



**City of Sherwood
PLANNING COMMISSION
Masonic Hall, 60 NW Washington Street
Tuesday, July 6, 1999
7:00 PM**

A G E N D A

1. **Call to Order/Roll Call**
2. **Approval of Minutes - June 15, 1999**
3. **Agenda Review**
4. **Public Hearings:** (Hearing Disclosure Statement. Also, declare conflict of interest, ex-parte contact, or personal bias) **Public Hearings** before the City Council and other Boards and Commissions shall follow the following procedure (Resolution 98-743, adopted June 9, 1998):
 - Staff Report--15 minutes
 - Applicant--30 minutes(to be split, at the discretion of the applicant, between presentation and rebuttal.)
 - Proponents—5 minutes each (applicants may not also speak as proponents.)
 - Opponents—5 minutes each
 - Rebuttal—Balance of applicant time (see above)
 - Close Public Hearing
 - Staff Final Comments—15 minutes
 - Questions of Staff/Discussion by Body—no limit
 - Decision (Note: Written comments are encouraged, and may be submitted prior to the hearing, at the hearing, or when the record is left open, after the hearing for a limited time. There is no limit to the length of written comment that may be submitted)
- A. **SP 99-5/CUP 99-3 Church of LDS Site Plan & Conditional Use:** a request for approval of an approximate 16,500 sf LDS Church to be located on SW Meinecke Rd. Tax Lot 2800, Map 2S 1 31A.
- B. **(Continued from June 15, 1999) PA 99-3 Hearings Officer Plan Text Amendment** to the Community Development Code, Part 3, amending Section 1.202.01 to include a definition for “Hearing Authority” and Zoning Code Chapter 3 to establish a Hearings Officer for the review of Type III decisions which include conditional uses, variances, major site plans (greater than 15,000 sf of building area) and major subdivisions (greater than 3 acres of land area).
5. **Community Comments:** are limited to items NOT on the printed agenda under Public Hearings.
6. **Other Business**
7. **Adjourn**

**ITEMS NOT COMPLETED BY 11:00 PM WILL BE CONTINUED
TO THE NEXT REGULARLY SCHEDULED MEETING**

APPROVED MINUTES

City of Sherwood, Oregon
Planning Commission Minutes
July 6, 1999

1. Call to Order/Roll Call

Chairman Whiteman called the meeting to order at 7:00 PM.

Commission Members present:

Keith Mays
Jeff Schroeder
Ken Shannon
Angela Weeks (7:02 PM)
Bill Whiteman

Staff:

Greg Turner, City Planner
Roxanne Gibbons, Recording Secretary

Commission Members absent:

Adrian Emery
Sterling Fox

2. Minutes of June 15, 1999

Chairman Whiteman asked if there were any additions or corrections to the minutes of June 15, 1999. There were none.

Keith Mays moved the Planning Commission accept the June 15, 1999 minutes as presented. Seconded by Ken Shannon

Vote for Passage of Motion: 4-Yes, 0-No, 0-Abstain

3. Agenda Review

There were no other comments.

4. Public Hearings

Chairman Whiteman read the hearings disclosure statement and requested that Commission members reveal any conflict of interest, ex-parte contact or bias regarding any issues on the agenda. There were no Commissioner disclosures.

4A. CUP 99-3/SP 99-5 Church of LDS Site Plan & Conditional Use

Chairman Whiteman called for the Staff Report. Greg Turner referred the Commission to the Staff Report dated June 15, 1999, a complete copy of which is contained in the Planning Commission's minutes book. He noted:

- The applicant is requesting conditional use and site plan approval for an approximate 16,500 sf church building for the Church of Jesus Christ of Latter-day Saints (LDS).

