



**PUBLIC HEARING AND REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Vineyard City Hall, 125 S Main St., Vineyard, Utah
Wednesday, February 6, 2019 at 6:00 p.m.**

Present	Absent
Vice Chair Anthony Jenkins	Madam Chair Christy Welsh
Commissioner Tim Blackburn	Commissioner Bryce Brady
Commissioner Jeff Knighton	Commissioner Shan Sullivan (Alternate)
	Commissioner Nate Carter (Alternate)
	Commissioner Stan Jenne (Alternate)

Staff Present: Morgan Brim, Elizabeth Hart, McKenna Marchant, Jacob McHargue, Chris Wilson

Others: David Lauret

1. CALL TO ORDER

Vice Chair Anthony Jenkins called the meeting to order at 6:00pm.

2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

Vice Chair Anthony Jenkins invited Jeff Knighton to offer the invocation.

3. OPEN SESSION

Vice Chair Anthony Jenkins opened the open session at 6:02 and asked for public comment on items not on the agenda. Hearing no further comments, he closed the open session at 6:02.

4. MINUTES REVIEW AND APPROVAL

Vice Chair Jenkins clarified that one of the motions from January 16th had been made by Commissioner Brady and seconded by himself instead of the other way around. He then asked for a motion.

Motion: COMMISSIONER BLACKBURN MOTIONED TO APPROVAL MINUTES FROM OCTOBER 17TH, NOVEMBER 7TH, AND NOVEMBER 14TH OF 2018. HE ALSO MOTIONED TO APPROVE MINUTES FROM JANUARY 16TH OF 2019 WITH THE CHANGE THAT VICE CHAIR JENKINS ADDED. COMMISSIONER KNIGHTON SECONDED THE MOTION. ALL WERE IN FAVOR.

5. BUSINESS ITEMS:

5.1 Public Hearing & Consideration: The Yard A Conditional Use Permit Application and Site Plan Application.

See agenda item 5.7.

5.2 Lakefront at Vineyard Town Center: Proposed Site Plan Application

The proposed site plan application is for a 685-unit development within the Lake Front Residential district of the Special Purpose Town Center Zoning District attached to tax ID number 17:026:0045. (This item is continued from January 16, 2019.)

Ms. Hart began by stating this item was continued from the January 16th meeting. She then gave some background information: Edge Homes was asking approval for a 685-unit townhomes/condos/single family lots in the Lakefront Residential Town Center area. Staff had not looked at the newly updated landscaping plans at last Planning Commission meeting. They had looked at those before this meeting. Edge does meet the landscaping requirements. There are a few things such as trees on 300 West and trees in parking islands Edge still needs to do, but staff can work with them on that. Concerning elevations there are still need specific things like design, materials, blank wall imitations, and transparency that staff put in a condition to allow staff to review these more thoroughly during the building permit process. There will be a lot more detail when the building permit comes in and is typical with these types of projects. Edge also presented the new elevations to Planning Commission during the meeting as well. There was some confusion about open space last meeting. This project is required to have 20% open space. That is 10.2 acres for the entire project. The open space can be on site or in lieu substitution off site. Right now, they have 5.4 acres of open space, which meets the requirements for on-site open space. They are requesting in lieu substitution for the rest of the space which would be 4.6 acres as the Lake Promenade. They do meet the 20% open space requirement with on-site and an off-site in lieu substitution.

Vice Chair Jenkins asked if that acreage should be 4.8 of open space.

Mr. Brim responded that that would be correct. After approval, staff can go down to a more granular level once staff has the plans. The city cannot require anything beyond the 20% of open space. Staff can put 4.8 in the condition, but if turns out to be a little bit less than the City will need to accept it.

Vice Chair Jenkins asked if there were any questions.

Commissioner Blackburn clarified that the open space would be in the north of the property.

Mr. Brim stated that staff would run through some of the conditions of approval, and would dig in deeper with conditions three through six. Condition #3 addresses the timeline when the amenities will be completed. They shall be in place prior to the issuance of 343rd residential building permit (approximately 50% of total units). That allows Edge time to get that built out and is also a significant core of amenities they'll have time to get that done as well. Mr. Brim then asked for questions concerning condition #3.

Commissioner Knighton asked how staff would calculate permitting. Would a fourplex be one building permit because technically it is one building. So, it is one building but it is four units in that building permit.

