will protect the existing
33 wetlands and save as many other trees as possible. The dead trees will be removed and the
34 proposed trails will be identified by a licensed surveyor and reviewed by a landscape architect.
35 The significant trees will be identified by a landscape architect as well. There will be bridges
36 connecting the trails and benches to be placed along the trails. Staff recommended approval of
37 the amended site plan.

38
39 Phil Haderlee of doTerra was present and explained that their intent is to clean up the area. The
40 wetlands themselves cannot be touched, as they are protected by the Army Corps of Engineers;
41 however, they intend to beautify the surrounding areas by removing dead trees.

42
43 Commissioner Amy Cardon pointed out that there are several townhomes and condominiums
44 that surround the site, and portions of the wetlands border the nearby communities. She asked if
45 any of the trails would connect to those residential areas, and if this project would cause an

1 increase in traffic through the residential neighborhoods. Mr. Haderlee explained that these trails
2 won't be connected to the bordering neighborhoods. He also noted that these trails are intended
3 to be a public amenity, and that a fence will not be installed.

4
5 Commissioner Jensen inquired about parking, and Mr. Haderlee stated that a parking lot of 453
6 stalls is located at the front of the property and available to anyone. Commissioner Malone
7 expressed his support for the project, and asked if doTerra will be responsible for the
8 maintenance of the property, and whether or not there would be benches and trash cans along the
9 trails. Mr. Haderlee responded affirmatively, and added that the park will also be wheelchair
10 accessible. He concluded by explaining that their intent is to open the wetlands to the public as a
11 nature park.

12
13 The public hearing was opened. There were no public comments. The public hearing was
14 closed.

15
16 Commissioner Stevens expressed his support and enthusiasm for the project, and felt that this
17 would be a valuable addition to Pleasant Grove City.

18
19 **MOTION:** Commissioner Whetman moved that the Planning Commission approve the amended
20 site plan for a nature park at doTERRA located at approximately 1289 West Pleasant Grove
21 Boulevard. Commissioner Jeff Cardon seconded the motion and the Commissioners unanimously
22 voted “Aye”. The motion carried.

23
24 **ITEM 4** Public Hearing to consider the request of Lincoln Academy to amend Manila Heights
25 Plat A to construct a new school building located at approximately 1582 West 3300 North in the
26 RR (Rural Residential) zone. **MANILA NEIGHBORHOOD**

27
28 Mr. Wager presented the staff report and displayed an aerial map of the subject property. The
29 proposed re-plat is to combine Lots 41 and 42 in Manila Heights Plat A for the purpose of
30 constructing a new school building where the existing home is located on the front school parcel.
31 Staff recommended approval of the preliminary plat.

32
33 Tyler Bodrero was present and identified himself as a representative for the developer and
34 construction group. He stated that the plat amendment is the first step in the project, which will
35 adjoin two existing parcels of the school. The next step will be presentation of the site plan.

36
37 Jake Hunt was also present and identified himself as a representative of Lincoln Academy. He
38 explained that they will be connecting to another building while the new one is under
39 construction. This will house their junior high while they build their elementary school. Further
40 additions that will be made were also discussed. Mr. Hunt noted that they currently have 684
41 students enrolled, and 180 more will be added.

42
43 Commissioner Nelson was concerned with the availability of open space for children to play and
44 run outside. Mr. Hunt replied that they have recess and two gyms available for Physical
45 Education classes twice a week, which is an increase for several students who are currently only

1 receiving these classes once a week. He noted that due to funding, as a public charter school
2 they have less space than a district school.

3
4 Commissioner Stevens pointed out that as a charter school they have the ability to send their
5 students to other schools in order to participate in activities that they don't offer. He also asked
6 what kind of burden this would be placing on district schools, to now have an additional 180
7 students being sent over for these activities. Mr. Hunt explained that few students actually
8 utilize that service. He provided examples of students having gone to district schools in order to
9 participate on sports teams. In those instances, they pay a fee to those district schools.

