

# MINUTES of the Vernal City PLANNING COMMISSION

Vernal City Council Chambers - 374 East Main Street, Vernal, Utah

August 12, 2014

7:00 pm

**Members Present:** Chair Mike Drechsel and Kathleen Gray

**Members Excused:** Ken Latham and Samantha Scott

**Alternates Present:** Kimball Glazier and Rory Taylor

**Alternates Excused:** Adam Ray

**Staff Present:** Allen Parker, Assistant City Manager; Corey Coleman, Building Official; and Sherri Montgomery, Administrative Clerk.

**WELCOME AND DESIGNATION OF CHAIR AND MEMBERS:** Chair Mike Drechsel welcomed everyone present to the meeting.

**ELECT VICE CHAIR:** Chair Mike Drechsel proposed that the election of a Vice Chair be tabled until there are more members present. *Chair Mike Drechsel moved to table the election of a Vice Chair until the September meeting. Kimball Glazier seconded the motion. The motion passed with Mike Drechsel, Kathleen Gray, Kimball Glazier, and Rory Taylor voting in favor.*

**APPROVAL OF PLANNING COMMISSION MINUTES OF JUNE 10, 2014:** Chair Mike Drechsel asked if there were any changes to the minutes of June 10, 2014. There were not enough members in attendance of the meeting who attended the June 10, 2014 meeting; therefore, the minutes of June 10, 2014 shall be deemed approved in accordance to Vernal City Municipal Code, Section 2.12.080.

**APPROVAL OF PLANNING COMMISSION MINUTES OF JUNE 17, 2014:** Chair Mike Drechsel asked if there were any changes to the minutes of June 17, 2014. There were not enough members in attendance of the meeting who attended the June 17, 2014 meeting; therefore, the minutes of June 17, 2014 shall be deemed approved in accordance to Vernal City Municipal Code, Section 2.12.080.

**APPROVAL OF PLANNING COMMISSION MINUTES OF JULY 15, 2014:** Chair Mike Drechsel asked if there were any changes to the minutes of July 15, 2014. There being no corrections, *Kimball Glazier moved to approve the minutes of July 15, 2014 as presented. Rory Taylor seconded the motion. The motion passed with Mike Drechsel, Kathleen Gray, Kimball Glazier, and Rory Taylor voting in favor.*

**REQUEST FOR RECOMMENDATION TO CONSIDER AMENDING THE VERNAL CITY GENERAL PLAN & FUTURE LAND USE MAP – APPLICATION NO. 2014-018-ORD – ALLEN PARKER:** Allen Parker explained that Vernal City is requesting that the

Vernal City General Plan be amended changing the future land use map to show “mixed use” in an area around 250 West 250 North. The future land use map currently shows this area as “institutional” and “medium density residential”. This request involves the area of transition between Ashley Valley Regional Medical Center and the residential area to the northwest of the hospital. There is some light industrial open lots with one metal building used for commercial welding activities. There is a current request to rezone the property located at 231 West 250 North; however, the current general plan does not support the rezone amendment to a commercial zone in that area. This request for amendment has been discussed in previous meetings with a negative recommendation. The City Council has asked that it be reviewed again. Kimball Glazier asked if it was appropriate to discuss the general plan amendment along with the rezone request. Mr. Parker stated that it can be discussed together; however, there are two different public hearings that need to be addressed separately. Chair Mike Drechsel opened the public hearing for the general plan amendment. There being no comments, Mr. Drechsel closed the public hearing. Mr. Drechsel asked why Vernal City is the applicant of this request, as well as the rezone request. Mr. Parker explained that these requests were originally heard some months back by the land owner; however, the requests were not approved. The Mayor has asked that the issue be revisited; therefore, the City has initiated this amendment to the general plan and rezone request. Mr. Drechsel asked if the property owner wants the rezone. Bonnie Offut stated that they are in favor of the rezone amendment to continue using the property as a welding business as it has been for many years. Mr. Glazier mentioned that the Planning Commission is currently in the process of revisiting the general plan as a whole and asked what the urgency is on this particular request. Mr. Parker explained that this is a hot spot area of concern, and the City Council asked the Planning Commission to address it independently. Mr. Glazier asked if the urgency is dictated by protecting the rights of the property owners in doing business there. Mr. Parker explained that the property owners would like to sell the property with the metal building, and the current zoning does not allow it to be a commercial use as it has been used for many years. Mr. Glazier suggested this be addressed as a whole during the future general plan work sessions.