- The site is zoned Medium Density Residential High (MDRH). The church use is a conditional use in this zone.
- The site is located on the south side of Meinecke Road and west of the Sherwood High School on Tax Lot 2800, Map 2S 1 31A. The site is approximately 4.02 acres in size.
- The majority of the LDS Church activities take place on Sunday beginning in the morning and lasting until early evening.
- The building would serve two (2) LDS Wards. The LDS Church estimates there will be approximately 260 members per Ward.
- A minimal amount of activity occurs during the week. Weekday activities include early morning religious seminary classes for high school students and evening youth and Boy Scout activities.
- The Staff Report contains the required findings for conditional use approval. He referred to page 2, Item C. Approximately 10% of the citizens in Sherwood will be members of the LDS Church. Members currently commute to Tigard and Tualatin for services and activities. The proposed LDS Church would accommodate these activities and thus reduce commuter traffic.
- The Staff Report contains the required findings for site plan approval. He referred to page 6, off-street parking and loading. Based on seating of 267, the Code requires 67 parking spaces. The proposed site plan indicates 234 spaces (including handicap parking) will be provided.
- He referred to page 8, public improvements for streets. The City recommends that all improvements for Meinecke Road be done during the realignment of Meinecke Road and Highway 99W and signalization at this intersection. The applicant is prepared to make the necessary half-street improvements or bond for City improvements to Meinecke. They propose to dedicate the required right-of-way on Meinecke Road. A condition has been included which states the LDS Church is a part of the properties identified in the Kittelson Traffic Study done when the Wyndham Ridge development was proposed.
- He referred to Condition 2D, which referenced the engineering memo dated June 29, 1999. The Commission may wish to impose a similar condition as the one placed on the Woodhaven PUD regarding the "fair share" participation in the intersection by this applicant.
- The applicant will bring the utilities from the corner of their property on Meinecke along the entire frontage for future development of neighboring properties.
- He identified the site on the map and the location of two entrances which would be located off of Meinecke Road.
- There will be landscaping all around the building and the setback is 59 feet. They are also proposing to place a church spire on the front of the building. He referred the Commission to the elevations for the site.

In conclusion, based on the review of applicable code provisions, agency comments and Staff review, Staff recommends approval of CUP 99-3/SP 99-5 LDS Church with the conditions as presented.

Mr. Turner read a letter dated July 6, 1999 from Jacki Herb, Project Manager, Genstar Land Company. The letter referenced the 1994 Kittelson Traffic Study and properties surrounding the intersection of Meinecke Road and Highway 99W to pay a proportional share of the cost of the improvement. Genstar asked that this letter be read into the record.

Mr. Turner distributed a copy of the map from the February 18, 1994, Kittelson Study and the table which identified the percentages of participation by the individual parcels.

In response to Ms. Weeks' question regarding the sight distance when coming from Highway 99W to Meinecke, Mr. Turner said the Engineering Department review did not indicate there was any sight distance problem.

Chairman Whiteman opened the public hearing on CUP 99-3/SP 99-5 Church of LDS Site Plan and Conditional Use Permit. He asked if the applicant wished to provide testimony.

Mark Cottle, representing the applicant, PO Box 1124, Sherwood, Oregon 97140, addressed the Commission. He made the following comments:

- The average Ward size is usually between 300-600 people. The applicant's traffic analysis takes into account as if there would be three (3) LDS Wards using this site. This was done because Sherwood is rapidly growing.
- He referenced the requirement for 12 bicycle stalls. The applicant does not anticipate any people riding bicycles to the site. They would propose 2 bicycle stalls. He did not think any of the other LDS chapels in the area have bicycle use on a regular basis.
- The applicant is prepared to pay their fair share of the half-street improvements on Meinecke Road. They need direction from the City whether to do the half-street improvements or to pay into some type of fund to have these improvements done when Meinecke Road gets realigned.
- Regarding the 1994 Kittelson Traffic Study fair share participation, the Church has no opposition to paying their fair share. The only concern is some of the numbers used in determining fair share assumed that every trip from Woodhaven would use this route. The applicant would like to know what their fair share would be.

Mr. Turner said the study estimated \$541,073.00 as the cost of the improvements for the intersection of Meinecke Road and Highway 99W. The share for the Church property, at the time the study was done, also included the Salisbury, Broadhurst and Meyer properties in Parcel 1. Based on 2.5%, the fair share would be \$13,526.00 to be split between these property owners. The Woodhaven PUD fair share came out to approximately \$31,000.00.

Mr. Cottle continued his testimony as follows:

- Another important aspect of this application is the early morning seminaries before school for children between the ages of 14-18. They are currently renting the Senior Center for this purpose. These seminary classes would be moved to the new church facility.
- The LDS members will have a very positive impact on the community. By allowing them to have a Church in Sherwood will vest them with a greater interest in the community. The City relies a lot on volunteers and the LDS has more than met their obligation in trying to help out communities through volunteering.

- There are several representatives of the Church in attendance who will be able to provide further information and answer any technical questions. He introduced them and said he would answer any questions.

