

A regular Meeting of the Planning and Zoning Commission of the City of Lava Hot Springs, Idaho will be held on Monday, February 26, 2024 at 8:00 pm, Lava City Hall 115 West Elm Street, Lava Hot Springs, Idaho.

P&Z Commission

Mark Lowe - Chair

James Page

Lisa Guthrie

Jeff Jones

Diane Beckstead

City Clerk Amantha Sierra

Treasurer Jill Makuaole

Present:

Mark Lowe

James Page

Jeff Jones

Lisa Guthrie

Diane Beckstead

Amantha Sierra

Rodney Burch

Guests:

Steven Mutsaers

Spence Ward

Amantha Sierra, Your recording. That's the only recording device we have. Our other one went down. We are looking at an owl that sits in the middle of the table right now. It has speaker's microphones. This microphone is about to go down to.

Regular Agenda

Mark Lowe, Okay, I'll call the meeting to order for Lava Hot Springs planning zoning meeting. Welcome all members welcome guest's roll call, do you do that Amantha?

Amantha Sierra responds, you do that.

Roll Call

Mark Lowe responds, Okay. James Page,

James Page, here

Mark Lowe responds, Lisa Guthrie

Lisa Guthrie responds, here

Mark Lowe responds, Jeff Jones

Jeff Jones responds, here

Mark Lowe responds, Diane Beckstead

Diane Beckstead responds, here

Discuss changing meeting day & time

Mark Lowe responds, and Mark Lowe here. Questions come up we've got a lot of new members here. Do the meeting date and time need to be changed to accommodate anybody or anybody want anything different?

Jeff Jones responds, I'd like it earlier.

James Page responds, we could I think in the past we have a 630 because me I go so far.

Lisa Guthrie asks, what time do you get back from bowling?

Diane Beckstead responds, if I have to I won't go bowling,

Lisa Guthrie responds, No you can go bowling. We could do like 6

Diane Beckstead responds, I can be here by 6

Mark Lowe responds, 6? Fourth, the fourth Monday of the month

Jeff Jones responds, I won't be here on the fourth of March.

Lisa Guthrie responds, so the fourth Monday,

Mark Lowe responds, at 6 o'clock. Does that work for you two?

Rodney responds, yeah, we actually have. Yes, let's please keep it that way through May because

Steven Mutsaers responds, I drive five and a half hours from Bozeman

Mark Lowe responds, you're not going to go back tonight.

Steven Mutsaers responds, No, no. I'm staying here

Jeff Jones Asks, You didn't just drive up here for this though did you?

Steven Mutsaers responds, I did. I've been doing this for about a year and a half. Coming in here.

Mark Lowe responds, we are getting toward the end.

Mark Lowe responds, tonight on the agenda. We have the Junto project concept plan. We did get staff findings on it. Did you want to go over that Rodney?

Amantha Sierra responds, did you make a motion on your time?

Mark Lowe responds, no we just agreed to it.

Amantha Sierra responds, I put action item down

Diane Beckstead responds, Right, so I'll know what I'm supposed to be doing.

Lisa Guthrie responds, I make a motion we have our meetings on the fourth Monday of every month at six o'clock PM.

Jeff Jones responds, I second it

Mark Lowe responds, Move by Lisa seconded by Jeff. All in favor? Aye

Everyone responds, All Aye

Mark Lowe responds, any opposed? Motion carries.

Amantha Sierra responds, Thank you.

Mark Lowe responds, Ok Rodney

Junto

Rodney responds, Mr. Chairman, commission members, thank you for letting us be with you tonight. We do have the owners with us tonight. We have seen Steve before if you've been on the commission, and his consultant Spence engineering this with us. Again, assemble that packet for the Commission's review. If it's okay with you, let me just highlight a couple items here that I think are worthy of the discussion today and answer any questions that there may be really the first piece is in the staff findings. And I think we need to acknowledge the amount of work has already been accomplished in this project. A development agreement has been signed and recorded. That kind of sets the parameters for what this

