

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, MAY 13, 2014 AT 6:00 P.M.  
Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

**6:00 P.M. - Eagle Mountain City Planning Commission Policy Session**

COMMISSION MEMBERS PRESENT: John Linton, Preston Dean, Miriam Allred, Wendy Komoroski, and Matthew Everett.

CITY STAFF PRESENT: Steve Mumford, Planning Director; Mike Hadley, City Planner; Ken Sorenson, City Planner; and Johna Rose, Deputy Recorder.

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. April 22, 2014

**MOTION:** *Preston Dean moved to approve the April 22, 2014 meeting minutes with the following changes: on page 3 line 2 the words impact fees to be replaced with the words special assessments. Matthew Everett seconded the motion. Those voting aye: Preston Dean, Miriam Allred, , John Linton and Matthew Everett. Wendy Komoroski abstained. The motion passed with 4 ayes and 1 abstention.*

4. Development Items:

A. Rockwell Seminary Site Plan—Public Hearing, Recommendation to the City Council

The proposal is for a one-room seminary building located on a .536 acre-parcel next to Rockwell Charter High School. The site includes a 1,740 square-foot structure and a 5-stall parking lot.

Mike Hadley explained that the Planning Department has received an application for a site plan for the Rockwell LDS Seminary building designed for the use of Rockwell Charter High School students. The site currently has a temporary portable building for seminary classes and has a conditional use permit from the City. The site is located just east of the charter school in the Saddle Junction subdivision, Lot 104. The conditional use permit for the seminary building was originally approved by the Planning Commission on June 10, 2008 and then in 2009 was given a two year extension. The site plan was approved by the City Council on July 15, 2008. The original proposal was for a temporary building until they could calculate the enrollment numbers and evaluate the impact of the seminary building being built at the high school and junior high school in Saratoga Springs. The applicant wanted to make sure that it was feasible to build a permanent building. In July of 2013 the applicant submitted for another two year extension because of the new middle school that was built in Eagle Mountain. They were granted a one year extension. Since the approval is

about to expire the applicant has decided to build a permanent building.

Access/Parking

The current temporary building is accessed by using the Rockwell Charter school access/parking lot. The lot the permanent building is on will now be accessed by connecting to Stonebridge Lane to the south of the lot. The applicant has an easement with the property owner that will allow an access road to be built. The application meets the City's parking standards.

Zoning

The zoning on the proposed site is Satellite Commercial (SC). The seminary building is not a permitted use but can be approved with a conditional use permit if the Planning Commission finds it to be similar and compatible.

Landscape

The applicant has submitted a detailed landscape plan that staff feels meets the requirements of the City's code. The landscape with the permanent building will be more comprehensive than what is currently on the site.

Fencing

Privacy fencing will be required to separate the proposed seminary building from the commercial development to the north and east. The required materials and colors must receive Ranches HOA approval.

Paul Evans with EA Architecture explained that the Ranches HOA required a linen color for the fascia and trim instead of the white coloring.

*Commissioner Linton opened the public hearing at 6:12 p.m.*

None

*Commissioner Linton closed the public hearing at 6:12 p.m.*

**MOTION:**

***Preston Dean moved to recommend approval of the Rockwell Seminary Site Plan to City Council. Wendy Komoroski seconded the motion. Those voting aye: Preston Dean, Miriam Allred, Wendy Komoroski, John Linton and Matthew Everett. The motion passed with a unanimous vote.***

**B. The Cove at Rock Creek – Public Hearing, Recommendation to the City Council**

The proposed application consists of 82 townhome units on 6.54 acres for a density of 12.5 units per acre in the remaining portion of the Rock Creek development.

- Site Plan
- Preliminary Plat – Action Item
- Final Plat

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Mr. Hadley explained that the proposed Cove at Rock Creek Site Plan, Preliminary and Final Plat is located just south of the existing Rock Creek development off of Rock Creek Rd and Clear Rock Rd in the Ranches Master Development. The proposed application consists of 82 townhome units on 6.53 ac for a density of 12.5 units per acre on the overall project. The density for the first plat is 13.9 units per acre. This proposed development is the remaining portion of the original Rock Creek development. The original Rock Creek development was approved with 276 total units. Ph.1 consisted of 96 units and Ph.2 consisted of 84 units for a total of 180 platted units. There are a total of 96 possible units left that could be built. The remaining portion was approved as 12-plex units similar to the existing Rock Creek development. The Cove at Rock Creek is proposing 82 townhome units instead of the 12-plex buildings. The Planning Commission reviewed this as a concept plan on January 14, 2014. Since that time the applicant has been to DRC committee on two different occasions.