10
11 Commissioner Stevens voiced his agreement with Commissioner Nelson that the current plan
12 doesn't allow enough space for students to run and play. Chairman Richards explained that those
13 details will be discussed during the site plan review session. Commissioner Nelson pointed out
14 that having so many students in such a tight space is a risk, especially in the event of an
15 emergency such as an earthquake.

16
17 The public hearing was opened.

18
19 Robin Orton gave her address as 1114 North 700 East, which is directly west of Lincoln
20 Academy. She reported that she has had children go to Lincoln Academy and they have had a
21 great experience. She was, however, very concerned with the increase in traffic in the area. She
22 explained that every day before and after school, traffic is backed up at least a quarter of a mile.
23 The addition of 180 more students will make the traffic out of control. Furthermore, if there ever
24 was an emergency, it would be extremely difficult to get to the school and out of the area.

25
26 Commissioner Nelson asked how the City addresses the kinds of issues that were raised by
27 Ms. Orton. Engineer Lewis replied that charter and public schools are unique in that state law
28 limits the ability of a local authority to have much influence on what they do at their local site.
29 He stated that he would need to study the State Code in order to know exactly where they have
30 that ability.

31
32 Mr. Bodrero appreciated the feedback and comments made, and that they appreciate the
33 opportunity to interact with the community in addressing their concerns. He explained that Mr.
34 Hunt and staff have been working on this project since they acquired the additional property. He
35 reassured the Planning Commission that there has been significant thought put into the current
36 traffic flow and capacities.

37
38 Mr. Bodrero defined school types, noting that a public district school is run by a school district, a
39 charter school is a public school, and a public charter school is run by its charter. Many charter
40 schools have been approved based on a state core curriculum. However, requirements for charter
41 schools are different from district schools in that they are not required to offer every activity and
42 sport.

43
44 There were no further public comments. The public hearing was closed.

1 Commissioner Amy Cardon asked about traffic studies conducted in the area and particularly
2 how they will affect potential future developments. There was further discussion on the matter.
3 Engineer Lewis expressed how wonderful Lincoln Academy has been in working with the City.
4

5 **MOTION:** Commissioner Stevens moved that the Commission approve the preliminary plat,
6 known as Manila Heights Plat A, and adopt the exhibits, conditions, and findings contained in
7 the staff report. Commissioner Jeff Cardon seconded the motion and the Commissioners
8 unanimously voted “Aye”. The motion carried.
9

10 **ITEM 5** Public Hearing to consider rezoning various properties between approximately 505
11 West to 125 West on the north side of State Street from Downtown Village to General
12 Commercial (C-G) and Commercial Sales (C-S). **OLD FORT AND SCRATCH GRAVEL**
13 **NEIGHBORHOODS**
14

15 Director Ken Young explained that the request was made by the City Council to consider
16 rezoning various properties between approximately 505 West to 125 West on the north side of
17 State Street from Downtown Village to General Commercial (CG) and Commercial Sales (CS).
18 A map of the proposed rezones was reviewed.
19

20 He indicated that there have been some concerns relating to permitted uses and signage for
21 properties that are currently within the Downtown Village Zone but face on to State Street. These
22 properties have more interaction and relation with the State Street commercial corridor than they
23 do with the downtown area.
24

25 When the Downtown Village Zone was created several years ago, these properties were included
26 with the idea that they could help create a southern entrance into downtown at the intersections
27 of 200 South, Main Street, and 100 East. It was suggested that an appropriate entrance into the
28 downtown area could still be established above the intersection area, just past the subject
29 properties and marked by an entrance monument. Staff recommended the Planning Commission
30 recommend approval to the City Council, and noted that the item will be discussed in their
31 January 21, 2014, meeting.
32

33 The public hearing was opened.
34

35 Chris Heidenburg gave his address as 1399 West 1400 North, Lehi, and noted that he is a
36 property owner in the proposed rezones. Mr. Heidenburg served on the Downtown Advisory
37 Board when the change took place for the Downtown Village. He explained that the changes
38 took place for specific purposes. He read a statement regarding historic monumentation from the
39 20/20 Action Plan which was adopted on July 1, 2008. As a resident and business owner, he
40 expressed his pride in Pleasant Grove and was concerned about progress stopping as a result of
41 rezoning the properties.
42

43 Commissioner Jensen addressed the entrance sign to downtown and asked if there would be any
44 way to preserve it. Director Young discussed potential options for placement of monument signs
45 and ways to accommodate them.