Chairman Whiteman asked when the seminaries take place and for further clarification regarding parking. Mr. Cottle said the seminary classes start about one week after school begins and ends about one week prior to the end of the school year. The classes are held each morning before school begins. Most of the attendees try to carpool or are dropped off by their parents. With three Wards there will be at least three meetings at night usually for scouts and what is called young men and women. These meetings usually start around 7:00 PM and end by 9:00 PM. The building would be vacated by this time, unless some members are playing basketball. Other than these activities, the church would have a pretty low impact. The chances are very slim that all three Wards would be meeting at the same time at this site. There is a Stake Center located in Tualatin which is quite a bit larger. This is where the Wards are brought together. One of the things the Church tries not to do is allow overflow parking out onto the residential streets. They have run into this problem at their North Tigard building. To alleviate this, they have gone into their extra areas on the site. Churches do grow, but they are deemed to be at capacity at a certain point and then they would find another site to build additional facilities. The Church representatives agreed that the likelihood of all three Wards meeting at the same time is very slim.

Mr. Cottle said there are about 25 families living in Woodhaven right now. They anticipate that this will increase. Members probably would not ride bicycles because usually they are dressed in suits and dresses which would not be appropriate for bicycle riding. Members would either walk or drive to the Church.

Chairman Whiteman asked if the other representatives wished to provide testimony.

Terry Bradshaw, PO Box 15309, Boise, Idaho 83715, the real estate representative for the Church in the Northwest, addressed the Commission. They appreciate the time the City Staff spent in preparing the report. They concur with the conditions of approval. They appreciate the Salisburys allowing them the opportunity to acquire a portion of their property to build the Church. He said he would answer any questions.

Chairman Whiteman asked what the Church planned to do with the remainder of the Salisbury property to the south of this site. Mr. Bradshaw said they did not know, but there was talk about an application coming forth for a residential development. The reason the applicant did not buy all the way to the property line was because the Salisburys wanted to retain about 100 feet.

Albert F. Klann, Project Manager representing the construction portion of the project, 15107 SE 46th Way, Bellevue, Washington 98006, addressed the Commission. Mr. Klann said he would answer any questions. In response to the Commission's question, he said the exterior of the building will be a multiple-shade of reddish brick.

Paul Roberts, Stake President of the Tualatin Church, addressed the Commission. A Stake is composed of a group of Wards. They have nine (9) Wards that make up the Stake. There are two Wards in Sherwood, two Wards in Tualatin and five Wards in Tigard. He distributed photographs of some of their buildings in Tigard and Tualatin to the Commission. The Tigard building is much larger than this one. The proposed building will be pretty comparable to the building located on North Dakota Street in Tigard. Prior to purchasing the property, they drove the Salisburys around to see some of their other buildings. The Tualatin site won an award from the City of Tualatin for community design in a non-commercial division. As members of the Church, they would always anticipate being good neighbors. Their buildings are well maintained and the City of Sherwood would be proud to have them in the community. They are very involved in the community. They are in the process of expanding the parking lot for the North Tigard Church. Right now they have 170-180 parking spaces and they are adding about 45 spaces. There are three Wards which meet at this site. The total membership of a Ward would be from 300-600 people. When the membership gets to around 600, then it is time to split the Ward because it begins to be too large to manage. The Church is all volunteers and they do not have a paid ministry in the Church. This proposal is preliminary to being presented to the Church headquarters in Salt Lake City, Utah for funding.

Mr. Klann said once construction begins, it would probably be one year to completion.

Harlon & Tina Rains, 1530 NW Meinecke Road, Sherwood, Oregon 97140, addressed the Commission. They have no objection to the Church being located across the street from their house and they welcome them. They do have some issues and concerns which they would like to express. They noted:

- Regarding Section 4.302.03A:
 - Is the sewer going to be placed along Meinecke Road when the road improvements are done?
 - Is the storm drainage along Meinecke Road going to be adequate to handle this development? Some of their neighbors down Meinecke have had problems with drainage.
 - Both proposed Church driveways are less 250 feet apart and come out onto Meinecke Road. There are 226 proposed parking spaces. This will have an adverse effect on traffic. Currently, the traffic on Meinecke Road is a problem. Only 25-30 cars trying to go out to Highway 99W from Meinecke Road backs up traffic beyond the two proposed driveways. They have problems getting in and out of their driveway now with the normal traffic from the school and working public.
 - What is the status of the frontage road? Has ODOT reviewed this plan?