Site Plan & Final Plat

Site plans and subdivision plats are required for all multi-family residential and/or townhome projects. The review for these projects includes landscaping, road and frontage improvements, open space, building layout and architecture, parking, emergency access, storm drainage, and more.

Building Elevation/Architecture

There are four 6-unit buildings, two 5-unit buildings, nine 4-unit buildings, and four 3-unit buildings. The applicant will need to submit detailed elevations and architectural materials for the proposed buildings.

Utilities

The utilities for each building will need to have gang meters, electric on one side of the building and gas on the other side of the building. A plan showing how each unit is going to be metered needs to be submitted and approved. All of the utilities and easements need to be included on the plat.

Open Space/Community Improvements

This project is a Tier IV development which requires 10% of the area acreage as improved open space. The calculated improved open space for this project would be .654 ac. For the improved park space a total of 77 points are required from the table for pocket and neighborhood parks 16.35.130(c). A final approved overall landscape plan needs to be submitted for final approval of the project. The Development Code requires community improvements, or \$2,000 per buildable acre, in the form of public buildings/facilities or regional parks. Split rail fencing around the tot lot is required. Staff recommends that the improved open space and amenities are located all together and not spread throughout the development. The developer is working with the Rock Creek HOA to sign an agreement which would allow the townhome residents to use the swimming pool and amenities located adjacent to this project.

Water

The applicant will need to provide water rights to the City before the plat can receive final approval and be recorded.

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Parking

The City Code requires two parking stalls per unit and the proper handicapped accessible parking stalls. Snow stacking is also required for each parking lot design.

Travis Taylor, J. Thomas Homes, presented a basketball court underneath the power line corridor and explained that he was not aware that he could build anything under the power line corridor. He stated that there is a basketball court to the north of the project that is being used by residents, and that basketball court is located under the power line corridor. He explained that he could understand not allowing the ten trees that were planned to be located under the power line corridor. He requested that the Planning Commission allow him to work with City staff on replacing those amenities with others like benches or tables.

Commissioner Everett asked what type of landscape the developer is planning around the basketball court. Mr. Taylor explained that the developer plans to provide native landscape around the back, xeriscaping as a buffer and then grass.

Commissioner Linton stated that his understanding and experience is that no permanent structures could be placed under the power line corridor or in their easements. Mr. Mumford explained that they would need to talk to Rocky Mountain Power before allowing the basketball court to be placed in the corridor. Commissioner Linton requested that they make a condition that the developer contact Rocky Mountain Power and get approval before building under the power line corridor.

Commissioner Allred asked how many phases are planned for the area. Mr. Taylor explained that it's hard to plat the lots of the whole area because it's difficult to make changes to the plan or fix problems to the plan. He stated that he prefers that the concept plan and the Preliminary Plat be approved and then cut the final plat and go phase by phase. Commissioner Dean explained that the Planning Commission does not want to be in a position where they have to approve building by building. Mr. Taylor said that the developer hopes for no more than three phases.

Commissioner Dean asked when the amenities would go into the development. Mr. Taylor explained that an escrow amount would be collected for every unit. The amenities should go in when 50% of the units are built and that could affect the way the phasing is completed.

Commissioner Komoroski asked if this development would be part of the Rock Creek HOA. Mr. Taylor explained that there will be an amenity sharing plan set up for the development. The residents of the development would pay a fee to use the existing amenity in Rock Creek and then a sub HOA would be set up for this development.

Commissioner Dean asked what type of fencing is planned for the development. Mr. Taylor and Commissioners asked if a fence would be required along the power line corridor. Mr. Hadley explained that the only fencing required is around the amenities. Steve Mumford explained that the bonus density standards in the City Code require an open face fence (split rail fence) around open space areas that are adjacent to a main road. He explained that the City could require fencing around the tot lot.

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Mr. Mumford stated that he would like feedback on the amenities, location of the amenities, parking, and the amenities point system for this development.

Commissioner Dean questioned how many residents would use the tot lot and the basketball court because the location of the amenities is hidden. Mr. Taylor stated that the residents that live in the area would know where to find the amenities. Commissioner Dean was more concerned about the development layout and the tot lot in the development layout. Commissioner Everett felt that the basketball court location and the court would be good for the area and would be well used by the residents.

Commissioner Allred was concerned about approving a development that is not a set plat. Mr. Taylor explained that he has had other developments like Heatherwood that were completely platted and they have found mistakes that were unable to be fixed (like: nowhere to push snow, utility line problems, parking issues, etc.) He explained that any changes would be minor, he just does not want to have a flaw throughout the project that cannot be remedied.