Mr. Drechsel voiced his concern with the City facilitating this request when it was denied previously by a private citizen. This may appear to the public as favoritism. He agreed with Mr. Glazier in looking at this area as a whole during the general plan work sessions. The City Council can approve this request regardless of the Planning Commission’s recommendation. Kathleen Gray mentioned that it appears to be spot zoning with four different zones in that area. Mr. Drechsel stated that from discussions in the general plan work sessions, it has been the consensus of the Planning Commission that mixed use areas are only going to expand as Vernal goes more commercial. Mr. Drechsel stated that although he has the utmost respect for a property owner being able to do what they want with their own property, he is concerned with the Planning Commission setting a precedence. If the Planning Commission amends the general plan and rezone request for one applicant, how can they not make changes for another applicant? Mr. Drechsel explained that if the general plan is changed as a whole in the near future, this rezone request may fall under that umbrella anyway. ***Kimball Glazier moved to forward a negative recommendation to the City Council on the request for recommendation to consider amending the Vernal City General Plan and Future Land Use Map – Application No. 2014-018-ORD noting that the Planning Commission realizes the general plan needs to be amended, and this area may fall under those changes when the general plan is finalized. Rory***

*Taylor seconded the motion. The motion passed with Rory Taylor, Kimball Glazier, Kathleen Gray, and Mike Drechsel voting in favor.*

**REQUEST FOR RECOMMENDATION TO CONSIDER A REZONE REQUEST FROM VERNAL CITY FOR THE PROPERTY LOCATED AT 231 WEST 250 NORTH, VERNAL, UTAH FROM R-3 RESIDENTIAL ZONE TO C-2 COMMERCIAL ZONE – APPLICATION NO. 2014-019-REZ – ALLEN PARKER:** Chair Mike Drechsel stated that the Planning Commission is not in a position to make a recommendation on this rezone request, since it does not meet the requirements of the current general plan. Allen Parker explained that Vernal City is requesting that the zoning map be amended for the property located at 231 West 250 North from R-3 residential zone to C-2 commercial zone. Mr. Drechsel stated that the Planning Commission could forward a positive recommendation on this rezone request contingent on the City Council amending the general plan. Chair Mike Drechsel opened the public hearing for this rezone request. There being no comments, Mr. Drechsel closed the public hearing. *Rory Taylor moved to forward a positive recommendation to consider a rezone request from Vernal City for the property located at 231 West 250 North, Vernal, Utah from R-3 residential zone to C-2 commercial zone - Application No. 2014-019-REZ contingent on the City Council amending the general plan in this area. Kathleen Gray seconded the motion. The motion passed with Rory Taylor, Kimball Glazier, Kathleen Gray, and Mike Drechsel voting in favor.*

**REQUEST FOR RECOMMENDATION TO CONSIDER A REZONE REQUEST FROM PEG DEVELOPMENT FOR THE PROPERTIES LOCATED AT 583 WEST 100 NORTH & 590 WEST MAIN STREET, VERNAL, UTAH FROM R-4 RESIDENTIAL ZONE & CC-1 COMMERCIAL ZONE TO CC-1 COMMERCIAL ZONE – APPLICATION NO. 2014-016-REZ – ALLEN PARKER:** Allen Parker explained that PEG Development is requesting that the zoning map be amended for the properties located at 583 West 100 North and 590 West Main Street from R-4 residential zone to CC-1 commercial zone. This request is consistent with the requirements of the general plan. Mr. Parker read for the record a number of letters from surrounding property owners who are not in favor of this rezone. Chair Mike Drechsel opened the public hearing for this rezone request.

Matt Hansen with PEG Development - 180 N University Avenue #200, Provo, Utah - stated that he is here representing the land owner of the area requested to be rezoned. He explained that the main reason for the rezone request was to accommodate a proposed convenience store on the northeast corner of the block. The property owners own the entire north section of this block, as well as the east side. The intent for the northwest corner is to be office use rather than true retail. The convenience store hours will not go past 11:00 p.m.

Sue Brown - 1198 South 500 West, Vernal - stated that she was there to speak on her parent's behalf where they have lived for over 50 years. She explained that when the houses were tore down across the street, the owners did not take care of the vacant land. Ms. Brown stated that the present zoning allows for that to be a buffer area of office buildings and not full blown commercial.