Mr. Turner said this application was sent to two different ODOT offices and there was no response. Typically, there is no response if ODOT does not have any problem with the application.

Mr. and Mrs. Rains continued their testimony as follows:

- With regard to Section 4.302.03D, how is the public need best served by allowing the conditional use. Which other properties had been considered, what were the results of these evaluations and where can they access these records? How has this been addressed?
- With regard to Section 4.302.03E, the surrounding property will be adversely affected due to the excessive traffic and gridlock. There will be additional adverse effects with the night traffic. Headlights could potentially shine directly into their living room window and this would be unacceptable. Perhaps the driveways could be moved. Maybe an entry/exit could be located on the south side of the proposed site or on the east side where the proposed park in Woodhaven is located. This would divert the traffic in two different directions.
- With regard to Section 5.102.04B, they have the same issues with sewer, drainage and safety.
- With regard to Section 5.102.04D, their issue is the proposed 80 foot road right-of-way. This would take away 20 feet of their private drive and essentially allow additional parking for the general public or perhaps the Church attendees. Taking 20 feet of land from the front of their property would reduce their front lawn and landscaping and places the roadway approximately 15 feet from their living room window. Several very old Douglas Firs would need to be removed from the opposite side of Meinecke Road.

Chairman Whiteman asked Mr. Turner to respond to the Rains' concerns.

Mr. Turner said the applicant will take the sewer from the edge of their property and run it across their property along Meinecke Road. The storm drainage is adequate and has been reviewed by the Engineering Department. Regarding traffic, the City has been working on a draft Transportation System Plan (TSP) which is currently on hold. This draft included some reference to parallel roads. There is a lot of opposition to parallel roads. He was not sure if the final draft would include any reference to parallel roads. The current Transportation Plan which was done in 1991 does show the curve being taken out of Meinecke Road. The Engineering Department did not have a concern about sight distance.

Mr. Rains said ODOT had a concern when they were discussing the frontage roads. ODOT said 500 feet back with a stop light to prevent gridlock on Highway 99W. Mr. Turner said ODOT would also be reviewing the TSP.

Ms. Rains said it is very dangerous at this intersection now with people trying to go into the Cherry Tree and cars being backed up. The stacking distance will be reduced. Both of the driveways are directly across from their property and they cannot get in and out of their driveway now. Half the time they have to back into their driveway because it is dangerous to pull out if you don't. This is their land and they should be able to access it. Their concern is not with the Church being built, it is that they don't have the right to use their land and they are having problems now.

Chairman Whiteman said this will be an issue to discuss during the Commission deliberations.

Mr. Turner said the current right-of-way standard is 70 feet. The roadway is 40 feet. The applicant was proposing an 80-foot right-of-way, but the actual standard is 70 feet. This was

noted in the Staff Report. The side of Meinecke where the Rains live would not be improved until they sell or develop their property.

Mr. Rains asked the Commission to consider relocating or reducing the number of entrances and exits from the site. They were not aware of the recommendation by the Commission that a road connecting to Woodhaven be built along the east side of this site. The Commission noted that the City Council would make the final decision on this location. Mr. Rains identified his property line on the map.

Susan Claus, 22211 SW Pacific Highway, Sherwood, Oregon 97140, addressed the Commission. Ms. Claus noted:

- The Church has purchased a portion of the Salisbury property. The Salisburys for some time have been contemplating a subdivision. This has been held up because of Woodhaven Phase 7B. She distributed a map of the potential residential subdivision which has not yet been submitted in application form to the City.
- There is a small section on the south side of the Church property which is being reserved for a future local road and it is not part of this application. The map would give the Commission more of an indication of the whole picture for this area.
- Everyone has the understanding that this local street stub on the Salisbury property would swing over at some point.
- The Church said they will bring up the utilities to the corner to be available for future development.
- She asked for clarification regarding the percentages on the Kittelson Report and the Meinecke Road improvements.

Mr. Turner said he calculated the percentages based off of the traffic numbers for each parcel and total trips at the Meinecke Road intersection being generated by each parcel. This information is contained in the Kittelson Report. The City would prefer that the improvements for Meinecke Road be bonded for at this time. This is contained in the Staff Report.