project is going to be both from the developer owner side and from the city. And so I share with you that it's subject to that previously approved development agreement and then I want to acknowledge that action tonight on the concept plan is just a recommendation and will ultimately require additional action for final approval by the city council. So you, your role tonight is in recommendation to city council. And really the only conditions that we have, and this is really one that Amantha and I still need to work out. But the one that is represents that they need to pay a review fee, and we do not have that defined. So trust us that we're figuring it out, it's not going to be \$10,000. Ultimately, they'll have some review fees to pay to go through this process. And so I do think that needs to be brought to your attention and then made part of a condition of approval tonight. Beyond that, I think you've probably seen the product before they've presented a very good detailed plan. Now that's in your packet. It's a representation of 52 units and a couple of open space lots is in compliance with the development agreement, as I spoke earlier, really, there's four sections that are that are applicable. That includes the use restriction, affordability, affordability commitment, they agreed to build the city standards in section four and Section seven, there's a handful of development requirements that speak everything from roadworks to waterline sizes. And the plan as proposed is in conformance with all of those items. Wanted to at least share with the Commission, remaining actions to move forward. And it's listed in the staff report. But it's probably easiest to see turn to the very last page for the entire packet. So we sit here today on February 26. Really hearing two items on set plan action item. Pre application, which is just a discussion, those two items will go to city council on March 14th. Then we will be back to this commission on March 25. With three public hearing items relative to the PUD plan variance and the preliminary plat are on the Council on April 11. And will be back in front of you on April 22. For the final PUD plan approval. Move forward to city council on May 9. So that's the upcoming sequences and steps that we have committed to work through with beyond that, Mr. Chair and commission members, I don't have anything to bring to your attention unless you have any questions about staff report. Mark Lowe responds, one question, what agreement was ever struck with the fire department.

Steven Mutsaers responds, so that was that was part of the whole agreement. This is when HUD was still on board. And we sat down with the fire marshal, I guess and determine what the size of the turnaround was with fire truck. Okay, so in that plan, it's set to specs as far as what we need.

Mark Lowe responds, but it wasn't got out from the requirement for the back entry.

Steven Mutsaers responds, so we're not doing that because we can't get that from what's his Goldberg is that his name?

Rodney responds, they don't control the adjoining property so we did it up in a cul de sac.

Steven Mutsaers responds, so we had to we had to make the turnaround. Right.

Diane Beckstead responds, and that was what that was for

Steven Mutsaers, Yeah. Because initially, you remember it was going to be able to have an in and out and then do the loop with the water and all that stuff. But he's been a little bit difficult.

Lisa Guthrie responds, if the fire marshal approved it.

Steven Mutsaers responds, Yeah, yeah. And that was part of the whole agreement to get the blessing from the city attorney at the time. That was Gary Cooper

Jeff Jones asks, was Hud the only one that's involved in that?

Steven Mutsaers responds, No, there was there.

Rodney responds, it was in front of this commission on the council multiple times. The annexation piece of it the development agreement,

Steven Mutsaers responds, it took over a year.

Rodney asks, are the questions

Jeff Jones responds, can I ask that what I was talking to you about? Are you going to just build one unit? First? Are you going to build them all?

Steven Mutsaers responds, no. So we're going to do it in phases. And so there's, there's different phases. I think we have five phases or four phases. But we're going to build and then as we go, we're going to, you know, as the infrastructure goes, and so forth.

Jeff Jones responds, so let's build the first four.

Steven Mutsaers responds, yeah, yeah, that's the plan. That's phase one, build the first four, and then hopefully,

Jeff Jones responds, because if that doesn't sell. And you're just

Steven Mutsaers responds, well, so we've done this before, the proof of concept and our price point. Because we're, you know, we're right there. We're below 300,000. And so the whole idea is to recycle the money, because we're nonprofit. And so we're trying to build as we go. No, no short term rentals, but what I'm hoping for is like, what we did in Livingston is, a lot of the vendors or business owners would buy them and then rent them out to their employees. So to provide, you know, workforce housing for the employee. Yeah. But no, there's no short term rental though.

Jeff Jones responds, Wow.

Steven Mutsaers responds, it's crazy, because this person is almost identical that we didn't let me extend Montana. And, I mean, almost identical with doors and so forth. And it took us 18 months from start to finish. That's turnkey. And so obviously, that's, the faster we do it. But now that we're doing it in phases, could take a little bit longer. Again, you know, it really depends, if it was up to me, I'd want to just try it. I've been beaten this horse for a while.

Mark Lowe responds, Well, I appreciate you sticking with it.