Isaac Francisco - 101 North 500 West, Vernal - stated that he lives directly to the north and is the

closest of any of the residents to the proposed development. He stated that he is in favor of the rezone request. He added that commercial development is inevitable in this area.

Mr. Drechsel closed the public hearing. Kimball Glazier stated that although it breaks his heart for the couple who have lived in that area for 50 years, change is inevitable. He also addressed the concerns of the property owners regarding their home values decreasing stating that realistically, the values would likely increase not residentially, but commercially. Rory Taylor mentioned that Logan refused to accept growth away from Main Street and now their Main Street is so congested, because they confined all commercial to one block. Mr. Taylor agreed with Mr. Glazier that growth going north and south in our community is what the City needs. ***Rory Taylor moved to forward a positive recommendation to the City Council to consider a rezone request from PEG Development for the properties located at 583 West 100 North and 590 West Main Street, Vernal, Utah from R-4 residential zone to CC-1 commercial zone – Application No. 2014-016-REZ. Kimball Glazier seconded the motion. The motion passed with Rory Taylor, Kimball Glazier, Kathleen Gray, and Mike Drechsel voting in favor.***

**REQUEST FOR RECOMMENDATION TO CONSIDER AMENDING THE VERNAL CITY MUNICIPAL PLANNING & ZONING CODE – CHAPTERS 16.04, 16.20, 16.34, 16.36, 16.38, 16.40, 16.42, 16.44, 16.46 & 16.48 – GROUP HOMES – ORDINANCE NO. 2014-21 – ALLEN PARKER:** Allen Parker explained that Federal law drives how the City deals with group homes. A single or multi-family dwelling used to provide housing and professional assistance to disabled persons residing therein. Group dwellings, to include residential facilities for handicapped persons and residential facilities for elderly persons, shall be permitted in accordance with the sections of the Code addressing the specific zones. There cannot be discrimination in any way on group dwellings. There have been recent lawsuits regarding this issue that cost an area very close to us millions of dollars. Mr. Parker stated that he has sent this ordinance change to the City attorney, as well as Dave Church for their review and comments. Chair Mike Drechsel opened the public hearing for this amendment. There being no comments, Mr. Drechsel closed the public hearing. Mr. Drechsel stated that he feels that this issue is above his pay grade, even as an attorney, because this topic could have major legal consequences for the City and the residents. He added that he would feel better making a recommendation knowing that legal counsel has weighed in on it. Mr. Parker explained that Dave Church suggested describing the process for granting reasonable accommodation. Rory Taylor suggested giving this ordinance a positive recommendation pending review from legal counsel. Mr. Parker stated that he could get a letter from the City attorney. ***Chair Mike Drechsel moved to forward a positive recommendation to consider amending the Vernal City Municipal Planning and Zoning Code – Chapters 16.04, 16.20, 16.34, 16.36, 16.38, 16.40, 16.42, 16.44, 16.46, and 16.48 on Group Homes – Ordinance No. 2014-21 on the condition that the City attorney write a letter of endorsement to the City Council. Rory Taylor seconded the motion. The motion passed with Rory Taylor, Kimball Glazier, Kathleen Gray, and Mike Drechsel voting in favor.***

**REQUEST FOR RECOMMENDATION TO CONSIDER AMENDING THE VERNAL CITY MUNICIPAL PLANNING & ZONING CODE – CHAPTER 16.36 – R-1 RESIDENTIAL ZONE – ORDINANCE NO. 2014-22 – ALLEN PARKER:** Allen Parker explained that setbacks have been discussed several times in previous meetings. The City

Council had a concern as to why the required setbacks are different for oversized trailers versus permanent accessory structures. Chair Mike Drechsel opened the public hearing for this amendment. There being no comments, Mr. Drechsel closed the public hearing. *Chair Mike Drechsel moved to table setbacks until next month. Kimball Glazier seconded the motion. The motion passed with Rory Taylor, Kimball Glazier, Kathleen Gray, and Mike Drechsel voting in favor.*