Robert J. Claus, 22211 SW Pacific Highway, Sherwood, Oregon 97140, addressed the Commission. He briefly discussed the traffic study and origin destination. He noted:

- Planners should plan around cemeteries because they are more geared toward that kind of thinking. There are no density changes and no traffic patterns to deal with and the value of property is easy to plot.
- The traffic to this site is going to come in at the times when there is not any other traffic. If you do an origin destination study, it would show that the traffic flows would not conflict. The traffic coming into the Mormon Church from the other side of the highway, about 20%, is going to come in against the flow of any other traffic.
- The more critical question has not been brought up in the Staff Report. The reason this is a very good use for this location is because it absolutely meets the dictates of the Department of Land Conservation & Development (DLCD). The DLCD wants to minimize inter-city

trips and shorten the distance the automobile goes. This application does this and that is what the Staff Report lacks.

- You don't see anybody at DLCD talking about the LDS over-building and not putting in parking. The LDS Church stays within their confines and do not create nuisances.
- Meinecke Road is shown on the Transportation Plan as a collector street.
- The road which may go along the side of the Woodhaven park will create more headlights than any traffic coming out of the Church site.
- Meinecke Road is going to need to be reconfigured. A 70-foot right-of-way, does not mean any more than a 32-foot paved street with landscaping on each side and a sidewalk. The stacking will go back to the far corner of the Salisbury property to the Cherry Tree. Is this going to be a problem? Not according to Woodhaven.
- If the City would have had more of an origin destination study done, you would have seen more of the time of day mix into the existing traffic flows by peak of time and known whether this was a problem. The dictates from DLCD are you are to stop exactly the kind of traffic we now have in Sherwood because the LDS has to go to Tigard and Tualatin rather than worship in Sherwood. This is creating just the opposite to what the City's General Plan states.
- This application is going to have one of the most positive, strong impacts on housing prices in the area. The LDS members tend to cluster around their churches due to their morning classes and social functions in the evening. This is going to be one of the most positive things that will happen for the Salisburys.
- The traffic to the high school will be cut down because the younger members will walk to high school after their morning seminaries. This will lower the traffic congestion with this kind of mix.
- ODOT is starting to say we can build on Highway 99W providing you have a traffic mix which is complimentary to the existing traffic flows.
- The developer has to pay for the costs of the street. Anything extra has to come back in the form of TIFs.
- He did not see any loss with this application for the City. He sees an incredible improvement for the City.

Chairman Whiteman asked if there was anyone else who wished to testify. There being none, Chairman Whiteman asked if the applicant wished to provide rebuttal testimony.

Mark Cottle addressed the Commission. He said he appreciated the comments which were made. The applicant provided a Heritage Transportation Plan which identifies all the traffic trips and when they are going to be happening; during peak or off-peak time and the days of the week. The one time there will be lots of traffic is Sunday. The weekday average trips will be about 230 for three Wards. Between 7:00 AM and 9:00 AM the total trips would be 21. One hour peak time for the PM, between 4:00 PM and 6:00 PM would be about 7 and the total would be about 35 trips. For the 440 trips which this facility will generate, the weekday trips are extremely light. The Sunday trips, with overlapping meetings, are more burdensome to the City infrastructure in the sense there would be about 190 trips beginning at 9:00 AM.

Mr. Cottle addressed some of the Rains' concerns. Mr. Turner did a great job explaining the sewer and drainage. In addition, it should be pointed out that the Church is going to be putting in about 2.01 acres of landscaping. There will be an on-site water retention swale. The Church members looked at several other sites; some being closer to Highway 99W. Although these were considered; there were two problems – whether the property owner was willing to sell and whether there would be increased or decreased traffic problems as a result of being closer to Highway 99W. This was the best piece of property they could find. It borders Meinecke which is a connector and is designed for heavy traffic. He appreciates the Rains' dilemma. When the Church submitted their application the actual right-of-way was 80 feet. The City Council reduced this to 70 feet and the applicant agreed to the current right-of-way standard. They will be putting in an 8-foot sidewalk instead of the previously required 4-foot sidewalk.

Mr. Cottle addressed the driveways to the site. This was difficult for the Church. They realize they are bordering a school and they do not know where the road connection to Woodhaven is going to be located. Hopefully, the City Council will give some kind of direction on this location shortly. The south parcel, as the Salisburys develop it, will have a local street and the Church does not want to have the Sunday traffic flow through a local street into Woodhaven.