Mr. Brim responded that staff can change the condition to units. Before the 343 unit that would the stop to make sure the improvements are in place.

Commissioner Knighton asked if he could ask questions to applicant.

Mr. Brim invited applicant up to answer the commissioners' questions.

Commissioner Knighton asked how long it will take to build the project.

Brandon Watson, Edge Homes, responded that Edge is in agreement with the 343 unit timeline. The project will be three to five years. Edge plans on doing their first townhome phase and then condo phase that are built simultaneously. The clubhouse will be built during that first condo phase. Edge wants to get it up and started as quickly as possible, but stated that to expect the amenities to be done after 25% of the project was done would be a little short.

Commissioner Blackburn asked him to clarify when they would start building.

Mr. Watson responded Edge would like to start pulling permit May or June of this year.

Commissioner Knighton asked how long until Edge would reach the 50% of pulling permits.

Mr. Watson responded that it would probably be two years.

Mr. Brim stated that if Edge would like to stay on track, they will need to start the clubhouse at the beginning of the project instead of the middle. Staff can amended the conditions to state the clubhouse would be either constructed or completed.

Mr. Watson responded that Edge would like the clubhouse to be completed and operational.

Mr. Brim asked if they would like the condition to state the clubhouse must be completed and approved.

Mr. Brim moved to Condition #4: Proposed lakeside improvements shown in the approved site plan, as approved by City Staff, shall be installed prior to issuance of the 343rd residential unit (approximately 50% of total units) or one year from the date of approval by the State of Utah/Utah County for said improvements, whichever comes later. The reason why staff put later is because Edge, in good faith could move forward with it, because it's really with the State and County to get a permit for it and they'll essentially be the permit holder for those improvements. If it's taking forever to get a permit it provides Edge the ability to keep building if they're having an issue.

Condition #5: An in-lieu open space credit of 4.6 acres shall be granted for the adjoining Lake Promenade contingent upon approval of a Development Agreement between the owner of the Lake Promenade and the City Council. If a Development Agreement has not been approved and signed by both parties prior to the issuance of the 343rd residential building permit, the developer shall submit a promenade development plan and engineering estimate with associated improvement costs, obtaining a bond to cover costs necessary to develop 4.6 acres of the Lake Promenade. The bond and costs shall be approved by the Public Works Director. The developer will have eighteen months from the date of the Development Agreement to complete the portion of the Lake Promenade required for in-lieu open space credit. That condition basically ensures that the open space will be completed and that the city will get the benefit of having it and Edge will have that amenity.

Vice Chair Jenkins asked how Condition #5 ties in with the million dollars of offsite improvements and if it would be worth tying into the conditions.

Mr. Brim responded that the city doesn't care about the amount Edge spends. For them to meet the code they have to have that acreage improved to a park condition. Staff can work on those base requirements with Edge. If the improvements cost them less than that's fine. If they get to a point where a development agreement has not been worked out at the 50% residential units, then the city would have Edge come in and bond for those improvements so there would be an assurance those items would get developed. They have to have the acreage approved. We didn't want to tie it down to a certain number. We would have them come in and bond for those units. Staff does not feel that there should be a specific number attached. The requirement is that they meet code. Basically, Edge will provide staff a design that was in conformance with the code for that area.

Condition #6: The Lake Promenade development plan shall be reviewed and approved by City Staff prior its construction. This plan shall meet general conformance to the plan shown in Section 3.12.020 Lake Promenade of the Vineyard Zoning Ordinance. This condition is just tying it back to the plan that was originally approved two or three years ago by City Council.

Condition #7: Approval of the Lake Front @ Vineyard Town Center site plan is contingent upon the City Council's approval of the in-lieu open space credit. Following this meeting, Edge will go to the City Council as they are the authority of accepting the off-site in-lieu credit. The whole permit is approved once the in-lieu credit is approved. Mr. Brim then remarked that those were all the conditions and asked for any questions. Vice Chair Jenkins replied that the conditions seemed pretty straight forward. He asked if the commission would see any updates on traffic conditions and then someone replied there would not be.