Mr. Mumford explained that it is easier on the City when a full landscape plan is submitted before the Final Plat.

*Commissioner Linton opened the public hearing at 6:56 p.m.*

None

*Commissioner Linton closed the public hearing at 6:56 p.m.*

**MOTION:**

***Preston Dean moved to approve the Cove at Rock Creek Preliminary Plat and recommend the Cove at Rock Creek Site Plan and Final Plat to City Council with the following conditions:***

- 1. That a comprehensive landscape plan be provided to City staff with the amenities presented tonight to be included within the plan.***

***Matthew Everett seconded the motion. Those voting aye: Preston Dean, Miriam Allred, Wendy Komoroski, John Linton and Matthew Everett. The motion passed with a unanimous vote.***

**C. Porter's Crossing Town Center Master Development Plan Amendment – Public Hearing, Recommendation to the City Council**

Mr. Mumford explained that this 145-acre project is located north of Pony Express Parkway, centered around Porter's Crossing in the Ranches. It is an amendment to the Porter's Crossing Town Center Master Development Plan, removing 39.9 acres of commercial space, a 7.98 acre reduction in gross open space, and an increase in total residential units from 443 to 888. The Gross density is increasing from 3.06 to 6.13 du/ac. The proposal also includes the introduction of new residential designations ranging from single- to multi-family dwelling units. The high

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density residential is relocated from the western side of the project and moved to the former commercial area.

The Development Code specifies the following criteria for evaluation of master development plans:

General Criteria

- Slopes, Natural Hazards, Natural Channels, Storm Water Runoff – There is a minor storm drainage wash on this property. The developer must obtain any required stream alteration permits from the State prior to making any changes, and the wash must either be piped according to City standards or all development must be kept 100 feet away from the top bank of the wash on either side
- Soil Characteristics – A geotechnical study will be reviewed along with each plat.

Infrastructure Criteria

- Utilities
  - Water & Sewer – An updated water model will be required for this project. The City Engineer and Public Works Director have not expressed any other concerns with the wet utilities.
  - Electric and Natural Gas – No concerns have been expressed by the Energy Department for this project. There is a Kern River Gas line that passes through this property (shown on the plan as an open space corridor). Concerns remain about any required buffer distance between this high-pressure pipeline and buildings or parks. Rocky Mountain Power must dedicate the space to the City along with the subdivision plats.
  - Storm Drainage – see slopes/natural channels category above.
- Streets
  - A traffic study has been completed for this development by Hales Engineering, although with a slightly different mix of housing types and numbers than the proposed master plan (378 single-family homes, 240 apartments, 244 townhouses, commercial square feet 111,000). The developer will have to comply with traffic study recommendations, a summary of key findings and recommendations as followed (these must be detailed in the master development agreement):
    - Both major intersections on Pony Express Parkway (Porters Crossing Parkway and Smith Ranch Road) fail in the future conditions
      - ❖ The Porters Crossing Parkway /Pony Express intersection should be signalized sometime before the year 2020 with project traffic. This intersection will need a signal before 2040 without project traffic.
      - ❖ All-way-stop control should be removed on Smith Ranch Road when the signal is installed on Porter’s Crossing Parkway. It is recommended that this be replaced with north-south stop control. This could also be replaced with a signal if desired.
    - The eastbound and westbound left-turn storage length needs to be increased to 200 feet plus the taper length at the Porters Crossing Parkway / Pony Express Parkway intersection. This should be completed before 2020 with project traffic, and is needed for the 2040 conditions with and

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- without project traffic.
- The east and west RIRO intersections fail only when blocked due to downstream queuing. No changes are recommended for these intersections.
- The Porters Crossing / Turnburry Road intersection operates at excellent levels of service in all conditions.
- The conceptual Site Plan includes a lot layout and road layout for Area 14, but does not provide access to the neighboring landlocked property. A stub road will be required to this property.
- It should be noted that Areas 6 and 7 will be limited based upon the Code's restriction of a maximum of 30 units/lots on one access, and a 500-foot maximum cul-de-sac or dead-end road length.
- Area 6 should provide a stub road to the vacant property to the north and/or east.
- The Pony Express Townhomes (approved project to the east of Area 2) have provided a stub road for future access to a road in this development. Area 2 should connect with this road.
- Water Rights
  - Water rights are required (or purchased of City water) for each project at plat recording or building permit, depending on the type of development.

#### Compatibility Criteria

- Compatible Densities – The site is bordered by the following land uses:
  - North – Electrical substation, power line and gas corridor, and vacant property in Saratoga Springs City.
  - West – Power line and gas corridor, Eagle's Gate neighborhood, Plum Creek multi-family neighborhood.
  - South – Pony Express Parkway
  - East – The approved Pony Express Townhomes project and vacant property in Saratoga Springs City.