1 Dennis Thayne gave his address as 4087 Canyon Road, and spoke about a flower bed that he
2 used to have in front of his business. After the road was put in, the flower bed, along with a sign
3 that read "Old Fort Neighborhood" were eliminated.

4
5 There were no further public comments. The public hearing was closed.

6
7 Commissioner Jeff Cardon felt that the Downtown Village Zone has certain logical entry points.
8 He understood that there are certain businesses that interact better with State Street than with the
9 Downtown Village. He felt, however, that the Downtown Village represents a good vision for
10 Pleasant Grove City, as well as a good direction for the north side of State Street. He stated that
11 regardless of how the businesses interacted in the past, he wanted to look forward to the future.

12
13 Commissioner Stevens inquired as to what created the need for the City to request the changes.
14 Director Young replied that this was a discussion item with the City Council, as there have been
15 several business proposals that have come forward where the applicants have had concerns about
16 meeting the downtown architectural guidelines. Commissioner Stevens suggested that business
17 owners who want to design their buildings a specific way could apply for a variance. Director
18 Young stated that if it is not a permitted or conditional use, the Planning Commission could not
19 approve any changes outside of current guidelines. It is also not something that could be
20 approved as a variance.

21
22 It was suggested by Engineer Lewis that the Downtown Village Ordinance allow for additional
23 uses, if they are a certain distance from State Street. This would not eliminate the architectural
24 requirements, however, it would allow for additional uses to occur without changing the zone
25 itself. There was further discussion regarding development of the area, and points were made
26 that while it is important to make downtown a thriving area, it is also important to support
27 landowners who want to make meaningful use of their land. Commissioner Jensen made
28 reference to the historic downtown sign and labeled it as his "pride corner."

29
30 Engineer Lewis identified areas owned by UDOT. There was discussion regarding the purchase
31 of a certain right-of-way, which could be a good place to erect a monument or sign identifying
32 the downtown area.

33
34 Chair Richards reopened the public hearing.

35
36 Clark Evans identified himself as the owner of The Purple Turtle. He explained that the State
37 has impacted his business a great deal over the years. He wanted to know how the rezone would
38 affect him, and inquired specifically about signage and taxes. Director Young explained that the
39 rezone would actually make things easier. He also noted that everything Mr. Evans currently has
40 would be grandfathered in to the new zone. He noted that if Mr. Evans wants to make major
41 expansions, the Downtown Village Zone has stricter requirements than the proposed rezone.

42
43 The public hearing was closed.

1 Chair Richards asked Commissioner Jeff Cardon what his thoughts were concerning the State
2 controlling the land on the corner. Commissioner Cardon responded that he felt strongly about
3 laying out a solid, cohesive vision both commercially and architecturally, for downtown Pleasant
4 Grove, regardless of whether the State or the City owns the corner property.

5
6 Commissioner Malone asked how to make an appropriate motion based on the discussions that
7 occurred. Director Young explained that if the Planning Commission does not agree with the
8 rezone, then they could recommend denial of the request and include the suggestion of
9 requesting a text amendment to the ordinance of the Downtown Village Zone. There was further
10 discussion regarding appropriate recommendations to send to the City Council.

11
12 **MOTION:** Commissioner Jeff Cardon moved that the Planning Commission recommend
13 approval of the request to rezone the top left portion of the Downtown Village Zone CG, and that
14 the Planning Commission recommend denial of the request to rezone the remaining portions of
15 the Downtown Village Zone CS and otherwise adopt the exhibits, conditions, and findings
16 contained in the staff report, and as modified by the condition that a text amendment be made to
17 the Downtown Village Zone expeditiously. It should be drafted to allow for additional permitted
18 uses within a specified distance adjacent to and including frontage on State Street.
19 Commissioner Stevens seconded the motion. Commissioners John Stevens, Julia Whetman, Jeff
20 Cardon, James Malone, Amy Cardon, and Dallin Nelson voted "Aye". Chair Scott Richards
21 voted "Nay". The motion passed 8-to-1.