Mr. Watson began by stating the Vineyard staff is topnotch. City council asked to double check every box and they triple check. The Planning Commission has also done a really good job. He stated he was very confident with the material he would be showing Planning Commission. All the public comment really helped the project evolve. There's a lot of diversity and Edge cannot wait to build this project. Mr. Watson explained the project north to south. The north half of the project is townhomes and condominiums. There was a more traditional color scheme to the contemporary elevations, but because of commissioner concerns Edge has added a whole new element to create a sleek new elevation. Edge hasn't built something like this they are excited to build it and bring it to the community. He then explained the contemporary condos. Each of these have different color schemes and there will be 12 different color schemes. There will only be a duplicate of two-color schemes which will not be by each other. There will also be a rambler unit townhome for those who want single level living with a basement. Moving south to loop road there will be the alley load townhomes. All of these will have different color schemes. There will be some red brick units and all will have color variations.

Vice Commissioner Jenkins asked if this was the first phase.

Mr. Watson replied that yes it will be. Edge will do the ones on the south side first. Mr. Watson then refocused to further south on the plat. There will be individuality in each of these units, this is the front load townhome unit. They're all designed to be very diverse and sleek. Across the street up 300 west there will be condos. They will tie in with the townhomes and will also have a red brick theme there with three different color schemes. On the very south end will have the very traditional townhomes with a stone masonry element to them with their own color schemes. There will also be the rambler units in this area because these will look like leisure villas. Lastly, there will be the single-family units. A commissioner had requested some breakup on the back of these homes. These will have a pop out element on the back of it. This is probably the most unique project edge has ever built. Mr. Watson then asked for questions.

Commissioner Blackburn complemented Mr. Watson for what Edge has done. They have really tried to address the concerns. This is a community the Commission wants to be proud of because of where it is and the architecture it will be. He thanked Edge for working with the Commission as they have picked apart details so that this project will be well received from our community.

Mr. Watson replied that where Edge is today is really a complement to the staff and public input.

Commissioner Knighton asked about the corner elevations when there is a townhouse on a corner lot. He wanted to make sure that when there was a corner lot the side elevation had the requirements to meet the percentage of stucco and everything.

Mr. Watson replied that there will be a lot of side units along 300 west, but Edge want that as well.

Commissioner Knighton responded that that is probably in the staff comments as well, but it was the only comment he had.

Mr. Brim mentioned that there had been talk for the condos having different architectural types mixed, but Edge is showing that there is more of zones. There was also some concern with have the same roofline. He asked if Edge would be able to provide some sort of variety.

Mr. Watson stated that he was confident that with the two different elevations it will break up the roofline. With so many pop outs on the front there is almost a unique townhome look. The roof should have enough variation to break that up and make it look unique.

Discussion ensued about roofing specifics.

Vice Chair Commissioner Jenkins asked for more questions. If there were no more questions then he said that he had a question for Mr. Brim and Ms. Hart regarding condition number five about in-lieu open space credit of 4.8 acres. Was that language all that is required for the bonding?

Mr. Brim responded that staff feels comfortable with that language. That language encourages Edge to just build it, but if they don't then the language is kind of a safety net to build it.

Commissioner Blackburn asked how much of that depends on the developer that gets that project.

Mr. Brim responded that a lot of it does. One thing that is nice about the zoning code is that the area was designated as a Promenade and cannot be used as anything else. They cannot do anything else with it. They could add things beyond what the code calls for but it gets the city the start to a great amenity.

Mr. Brim also read conditions eight and nine and told the Commissioners that they could add those conditions 'as stated by staff'.

Condition #8: The applicant pays any outstanding fees and makes any redline corrections.

Condition #9: The applicant is subject to all federal, state, and local laws.

Commissioner Blackburn asked if Mr. Brim needed to read in condition #1 and #2.

Mr. Brim responded that those were in the last staff report.

Vice Commissioner Jenkins asked if either of the commissioners were ready to put forward a motion.

Motion: COMMISSIONER KNIGHTON MOTIONED TO APPROVE THE LAKEFRONT AT VINEYARD TOWNCENTER SITE PLAN WITH THE PROPOSED CONDITIONS DATED FEBRUARY 6, 2019 IN ADDITION TO THE CONDITIONS AS NOTED BY STAFF MEMBERS THE SAME NIGHT. COMMISSIONER BLACKBURN SECONDED THE MOTION. ALL WERE IN FAVOR.

5.3 Public Hearing & Consideration: Zoning Text Amendment, Ordinance #2019-01: Regulations for Golf Driving Ranges

See agenda item 5.7 for more information.