The land uses in the proposed master development plan include sixteen planning areas with varying degrees of density. The following areas raise concerns or are noteworthy:

- Northern SF Residential Areas: The northern section of the project retains a similar density and land uses as the adopted plan; and remains exclusively single-family residential. This matches the character and density of existing neighborhoods and proposed projects. Single family residential uses, however, may not be the best use adjacent to the power substation, and some thought should be given to the use of this property.
- Area 10: The density of Area 10 may be incompatible with Eagle's Gate to the west, which is all single-family (6,600 square-foot lots). The number of lots in this triangle should be reduced to something more appropriate.
- Area 14: The change from high density residential to single family residential on the western side of the project does not create any incompatible uses; however,

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circulation into neighboring projects, which may include townhomes, raises concerns over uncharacteristic traffic patterns for a single-family neighborhood.

- Areas 2, 3, 13 (Commercial changed to MF Residential): The central core of the master plan has been changed from Commercial to a mix of higher-density residential products. Although this type of density may match the infrastructure demands of commercial properties, the density and site location may not be the most ideal for a variety of reasons. The two residential products that may present compatibility problems are the townhouses and apartments or condominiums. The proposed townhouses include 244 units on the eastern edge of the project, and although townhouses serve as an effective buffer between single family and more intensive uses like Commercial, the proposed number of units may dwarf the surrounding residential areas. However, the townhouses are buffered on all sides by open space, limiting spillover traffic. Lastly, the multifamily area located in the southeastern portion of the project is compatible with the adjacent commercial and townhouse areas, but its volume may be inconsistent with the smaller townhouse development (Pony Express Townhomes) to the east. The multi-family in Area 2 will also serve as the gateway to the City and may create an overwhelming massing of buildings along one of the City's main entrances. City Code Section 17.30.100 also states that Tier IV projects may be developed in pods of no more than 250 units served by one clubhouse and buffered from other residential or commercial uses.

In addition, the areas proposed as townhouses, multi-family, and condensed family cluster are in a zone designated on the future land use map as Mixed Use Commercial. The definition intends this zone to be used for retail, office, and commercial development with a provision for some residential incorporated into this zone. As proposed, the townhouses, multi-family, and condensed family cluster are exclusively residential and do not meet the intent of the General Plan's Mixed Use Commercial designation:

**MIXED USE: COMMERCIAL-** This category is for areas where retail and office development occurs at traditionally desirable locations including the intersections of major streets, appropriate neighborhood activity centers, or adjacent to other compatible land uses. Appropriate industrial uses will be considered for compatibility with surrounding developments. It is anticipated that development will primarily be non-residential; however, mixed-use developments that incorporate medium and high-density housing types may be recommended by the Planning Commission and approved by the City Council during the zoning process.

Although all of the commercial property may take some time to develop in this area, it is an appropriate location for office and retail use, and a good portion of the "Mixed-Use Commercial" property should be preserved for commercial uses rather than developed as residential.

#### Design Criteria

EAGLE MOUNTAIN CITY OFFICES – 1650 EAST STAGECOACH RUN, EAGLE MOUNTAIN, UTAH 84005



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- Open Space
  - Required Open Space: This development is required to provide 8% of the buildable area (excluding commercial areas, major roads, and utility corridors) + 10% of Tier III and Tier IV development (densities higher than 5.2 units per acre).
    - $8\% \times \text{approximately } 104.3 = 8.344 \text{ acres}$
    - $10\% \text{ of } 82.5 = 8.25 \text{ acres (within the Tier III and Tier IV areas)}$
  - Provided Open Space: The proposed project includes approximately 15.65 acres of improved open space, although some of that is located within the Tickville Wash, along Smith Ranch Road (which has a standard 4-foot sidewalk), in the smaller wash, and on the gas and power line easements.
  - Does the proposed pattern of uses and densities attempt to make effective use of the planned community open space?
    - The open space and park areas are being relegated to the areas that are either unbuildable or left over after the developments are planned. Public spaces, including parks and other gathering places, should be planned as central or important features in a development. They should be consolidated, where possible, to provide large and creative amenities along with recreation fields. Neighborhood parks are also recommended to be between three and five acres in size.
    - We do not believe the proposed locations and design of the open space and parks attempt to make effective use of the planned community open space.
  - Amenities: This development would be required to provide 584 points towards park amenities found in Table 16.35.130(c) Pocket and Neighborhood Park Elements, and an additional 577 points within the Tier III and IV areas. We recommend that a more detailed park plan be presented that includes the amenities to meet the point values provided in the park and open space areas.
  - Residential Bonus Density: Each residential development within this project must comply with the bonus density entitlement requirements found in Tables 17.30.110 of the City Code. The Code states that “All Tier III residential developments are required to provide the Tier III clubhouse.” The following items should be considered by the developer, and included as requirements in the master development agreement for the project:
    - Fund or construct community improvements/amenities
    - Entryways and monuments
    - Residential lot landscaping
    - Recreational amenities
    - Clubhouse
    - Swimming pool
    - Garages / covered parking
    - Storage units