Mr. Mays asked if a road was placed on the east property line, would the Church entertain the possibility of changing one of the entrances. Mr. Cottle said the Church would be happy to work with the City as well as the neighbors. The Church is looking to build again and what they do now will affect their credibility. They would be more than happy to work with the City in trying to provide the best traffic flow.

Mr. Bradshaw said having the entrances be one way in and one way out may create more congestion in the parking lot.

Mr. Cottle said the number of students in three Wards has the potential of 50-65 students. If they achieve the maximum number of students it would warrant release time.

Chairman Whiteman asked if the Church would be willing to accept a condition which required the final development plan to come back before the Commission to give final approval with regard to the entrances pending the decision by the City Council on the road connection to Woodhaven. This review would only address the entrances and exits from the Church parking lot based on any new street development adjacent to the property.

Mr. Cottle said the main concern is that once the package is presented to the Church in Salt Lake City, to change the construction plans in mid-stream would mean having to go back through the procedure again. He would ask that because of the process they have to go through, if the Commission could make the recommendation for an extension of their approval on this application. The Commission agreed that this could be done.

The Commission and the applicant referred to the map in discussing the location of the entrances to the site. The applicant said there would never be 226 vehicles leaving the site at one time.

Mr. Cottle said the applicant would work with the Rains to address their concerns. Mr. Turner said the Code allows the Commission to extend a conditional use permit for one additional year.

Susan Claus asked for a point of clarification. She said it was important to assure that the local stub on the southern portion of the site not turn into a defacto collector. If the Council decides on a different location for the collector road to Meinecke, this local street should not be considered for this use.

There being no further testimony, Chairman Whiteman closed the public hearing on CUP 99-3/SP 99-5 LDS Church Conditional Use and Site Plan for discussion by the Commission.

The Commission agreed to add two conditions:

- One dealing with the applicant funding a share of the cost of rebuilt approaches to intersection improvements and signalization for Meinecke Road at Highway 99W. Such share to be determined on a proportionate share of traffic generated within the study area as defined in the 1994 Kittelson Report.
- One dealing with the final site plan being reviewed by the Planning Commission to finalize the location of the driveways on the subject property. Assurance has been granted of a one-year continuance, if requested.

Keith Mays moved the Planning Commission approve CUP 99-3/SP 99-5 LDS Church Conditional Use and Site Plan with the conditions as revised. Seconded by Angela Weeks.

Vote for Passage of Motion: 5-Yes, 0-No, 0-Abstain

Chairman White recessed the meeting at 8:50 PM for a break and reconvened the meeting at 9:00 PM.

4B. PA 99-3 Hearings Officer Plan Text Amendment (continued from June 15, 1999)

The Commission asked Mr. Turner how the changes, as outlined, would affect the City Planner. Mr. Turner said Staff would still be doing the same staff reports. It would probably allow him more time to do long range planning. Having a hearings officer would speed up the application hearings process because the hearings officer would be going strictly by the Code. This would also allow the Commission more time to deal with Code amendments. He said he liked this proposal. Chairman Whiteman stated that the Commission had basically reviewed the Staff Report at the previous meetings.

Chairman Whiteman opened the public hearing on PA 99-3 Hearings Officer Plan Text Amendment and asked if there was anyone who wished to provide testimony. There being none, Chairman Whiteman dispensed with the rebuttal portion of the hearing and closed the public hearing for discussion by the Commission.

The Commission reviewed the recommendations from the previous work sessions and made the following changes:

- Type I and Type II applications would be reviewed and decided by the City Planner, not the City Manager.
- Type IV applications would be heard with a public hearing by the Commission and recommendation to the City Council, who would also hold a public hearing.
- Remove Item I from Section 3.203.01 Public Notices because it is a duplication.

Angela Weeks moved the Planning Commission recommend to the City Council approval of PA 99-3 Hearings Officer Plan Text Amendment as revised. Seconded by Keith Mays.

Vote for Passage of Motion: 5-Yes, 0-No, 0-Abstain

5. Community Comments

There were no comments.

6. Other Business

Chairman Whiteman handed the gavel over to Vice-Chair Angela Weeks. He has been selected to fill a vacant position on the City Council and this will be his last meeting. He thanked the Commission for their support and said he enjoyed his time on the Commission. The Commission and Staff thanked Chairman Whiteman for his service.

Mr. Turner reviewed some of the upcoming land use applications.

7. Adjourn

There being no further business to discuss, the meeting was adjourned at 9:40 PM.

Respectfully submitted,

Planning Department