Mr. Brim asked that the public hearing be continued to February 19th. Staff is still working out a few issues because it is so site specific that will only affect one property owner. Lighting and the spacing of poles away from residential are still needing to be agreed upon. It needs to fit and still protect the quality of life for the residents near the property.

Vice Chair Jenkins asked if there were any questions for Mr. Brim before they moved on. There were no questions and he asked for a motion to continue the public hearing.

Motion: COMMISSIONER BLACKBURN MADE A MOTION TO CONTINUE THE PUBLIC HEARING TO FEBRUARY 19TH. COMMISSIONER KNIGHTON SECONDED THE MOTION. ALL WERE IN FAVOR.

5.4 Public Hearing & Consideration: Zoning Map Amendment, Ordinance #2019-02: Rezoning City Owned Property

The Planning Commission will hold a public hearing on Ordinance #2019-02. This ordinance proposes rezoning 9.05 acres of real property to Public Facility (PF) with Tax ID 17:023:0017 located at 281 west 1600 north. This property was recently annexed into Vineyard City from Lindon City and previously zoned Public Facility (PF) under the Lindon City Zoning Ordinance. Vineyard is proposing to utilize this property for a future Public Works Yard and Facility.

Mr. Brim stated that last year Vineyard purchased 9.05 acres from the city of Lindon for the purpose of establishing a Public Works yard and building related facilities. That property was zoned PF, Public Facility, under the Lindon zoning ordinance. Typically, when you annex a property you bring over whatever zoning was applied to the property in the previous jurisdiction. In this case our ordinance of approval didn't do the zoning so this ordinance will zone it as PF under the Vineyard City ordinance. The property is located at 281 west 1600 north with tax ID #17:023:0017. That trail still belongs to Lindon. The city retained a chunk. They were supposed to do a regional park right here. There is a trail on the south side of the property that will run adjacent to the south of the property.

Discussion ensued about the plans for the facility.

Mr. Brim stated that any plans that move through with the area will go through Planning Commission first.

Vice Chair Jenkins asked for a motion to open the meeting up to public comment.

Motion: COMMISSIONER BLACKBURN MOTIONED TO OPEN THE MEETING TO PUBLIC COMMENT. COMMISSIONER KNIGHTON SECONDED THE MOTION. ALL WERE IN FAVOR AND THE PUBLIC HEARING OPENED AT 6:55PM.

There was no public comments made.

Motion: COMMISSIONER KNIGHTON MOTIONED TO FORWARD A POSITIVE RECOMMENDATION OF ORDINANCE 20.19.02 TO THE CITY COUNCIL. COMMISSIONER BLACKBURN SECONDED THE MOTION. ALL WERE IN FAVOR AND THE PUBLIC HEARING CLOSED AT 6:56PM.

5.5 Bike Utah: Chris Wiltsie & Shawna Mecham with Mountainland Association of Governments

The Planning Commission will hear a presentation regarding the Governor's 1,000-mile campaign. The presentation will focus on how Vineyard can make the trail system better and more integrated with other regional trails.

Ms. Shawna Mecham, Mountainlands Association of Governments, introduced herself first and thanked the commission for inviting them to come.

Mr. Chris Wiltsie, Bike Utah 1,000 miles program director, introduced himself. They came to talk not just about creating some great bike infrastructure and give people a reason to use it. First, he introduced the 1,000 miles program. The governor set a goal in 2017 of adding 1,000 miles of family-friendly bicycle infrastructure throughout the state which includes mountain bike trails and also paved infrastructure. It basically

represents creating a Murdock canal for the next 10 years, basically running the span of the Wasatch front every year. His position is to create trails that are high quality and people will actually use. The criteria for family friendly are: as speed increase infrastructure increase. If you build a road right in the first place you don't have to go back and put in expensive bicycle infrastructure. 0-25 mph all you need are narrow roads and design features that reinforce those speeds. As speeds increase you will need to physically need to protect the bicyclist or family. In highway speeds (45+) you will want to separate the infrastructure. Vineyard has been very forward thinking as they've been creating this community. For mountain bike trails you can post the skill level that's required. There is a way forward and many different grants for these opportunities. In Daggett county they have managed to find basically ½ million in funding for their trails. The first concept is: diversity. What reason do people have to be at a building? Give people a lot of different reasons to be somewhere at different times of the day. People who work there and commercial areas to eat dinner or lunch at. Density isn't always the ultimate thing to be desired. The next concept is setting up a system that allows for natural densification. Floating height limits can influence this. It allows for incrementable growth instead of sudden growth. It is densification over time. Another concept is to design an area to make it attractive and make it safe for people to get there. With the lakefront properties you can create something very beautiful and unique. Right now, you drive through Utah and Salt Lake county and it all looks the same, you cannot create a brand by looking like your next-door neighbors.