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Trevor Hull, applicant, explained that the traffic study does include the Evans Ranch development. He felt that Porters Crossing and Pony Express Parkway should already have a traffic signal. The developer felt that moving Area 14 over to the other side and Porters Crossing would create a natural buffer between commercial and residential. He reviewed his ideas and plans for the amenities from the plat map, and stated that the amenities layout is not set in stone. The developer is working with Kern River on the easement through the property. He would like to steer clear of putting in a HOA for the area. This development is not part of the Ranches Master Plan HOA.

He explained that the trade-off with commercial is a balancing act. He stated that you need the right amount of commercial versus rooftops that will help drive the commercial. He explained that the 3.1 acres would continue all the way, causing commercial to connect to the townhomes that were just approved. He would like to see office space between the areas instead of commercial. He would like to expand the 3 acres to about 8 acres for that area. He has talked to Steve Mumford about possibly having mixed use residential commercial area throughout the project.

He reviewed how the developer would be stubbing in to the development and showed the Planning Commission where they would require connectivity on the map. He also explained that there are higher lots in the development that are placeholder at this time for potential clients.

Commissioner Linton asked who would maintain the pocket parks in the development. Mr. Hull explained that it would depend on the area. The townhomes would have an HOA, but the other part of the developments parks would be turned over to the City. He also explained the idea of having a City recreation center in the area instead of clubhouses. Commissioner Dean felt that it would be taking amenities away from the residents in that area.

Commissioner Dean questioned how wide Pony Express Parkway would need to be in the future. Mr. Mumford explained that it's a five lane road now, but every time the City does a master transportation plan or study it finds that Pony Express would need to be a seven-lane road. The timeline for requiring a seven lane road is not clear at this time. The City classifies Pony Express as a major arterial road which is a five lane road. Mr. Hull explained with the commercial in the area it would be easy to expand Pony Express to a seven lane road.

Staff and Planning Commissioners reviewed other commercial sites, comparing the size to what would be needed for potential commercial sites for Eagle Mountain. Mr. Hull felt that the City would not need another big box store in this area and that the City should plan a big box store closer to SR 73. Commissioner Dean explained that if Pony Express is planned to be a seven lane road the City would want to plan more commercial for the area.

Mr. Mumford shared Mountainland Association of Government's projection for the upcoming years. The projection for Pony Express is about 13,000 daily trips for that area and 16,000 daily trips the closer you get to Saratoga Springs (SilverLake). The projection shows 25,000 daily trips for that area in 2025 which is about what SR 73 is at now.

Commissioner Dean was concerned with the density of the project. Mr. Hull explained that the

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townhomes would have a finished area of 1700 sq. ft., an unfinished basement of 650 sq. ft., and have a two car garage. The density for the development is 11.3 units per acre.

Commissioner Linton was concerned that the plan had no potential church sites. Mr. Hull explained how hard it was to reserve a future church site. He explained that putting the church site in the master plan hurts the developer's density number. Mr. Mumford explained that most developers let the LDS church know or give the church or school district the first option to buy for the reserved space. He also stated that it would not hurt the developer's density for the master plan.

*Commissioner Linton opened the public hearing at 8:17 p.m.*

None

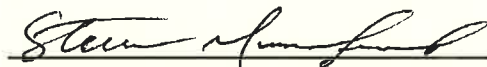
*Public hearing was continued as per motion.*

**MOTION:** *Preston Dean moved that the Planning Commission continue the public hearing for the Porter's Crossing Town Center Master Development Plan Amendment to the May 27, 2014 meeting. Wendy Komoroski seconded the motion. Those voting aye: Preston Dean, Miriam Allred, Wendy Komoroski, John Linton and Matthew Everett. The motion passed with a unanimous vote.*

5. Next Scheduled Meeting: May 27, 2014
6. Adjournment

The meeting was adjourned at 8:18 p.m.

APPROVED BY THE PLANNING COMMISSION ON JUNE 24, 2014.



Steve Mumford, Planning Director