Steven Mutsaers responds, oh, no, I appreciate the patience and we went through a lot I understand the need here, you know, that just even talking with local people, like, you know, talking about what we're doing and going to have that affordability and like the ownership and you know, its third side Mark Lowe responds, which is scary when under 300,000 is affordable.

Steven Mutsaers responds, no kidding, live in Montana

Jeff Jones responds, with the interest rates going up? It's a bad time,

Diane Beckstead responds, but they might be down by 18 months.

Mark Lowe responds, rates are not exorbitant

Steven Mutsaers responds, actually. So we're hoping that we can, you know, May is the time we're able to get approval and start digging spring it's election year, you know, the feds have met there, you know, declaring that there's going to be two rate drops, and it could be perfect timing. So, yeah. Yeah.

Diane Beckstead responds, like gas prices

Mark Lowe responds, ok any other questions? Discussion?

Diane Beckstead asks, will you start in the spring.

Steven Mutsaers responds, well, that depends on you guys we can start right now. Because you know, that's the game plan spring hits and then we're able to start

Diane Beckstead responds, digging right behind my house.

Steven Mutsaers responds, I'm sorry. They look good. There's going to be nice. They will want to keep the aesthetics you know, we don't want to make sure

Jeff Jones asks, who will be in charge of the maintenance of the road

Steven Mutsaers responds, the owner, the owner of each unit, so we're first on each door. And so the owner of each unit they're going to be declared as townhomes and, and the reason why we did that in Livingston, the four Plex units were on each parcel or each unit or each, you know, so we had to create an HOA, and then the HOA was in charge. And that was a bit of a nightmare. And so learn from that. And now we're going to parcel each door so they're going to be labeled as townhomes. And that's actually going to open up lending opportunities for the for the buyers because, I mean, they can you know, FHA or Freddie Mac you know USDA so it's going to they're going to be responsible for their own answer your question sorry

Jeff Jones responds, and then they'll be responsible for taking and these are dumb questions but to me I know what it's like to be I'll take care of your own yards

Steven Mutsaers responds, absolutely yep

Jeff Jones asks, somebody there to enforce that or

Mark Lowe responds, like owning a house

Steven Mutsaers responds, well yeah they're like a single family just like a house across the street that guy is responsible for his yard

Lisa Guthrie responds, if we had a code enforcer in town who would enforce those

James Page asks, will it be big enough lots to put 15 cars in it you know

Jeff Jones responds, there were just some things that I wanted to reflect Lava and I want it to look nice

Steven Mutsaers responds, of course and that's what I want to do we want to keep the integrity of the place I grew up here myself I've graduated Idaho State started coming out I was a little kid and I completely understand beautiful areas

Diane Beckstead responds, so there will be enough parking

Spence Ward responds, correct Yeah, there'll be enough yeah, a garage and then one in front of the garage. So two parking spots per unit

Amantha Sierra responds, that's a single car garage

Spence Ward responds, yes yeah for each unit as a single car garage

Jeff Jones asks, it would be black blacktop?

Steven Mutsaers responds, I'm sorry blacktop the road yeah yes sir.

Mark Lowe responds, it becomes a city street

Jeff Jones responds, Tony will wake them up at five o'clock in the morning

Steven Mutsaers responds, it will have curb and gutter and sidewalks

Diane Beckstead responds, whoever sells Southie make sure they do it in between the trains

Steven Mutsaers responds, have you ever tried living in Livingston its every five minutes.

Mark Lowe responds, they get used to it

James Page responds, so you don't notice them anymore

Diane Beckstead responds, I didn't until I moved in town

Jeff Jones responds, first got up there just across the street from the tracks. The one at four o'clock the only one that bothers me is pretty decent.

Rodney responds, So, Mr. Chair the action tonight is really an approval of this concept of the 52 lots, the roadways that the city standards they just acknowledge that they have added garages to these previously weren't there adequate parking where they just wanted to detach

Steven Mutsaers responds, exactly so they were detached because the lot size were too thin to put the detached we modified the plan so now they're attached and so you can actually walk into your residence from the garage the garage actually looks great.

Rodney responds, that's really the action item. If the commission approves or agrees with that concept layout we would seek a recommendation to the city council

Mark Lowe responds, there is a sample motion that was designed on that page three

Rodney responds, you don't have to do that word for word

Mark Lowe responds, that makes it a lot easier to get the word out.