Ms. Mecham 10% of people are avid bike riders and willing to do get out next to cars and take a lane. If you really want to be a community of active transportation, there are another 50% of people who are interested, but they don't quite feel comfortable riding in car lanes. You need to plan for all ages and abilities. If you can say "I would send my 3rd grader to school down this road." or "My 55-year-old neighbor could take this and feel comfortable." You should prioritize people rather than getting cars through. What are we doing about those seconds of speed in comparison with the safety of biking.

Mr. Wiltsie reminded those in attendance: as you are designing your communities keep in mind where people can get in five minutes. Have signs that state where could you ride in 5 minutes and create routes that represent those paths.

Ms. Mecham stated that Vineyard is fantastic. No resident, according to her calculations, will be more than 2.2 miles away from a Frontrunner station.

Mr. Morgan stated that Vineyard has lightrail that is coming.

Ms. Mecham stated that MAG created a street connectivity guide. Do you have to hope a neighbors wall to get out of your neighborhood? Vineyard's neighborhoods sometimes require a 10-minute walk just to get out of the neighborhood. That presents a connectivity problem. MAG would be willing to help to an analysis on this. Neighborhoods should be porous and not barriers that trap people inside.

Mr. Wiltsie stated that Lehi was a good example of this.

Ms. Mecham stated that she had heard someone state that they would like vineyard to be a renowned destination for biking. There are wonderful regional connections here: Frontrunner station, Lakeshore Trail, UVU, etc.

Mr. Wiltsie stated that Utah doesn't have a lot of destinations other than camping destination. Why not make vineyard a place people want to stay when they are looking to cycle?

Ms. Mecham stated that there is a wonderful parks and trails plan for Vineyard. There are only five cities and towns in Utah county that don't have an active transportation plan and Vineyard is one of them.

Mr. Wiltsie offered his help with that project.

Mr. Brim replied that the city is doing its general plan right now and that plan, with a few adjustments, could essentially be an active transportation plan as well.

Discussion ensued about how Vineyard can brand itself to become a destination.

Mr. Wiltsie moved on to the next point to diversify multimodal transportation.

Commissioner Knighton responded that the graphic they projected was a good graphic how this county could fit everybody that it is projected to have.

Ms. Mecham said that they had been asked about counting systems. STRAVA tracks how fast you're riding and where you're going. MAG has access to this data. There are also physical units out there that count how many people are going by. So just like with traffic models they should soon be able to pair that data to give a better idea of where and why people are riding.

Discussion ensued about multimodal transportation.

Mr. Wiltsie asked for questions.

Vice Chair Jenkins thanked Mr. Wiltsie and Ms. Mecham for coming in and presenting.

Chris Judd, resident, asked if there was any correlation for cities that do these things and how events would look more closely at cities which are doing these things.

Mr. Wiltsie yes there's definitely correlation there. They're going to go to the places that are bike friendly first. There's space for Vineyard to be the active transportation city and the place events start at.

Discussion ensued about funding.

David Lauret, resident, asked if active transportation is just bikes?

Mr. Wiltsie responded that active transportation is any transportation you power by yourself. Active transportation is limited by distance and safety.

Commissioner Knighton stated that some of the benefits of active transportation is that it reduces the amount of people using the automobile system.

Mr. Wiltsie responded that another benefit of active transportation is that you try to keep people in your area as long as possible to spend money.

Vice Chair Jenkins thanked Mr. Wiltsie and Ms. Mecham and asked that their slides would be added into the minutes to be public documents.

5.6 Work Session: Zoning Text Amendments

5.6.1 Short Term Rental Units

Mr. Brim stated that our text amendment will allow for short term rentals similar to the way Sandy City does. They allow for short term rental units as long as it is owner occupied. It allows people to rent their basement out, but they're onsite and able to manage it better. The concern with rentals that are not owner occupied is that the owners do not even live in state. Staff has received quite a few phone calls about concern of the management of the rentals.