**REQUEST FOR RECOMMENDATION TO CONSIDER A MINOR SUBDIVISION REQUEST FROM PEG DEVELOPMENT FOR THE PROPERTY LOCATED AT 583 WEST 100 NORTH, VERNAL, UTAH – APPLICATION NO. 2014-025-SUB – ALLEN PARKER:** Allen Parker explained that PEG Development is requesting approval of a minor subdivision of one parcel into three parcels with the sizes of .78, .92, and .41 acres. Chair Mike Drechsel asked if there was an existing structure on lot 3. Mr. Parker stated yes, there is a trailer and a structure. Chair Mike Drechsel opened the public hearing for the minor subdivision. There being no comments, Mr. Drechsel closed the public hearing. Mr. Parker stated that staff has conducted a full review and found that the application is in substantial compliance with Vernal City Code. Kimball Glazier voiced his concern with removing the existing building on lot 3 in the future with a 10 foot sewer easement and making sure it is buildable. Mr. Parker explained that it is possible to relocate the sewer line and changing the easement. *Kimball Glazier moved to forward a positive recommendation to the City Council to consider a minor subdivision request from PEG Development for the property located at 583 West 100 North, Vernal, Utah – Application No. 2014-025-SUB. Kathleen Gray seconded the motion. The motion passed with Rory Taylor, Kimball Glazier, Kathleen Gray, and Mike Drechsel voting in favor.*

**REQUEST FOR APPROVAL OF A MASTER SITE PLAN FOR BRENT PACE (BOYER TERRA ACADEMY) FOR THE PROPERTY LOCATED AT 267 SOUTH 1700 WEST, VERNAL, UTAH – APPLICATION NO. 2014-022-MSP – ALLEN PARKER:** Allen Parker reported that the address to this property was recently changed to 267 South 1700 West. This property is directly across from the new Golden Age Center and is zoned R-4 residential zone. This use is required to be permitted in all zones by State Code. This is a request for approval of a master site plan for a new structure to be used as a charter school. The structure will be 46,250 square feet and will accommodate up to 650 students from kindergarten through 12<sup>th</sup> grade. There is a portion of this property that is in the County; therefore, the piece of roadway in the County will be under the County's standards and direction. Mr. Parker explained that there are certain requirements under State law that exempts the school from certain requirements such as landscaping. Chair Mike Drechsel asked if the exemption is due to the nature of the building and the use. Mr. Parker answered yes, there is a limit on how far the City can tell a school how to do business. This application meets the requirements of Vernal City Code with a few minor changes that are being corrected. This is a new addition to the community, and the building is esthetically pleasing. Mr. Parker added that a voluntary traffic study was submitted, and they found that the level of service in both intersections and the Aggie Boulevard area remain undiminished by the effects of the traffic created by the school. The rating system remains the same, and traffic will flow with just as much ease as it would otherwise. Mr. Drechsel asked if that includes the intersection at 500 South and Aggie Boulevard. Mr. Parker stated that he does not remember if that was included in the traffic study. Kimball Glazier asked if the parcel in the

County is the property where the school will be built. Mr. Parker explained that the County owns the property and will be dedicating a public right-of-way and road way with the possibility of that connecting through to 300 South in the future. Mr. Drechsel asked if both of the highways are currently stubbed in. Mr. Parker answered yes. Mr. Parker asked the guests in attendance representing the school to introduce themselves. Those in attendance were Cassie Hays, Lianna Etchberger, Marty Freestone, Mike Lauser, and Brian Starkey. ***Rory Taylor moved to approve the master site plan for Brent Pace for the property located at 267 South 1700 West, Vernal, Utah – Application No. 2014-022-MSP with any corrections as noted by staff and engineering. Kimball Glazier seconded the motion. The motion passed with Rory Taylor, Kimball Glazier, Kathleen Gray, and Mike Drechsel voting in favor.***

**REQUEST FOR APPROVAL OF A MASTER SITE PLAN FOR PEG DEVELOPMENT (B'S CONVENIENCE STORE) FOR THE PROPERTY LOCATED AT 583 WEST 100 NORTH, VERNAL, UTAH – APPLICATION NO. 2014-024-MSP – ALLEN PARKER:**

Chair Mike Drechsel explained that this property was discussed earlier for a rezone and minor subdivision. This is an application for approval of a master site plan of the same property. Mr. Drechsel asked if this application meets all the standard requirements of the Code. Allen Parker explained that they may amend this site plan and address how they will alter the storm water in the area. Currently, they have surface retention, and there were some questions by engineering that have been corrected. Mr. Parker stated that they have been exploring other options, and if they do make any changes, they will submit an amendment. The amendment does not need to come back to the Planning Commission as it can be changed in the office. Mr. Drechsel asked if the accesses onto 500 West and 100 North are already established accesses. Mr. Parker explained that 100 North is the City's to grant. In regards to 500 West, they have been working with the Utah Department of Transportation (UDOT) on a master design.