Rodney responds, Again, I would recommend the second one and list the condition of review fee

Steven Mutsaers responds, we don't even know what that is right. You've been saying that for a long time

Mark Lowe responds, this wasn't being recorded.

Steven Mutsaers responds, you can you elaborate on this review fee because City Council its taxpayers and you know I mean it's I'm just trying to understand that

Mark Lowe responds, I believe the review fee is supposed to cover staffs time for reviewing these plans so it shouldn't be exorbitant shouldn't be

Steven Mutsaers responds, so does everything that goes into review have a fee I just want to understand that

Diane Beckstead responds, okay what do we do now

I'll entertain a motion

Jeff Jones responds, I think it's great, I guess worry about if the crap show from downtown is going to end up on our end of town. That's where the city needs to come up with an ordinance,

Mark Lowe responds, the discussions have ad nauseam with this, how you can restrict that owner occupied so that only people that are then it's occupied year round by people that actually live here rather than vacation rentals. It is prohibited to have it as an overnight rental. Because it's not zoned for it. So

Jeff Jones responds, or weekly

Steven Mutsaers responds, 30 days or plus

Mark Lowe responds, but the potential is still there for that one I want a vacation home in lava I'll buy one of these

Jeff Jones responds, but the first thing they'll want to do is rent it out they need to really be

Mark Lowe responds, they can't. They will be restricted that way.

Jeff Jones responds, let's see when we've had people in town that's built homes and they know what the ordinance is where's your work to have homes in that area? So what do they do? They build it anyway

Mark Lowe responds, that's an enforcement issue that that's not the developers running

Steven Mutsaers responds, we went through for a year of changing zoning and trying to figure out you know, with the development agreement and then finally we you know, we settled on the zone two and that's been our model we don't have any interest in that short term rental

Jeff Jones responds, let's see that's why I'm just gun shy that way it's a crap show

Steven Mutsaers responds, absolutely.

Mark Lowe responds, but that goes with any property. And any property that are in commercial zone..

Jeff Jones responds, Motion to

Mark Lowe responds, there's an example of approval with conditions

Jeff Jones responds, you want me to say that? Having reviewed the application and staff report testimony presented as part of the record pertaining to ordinance 1982 dash two zoning and with amendments in ordinance 2006-2. So, having found that the criteria for approving, I recommend approval of the concept plan as described in material conditioned with the review fee payment

Mark Lowe responds, it's been moved

Lisa Guthrie responds, I second it

Mark Lowe responds, seconded by Lisa discussion all in favor say aye.

All Aye

Mark Lowe asks, do you need a roll call on that Amantha?

Amantha Sierra responds, yes, please.

Mark Lowe responds, James Page

James Page responds, yes

Mark Lowe responds, Jeff

Jeff Jones responds, yes

Mark Lowe responds, Lisa

Lisa Guthrie responds, yes

Mark Lowe responds, Diane

Diane Beckstead responds, yes

Mark Lowe responds, motion carries.

Jeff Jones responds, you came all the way here from Bozeman for that, why didn't you just call in?

Steven Mutsaers responds, I've been driving coming down here and I'm just kind of old school makes a difference in being in person. I was telling Spence all week it's been like in the 40s. I was actually on the Missouri fishing last Tuesday, beautiful. And I left this morning, probably about 8:39 wind was blowing. And I'm through Island Park. And my daughter, I was 17 year old daughter and she, she called me, it snowed like eight inches and an hour. I must have made it because I was suicidal. Yeah, I was coming through the through the flats, and I was like, they're going to close this soon. But just because the wind was just crazy

Mark Lowe responds, ok next item on the agenda is the PUD pre application meeting discussion, Rodney?

Rodney responds, chair and commission members, this is on the agenda as required by ordinance for us to have a preliminary discussion about the PUD it will show up on your next agenda as a formal item in the public hearing. But if I can summarize the reason that we're going through the PUD process is the property was zoned as R-2 to really as a protection to the city and to the benefit of the developer. But the product being proposed requires the PUD process to be used, which provides a little more flexibility in design standards for them to be able to accomplish the concept plan that you just approved. And so it's just another step that really piggybacks on the R-2 standards, but allows these 52 units to be built. So really tonight is we're just identifying that is the step moving forward? And why that is the step moving forward. And then we'll formally hear that application, again at your next meeting, as part of that, we should acknowledge that this will also be up on your next they will be seeking a variance for rear yard setbacks. The way the garages need to be configured in the fact that we require so much of a right away down the middle this property for the city street. I think Spence that reduces the rear yard setbacks to 10 or 11 feet 10 or 11. On all of those. Well, it gets North property line and all the way
Spence Ward responds, and that was part of the development agreement that we were able to maximize the space.