22
23 **ITEM 6** Public Hearing to consider adoption of the Pleasant Grove City Vicinity Map to provide
24 long range planning for local neighborhood streets, per City Code Section 10-5-4.

25
26 Engineer Lewis read City Code Section 10-5-4, which states the following:

27
28 *"The Planning Commission shall adopt and maintain a vicinity map which will provide long*
29 *range planning for local neighborhood streets. The vicinity map will provide the same*
30 *generalized planning function for minor streets that is provided by the major street plan for*
31 *arterial and collector streets. This is not intended to define specific alignments, and where such*
32 *alignments must be protected they shall be placed on the major street plan. However, it is*
33 *intended to ensure that property within a given area, which is expected to be eventually*
34 *subdivided, can be adequately developed and serviced. Upon adoption of a vicinity map by the*
35 *Planning Commission, said map shall be submitted to and recommended to the City Council for*
36 *adoption by resolution."*

37
38 Engineer Lewis explained that the plan helps keep the City Council and Planning Commission
39 on the same page when planning developments, because it shows where the roads should be
40 placed. A map of the City was presented. Engineer Lewis stated that adopting the plan will not
41 necessarily mean that a developer or property owner will not be able to propose something
42 different, and it does not mean that those presented in the plan are the only possible lot
43 configurations. As development occurs, the map will be updated. This will likely be reviewed
44 on an annual basis. Mr. Wager counted 1,500 potential building lots in the City. Director Young
45 stated that the plan will work well as a guide when new developments are proposed.

1 Commissioner Jeff Cardon thanked Engineer Lewis for putting the plan together, and
2 acknowledged that it required a lot of work. He also asked if preference was given to cul-de-sacs
3 or through streets when reviewing the various parcels. Engineer Lewis answered in the
4 affirmative.
5

6 **MOTION:** Commissioner Jeff Cardon moved that the Commission adopt and recommend for
7 approval to the City Council of the vicinity plan, and adopt the exhibits, conditions, and findings
8 contained in the staff report. Commissioner Nelson seconded the motion, and the
9 Commissioners unanimously voted "Aye". The motion carried.
10

11 **ITEM 7** Public Hearing to consider approval of an ordinance amending Title 10, Chapter 14,
12 Section 24, Subsection 3C-2, the Grove Interchange Subdistrict Permitted Uses, amending
13 provisions regarding a limited professional office area, etc.
14

15 Director Young presented the staff report and stated that on May 7, 2013, the City Council
16 passed a temporary zoning ordinance (moratorium) on the approval of developments with office
17 space in the Grove Zone, Interchange subdistrict. The concern was there are certain areas
18 adjacent to the freeway that the City would rather see developed with mostly retail commercial
19 and other sales tax generating businesses, rather than mostly professional offices. The Council
20 asked staff to prepare an ordinance designating this intent. A draft proposal was reviewed last
21 August that affected a certain area south and east of North County Boulevard and Pleasant Grove
22 Boulevard. The City Council determined at that time that they would rather include the entire
23 area of Interchange subdistrict.
24

25 The area of the Interchange subdistrict has long been viewed as having the potential for high-
26 end, quality commercial developments. Recent inquiries about this area by developers of
27 professional offices has caused some concern that the City could lose prime sales tax generating
28 properties to the development of professional offices, which are a permitted use in this zone and
29 subdistrict. Director Young presented the ordinance, and a list of permitted principal uses was
30 reviewed.
31

32 The ordinance restricts professional office development within this area by making this use
33 *"...limited to less than 50% of each individual project area which is bound by existing or planned
34 public streets, or less than 50% of a combination of such project areas, as approved by the City
35 Council."*
36

37 It was noted that the City Attorney has reviewed and approved the ordinance. Commissioner
38 Adams asked for clarification on what is meant by "project areas." Director Young explained
39 that individual project areas are bound by existing or planned public streets.
40