Matt Hansen, PEG Development, explained that there is a UDOT sheet that was submitted as part of the site plan packet proposing that access, as well as one further south to service what would be lot 3, as well as the lot on the corner. There will also be a right-in and right-out on Highway 40 for that corner lot. Mr. Hansen mentioned that UDOT has received the proposal, and although there has not been approval at this time, the process has begun. UDOT is favorable to the proposal, because it eliminates one curb cut overall. In the future, there will be a reciprocal agreement put in place for parking on the block for all the properties. UDOT has this section of the highway on docket for improvement and redevelopment in the near future anyway. Mr. Drechsel mentioned the lighting will be the biggest impact for the surrounding property owners. He asked Mr. Hansen if they have looked at all reasonable possibilities to help minimize this. Mr. Hansen stated that the engineer included a lighting analysis. He added that they will do everything can to help minimize the problem. ***Kimball Glazier moved to approve the master site plan for PEG Development for the property located at 583 West 100 North, Vernal, Utah – Application No. 2014-024-MSP with any corrections as noted by staff and engineering and on the condition that the City Council approves the rezone on this property from R-4 to CC-1. Rory Taylor seconded the motion. The motion passed with Rory Taylor, Kimball Glazier, Kathleen Gray, and Mike Drechsel voting in favor.***

**REQUEST FOR APPROVAL OF A MASTER SITE PLAN FOR DAN MOORE (FREDDY’S) FOR THE PROPERTY LOCATED AT THE VERNAL TOWNE CENTER (PAD J) AT 2001 WEST HIGHWAY 40, VERNAL, UTAH – APPLICATION NO. 2014-023-MSP – ALLEN PARKER:** Allen Parker explained that this is a request for approval of a master site plan for a new restaurant in the Vernal Towne Center, Pad J. The structure will be approximately 3,367 square feet in size. The use is a permitted use in the CP-2 zone. The name of the restaurant is “Freddy’s Frozen Custard and Steak Burgers”. This business will be located in the center of the property. The parking exceeds the requirements. Chair Mike Drechsel asked if the landscaping and lighting will be the same consistency as the rest of the development. Mr. Parker stated that it is designed to be integrated in a similar fashion. *Kathleen Gray moved to approve the master site plan for Dan Moore for the property located at the Vernal Towne Center Pad J at 2001 West Highway 40, Vernal, Utah – Application No. 2014-023-MSP with any corrections as noted by staff and engineering. Kimball Glazier seconded the motion. The motion passed with Rory Taylor, Kimball Glazier, Kathleen Gray, and Mike Drechsel voting in favor.*

**REQUEST FOR APPROVAL OF A MASTER SITE PLAN FOR SHANE SMOOT (HAMPTON INN) FOR THE PROPERTY LOCATED AT 2195 WEST HIGHWAY 40, VERNAL, UTAH – APPLICATION NO. 2014-021-MSP – ALLEN PARKER:** Allen Parker explained that this is a request for approval of a master site plan for a new structure to be used as a hotel. This location is right up against the Pepsi plant. It is in a CP-2 zone, which is an appropriate zone for this use. The structure will have 101 guest rooms. It is a Hampton Inn and Suites with four stories. This hotel has been under design for quite some time. The hotel is a tight fit in this space. They have managed to fit everything in with the exception of one parking space. However, the Code allows cross access easements for up to 50% of the parking that is required, provided there is access parking on the lot requested. Mr. Parker stated that they do have the cross access easements designed into the covenants, conditions, and restrictions (CCR’s) for the overall project. Mr. Parker explained that the one parking spot in question for the one room is provided for in the adjoining property. Mr. Parker stated that the application meets the requirements of the Code with a few minor details that have been addressed. Chair Mike Drechsel voiced his concern with the egress and ingress for this parcel. He feels that it will all be dumped onto Highway 40. Byron Colton added as well as down to the main entrance to Lowes.