Vice Chair Jenkins asked if anything in the current legislative session to address this.

Mr. Brim responded that staff felt it would be good to at least get a code in place to get some transient room tax.

5.6.2 Lot Line Adjustment

Ms. McKenna Marchant introduced the text that would cover lot line adjustment. It includes a definition as well as a process for how they would be processed and timeline. The process would entail the competition of an application, a legal description, a title, a deed, and then staff will review that and ensure that the applicants will still meet code and setbacks and then staff will record it.

Vice Chair Jenkins clarified that people would not be able to sell off some of their property which would place them under the minimum lot size.

Ms. Marchant, correct. They would still have to meet the code before they were allowed to adjust their property lines.

5.7 Planning Commission Special Meeting

Vice Chair Jenkins said that Mr. Brim had asked to move item 5.7 to the beginning of the meeting.

Mr. Brim explained that two of the items on the agenda were continued from last Planning Commission meeting. It is important to continue a Public Hearing for items that have been noticed so that they don't have to be renoticed. The first is the conditional use permit for Yard A. There are still a few more items that are being worked out. It is not quite finished so he asked for its approval to be moved to the 19th.

The other item was the Big Shots project. There have been a few issues with lighting that should be continued. He offered to still give an update on the project if anyone from the public had come to speak to that.

Those both were noticed for public hearing so that public hearing could still be opened, but that the hearing should just be continued for the next meetings.

Vice Chair Jenkins said that item 5.7 was a proposal to hold a special Planning Commission meeting on Tuesday, February 19th that would allow for more time to work on items 5.1 and 5.3. He then asked if Commissioners Blackburn and Knighton would be available on Tuesday. Both motioned in the affirmative.

Mr. Brim added that the meeting is necessary on February 19th because on February 20th and 21st there will be two public meetings for different neighborhoods. The city was broke into four quadrants. Two quadrants will meet on Wednesday and two will meet on Thursday. He then welcomed and asked the planning commissioners to come and volunteer at the meetings.

Vice Chair Jenkins clarified that it would be at the City Office Building.

Mr. Brim answered that it would be. He added that the meetings will from 5:30-8:30pm.

Vice Chair Jenkins asked for a motion to move the next Planning Commission meeting to February 19th.

Motion: COMMISSIONER KNIGHTON MOTIONED TO HOLD A SPECIAL PLANNING COMMISSION MEETING ON FEBRUARY 19TH TO ADDRESS ITEMS 5.1 AND 5.3. COMMISSIONER BLACKBURN SECONDED THE MOTION. ALL WERE IN FAVOR.

Vice Chair Jenkins opened up the meeting for public comment for the Yard (the project taking place to the west of Megaplex).

Motion: COMMISSIONER BLACKBURN MOTIONED TO OPEN THE MEETING TO PUBLIC HEARING. COMMISSIONER KNIGHTON SECONDED THE MOTION. ALL WERE IN FAVOR.

No comments were made.

Motion: COMMISSIONER KNIGHTON MADE A MOTION TO CONTINUE THE PUBLIC HEARING TO FEBRUARY 19TH. COMMISSIONER BLACKBURN SECONDED THE MOTION. ALL WERE IN FAVOR.

6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

No reports

7. STAFF REPORTS

Mr. Brim, Economic Development Director

- General Planning Meetings – Staff would appreciate any volunteers that would be able to make it to those meetings next week.

Mr. Don Overson, Public Works Director

- Overpass – there is a new project manager over Vineyard's project and hopefully the bid will be complete by April.
- Frontrunner Station – Staff has been working with UDOT and the owners in the Towncenter area to sit down and move that project forward. That will also be bid in April.
- Mainstreet extension – This project will also be bid in April. Residents will fill a little growing pain in connection with the expansion, but it is good growing pain.

8. ADJOURNMENT

Vice Chair Jenkins asked for a motion to adjourn the meeting.

Motion: COMMISSIONER BLACKBURN MOTIONED TO ADJOURN THE MEETING. COMMISSIONER KNIGHTON SECONDED THE MOTION. ALL WERE IN FAVOR.

MINUTES APPROVED ON: March 6, 2019

NOTICED BY: /s/ McKenna Marchant
McKenna Marchant, Planning Technician