41 The public hearing was opened.
42

43 Stan Smith gave his address as 362 North 2000 West and expressed concern with the City not
44 saving enough space for a retail tax base. He stated that as a City they are "selling themselves
45 out." He gave examples of surrounding cities that have higher taxes because they haven't

1 allowed businesses to create retail sales. He stated that Pleasant Grove doesn't have the retail
2 sales they need, and as a result, citizens suffer because they get taxed to the limit. Mr. Smith was
3 strongly in favor of the request.
4

5 There were no further public comments. The public hearing was closed.
6

7 Commissioner Jeff Cardon stated that the last time this item came up he voted against it. He
8 planned to vote against it again. He agreed with Mr. Smith's comments; however, he also felt
9 that this particular area of freeway would be the ideal location for professional buildings, and
10 that this location brings other people from the valley into Pleasant Grove. He pointed out that
11 there are substantial areas to the north that are zoned Commercial Sales (CS), which provides the
12 sales tax base to which Mr. Smith was referring.
13

14 Commissioner Jensen disagreed with Commissioner Cardon, and felt that a better location for
15 professional offices would be on the north side of the boulevard. Commissioner Amy Cardon
16 had mixed feelings. She agreed that this would be a good location for professional buildings;
17 however, she wasn't sure it would necessarily bring more people to the area. Chair Richards
18 asked what the exact percentage of restricted professional development would be if this were to
19 be approved. Director Young didn't have the exact number, but stressed that it would be much
20 less than what it is at currently.
21

22 Commissioner Whetman inquired as to why Pleasant Grove acts as a "feeder city". Director
23 Young replied that there have been developers approach the City wanting to utilize property. He
24 gave some examples of different types of interest that had been expressed.
25

26 **MOTION:** Commissioner Jeff Cardon moved that the Commission recommend denial to the
27 City Council the proposed text amendments to Section 10-14-24-3C-2, The Grove Interchange
28 Subdistrict Permitted Uses, based on the finding that it is in the best interest of the City to allow
29 for professional buildings to develop in the subject area. Commissioner Nelson seconded the
30 motion. Commissioners Jeff Cardon and Dallin Nelson voted "Aye". Commissioners John
31 Stevens, Julia Whetman, James Malone, Amy Cardon, and Chair Scott Richards voted "Nay".
32 The motion failed 5-to-2.
33

34 **MOTION:** Commissioner Malone moved that the Commission recommend approval to the City
35 Council on the proposed text amendments to Section 10-14-24-3C-2, The Grove Interchange
36 Subdistrict Permitted Uses, of the Pleasant Grove City Code. Commissioner Stevens seconded
37 the motion. Commissioners John Stevens, Julia Whetman, James Malone, Amy Cardon, and
38 Chair Scott Richards voted "Aye". Commissioners Jeff Cardon and Dallin Nelson voted "Nay".
39 The motion passed 5-to-2.
40

41 The following minutes were reviewed: October 22, 2013, Joint Work Session with City Council,
42 October 24, 2013, Planning Commission Meeting, and December 5, 2013, Planning Commission
43 Meeting.
44

1 **MOTION:** Commissioner Jeff Cardon moved to approve the minutes from the October 24,
2 2013, Planning Commission Meeting as presented. Commissioner Malone seconded the motion,
3 and the Commissioners unanimously voted "Aye". The motion carried.
4

5 **MOTION:** Commissioner Jeff Cardon moved to approve the meeting minutes of the Joint Work
6 Session with the City Council on October 22, 2013, as presented. Commissioner Adams
7 seconded the motion, and the Commissioners unanimously voted "Aye". The motion carried.
8

9 **MOTION:** Commissioner Stevens moved to approve the minutes of the December 5, 2013,
10 Planning Commission Meeting, as presented. Commissioner Jeff Cardon seconded the motion
11 and the Commissioners unanimously voted "Aye". The motion carried.
12

13 The meeting adjourned at 9:05 pm.
14
15
16
17

18 _____
19 Planning Commission Chair
20

21 _____
22 Barbara Johnson, Planning Tech
23

24 _____
25 Date Approved
26
27

28 _____
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34