Byron Colton (engineer for project) - 486 North 3500 West, Vernal – explained that the access road shown on the top of the screen ties into the other accesses of the Vernal Towne Center. There is access from all the other entrances on Highway 40, as well as the back side of Lowes. Mr. Drechsel pointed out that most people coming out of the Hampton Inn will come out of the access to the left and turn out onto Highway 40. Mr. Parker stated that UDOT is putting in a signal light later in the summer at the original access point. *Kimball Glazier moved to approve the master site plan for Shane Smoot for the property located at 2195 West Highway 40, Vernal, Utah – Application No. 2014-021-MSP with any corrections as noted by staff and engineering. Rory Taylor seconded the motion. The motion passed with Rory Taylor, Kimball Glazier, Kathleen Gray, and Mike Drechsel voting in favor.*

**REQUEST FOR APPROVAL OF A MASTER SITE PLAN FOR B.J. PETERS (ASHLEY VALLEY CALVARY CHAPEL) FOR THE PROPERTY LOCATED AT 1213 WEST 500 NORTH, VERNAL, UTAH – APPLICATION NO. 2014-020-MSP – ALLEN PARKER:**

Allen Parker explained that this is an application for approval of a master site plan for a new structure to be used as a church. The structure will be approximately 28,753 square feet in size. This use is a permitted use in the RA-1 zone. Mr. Parker explained that the way the parking is calculated is based on the sanctuary section of the building and not the square feet. Staff and engineering has reviewed this application with some minor corrections. Although they will be purchasing the water from the City, they will be following Ashley Valley Water and Sewer's requirements for tapping lines. The applicant has worked with UDOT to find the appropriate access, and UDOT granted them two accesses to the property. One will be on the west side and one on the east side. Kimball Glazier asked if the storm retention area is a pond or below grade. Mr. Parker explained that it is a surface retention pond. *Rory Taylor moved to approve the master site plan for B.J. Peters for the property located at 1213 West 500 North, Vernal, Utah – Application No. 2014-020-MSP with any corrections as noted by staff and engineering. Kimball Glazier seconded the motion. The motion passed with Rory Taylor, Kimball Glazier, Kathleen Gray, and Mike Drechsel voting in favor.*

**CONDITIONAL USE PUBLIC HEARING REQUIREMENTS – ALLEN PARKER:** Allen Parker suggested this item be moved to the next meeting for time purposes.

**LANDSCAPING (GRAVEL/ROCK) – ALLEN PARKER:** Allen Parker suggested this item be moved to the next meeting for time purposes.

**PLANNING COMMISSION VACANCIES – ALLEN PARKER:** Allen Parker explained that there are three regular member vacancies on the Planning Commission. He suggested moving Rory Taylor and Kimball Glazier from being alternates to being regular members. Rory Taylor and Kimball Glazier agreed to be regular members. Mr. Parker stated that Isaac Francisco has expressed interest in being an alternate member, and he is in attendance to see what the Planning Commission is all about. Chair Mike Drechsel asked Mr. Francisco about his background. Mr. Francisco explained that he used to do construction power lines and is now in real estate. Mr. Drechsel asked Mr. Francisco to tell the Planning Commission a little about himself. Mr. Francisco stated that he is married with a 9 month old and is here because he wants to be involved in the community. Mr. Drechsel thanked Mr. Francisco for being at the meeting and for his desire to be involved.

Kimball Glazier asked about having staff handle the approval of site plans instead of the Planning Commission. Mr. Parker explained that several cities have a hearing officer to handle master site plan applications. State Code promotes the idea of having a hearing officer make determinations with an appeal board to hear any disagreements of the hearing officer's decision. Mr. Parker added that he would also like to discuss the requirement of holding a public hearing for a conditional use permit. He stated holding a public hearing for a conditional use permit gives the public the wrong impression. State law actually discourages public hearings for conditional use permits. Mr. Parker explained that both of these items will be addressed in a formal public hearing format next month. Mr. Glazier mentioned that if the Planning Commission did not have to approve all of the site plans at this meeting, they would have had

more time to visit the setbacks issue, which was tabled until next month. He added that the other valuable point is the applicant not having to wait 30 days for approval.

**GENERAL PLAN WORK SESSION – ALLEN PARKER:** Chair Mike Drechsel asked the Commission their thoughts on scheduling a work session for the General Plan. After a brief discussion, it was the consensus of the group to schedule a work session for Tuesday, September 23, 2014 at 6:00 p.m. in the Planning and Zoning Department’s Conference Room.

**ADJOURN:** There being no further business, *Kimball Glazier moved to adjourn. Rory Taylor seconded the motion. The motion passed with a unanimous vote, and the meeting was adjourned.*

---

Mike Drechsel, Planning Commission Chair