Mark Lowe responds, what is the ordinance required 20?

Rodney responds, 20, so the PUD allows flexibility development agreements so as Steve says, again, through this process, we're just formalizing those you have either of you have anything to add to that,

Spence Ward responds, no, to be honest, Rodney you did a really good job that's really the only variance or tight area that comes along with this piece of property.

Steven Mutsaers responds, and which is part of that taking that detached garage and attaching it with the length of it. So keeping that road space, and then we're just going to scoot it back a little bit. So if you're you remember a part of that agreement was just to allow us because of our mission, and what we're trying to do is to maximize that space.

Mark Lowe responds, Yeah, does that also require variance for the since you've got common walls. Since you're not getting 20 foot separation between

Rodney responds, no it requires a higher standard for construction but the ordinance no one is allowed that twin home contract require

Jeff Jones responds, what do we it's not it's going to be less than 10 feet then

Rodney Responds, think it varies a little bit because the lines aren't exactly square but it's the minimum and

Spence Ward responds, 10 plus the minimum possibly 11

Jeff Jones responds, oh Okay,

Steven Mutsaers responds, so it's often 20 Yeah, we won't be any less than 10

Rodney responds, Again that's not an action item for you tonight those next time I want you to be aware of that and that's it for this group I guess unless you have questions about

Diane Beckstead responds, this of course is a dumb question but I'm going to ask anyway are all these town homes going to be different colors.

Steven Mutsaers responds, More than likely yes well I don't have to if you reduce the fee I'll make them whatever color you want

Rodney responds, it's interesting because some communities would love it to be tan and some communities want it to be vibrant red, vibrant yellow, vibrant blue repeated again and again and again and so it's such a personal preference not regulated I guess is the point here

Mark Lowe responds, and regardless of what color you initially have them colored once somebody buys it they like that make it....

Steven Mutsaers responds, they'll be neutral

Jeff Jones responds, Can I ask another dumb questions? What does PUD stand for?

Rodney responds, PUD stands for Planned Unit Development? There we have a completely separate ordinance for the PUD process,

Jeff Jones Responds, Thank you

Mark Lowe responds, are you ready to pack up Spence? I got to ask your father ever own a gremlin?

Spence Ward responds, I was waiting for somebody. Somebody that knows something about Spence Ward Yeah. I should know some of you guys before my dad obviously. Or Sheldon or any of those. Now 72 AMC. Yeah.

Jeff Jones responds, that's your dad?

Spence Ward responds, Yeah Spence is my dad.

Diane Beckstead responds, tell him Diane says Hi

Spence Ward responds, know, last time. Yeah, see, I ran names by him. But last time it was the mayor. Vicki. He didn't know that.

Jeff Jones responds, tell him Jeff and Marilee Jones

Spence Ward responds, oh gosh, he talks about you a lot

The second you said that name.

Mark Lowe responds, he was too young to own that.

Spence Ward responds, and even you know, my dad, he tells me all these stories. I recognize your name. I recognize your name.

Mark Lowe responds, Okay, and our next meeting

Lisa Guthrie responds, will be March 25th.

Diane Beckstead responds, I wrote down

Mark Lowe responds, March 25th at six o'clock

Lisa Guthrie responds, you've just got to remember the 4th Monday

Jeff Jones responds, what number I'll get it later to call in

Mark Lowe responds, meeting deadline materials how fast can you get stuff out to us

Jeff Jones responds, we'd like tomorrow

Amantha Sierra responds, usually the deadlines council 10 days and then the seven I think yours is usually pretty good that we will have some work I'm good with a week before if you guys are.

Mark Lowe responds, it's going to be March 18th yup

Amantha Sierra responds, by 5 pm

Rodney responds, Mark we there's a potential we'll have that variance on Main Street next month also working through that group of Daniel's so it may it will be a public hearing also.

Mark Lowe responds, good to bring everybody up to speed on that kind of what's the next door to Lola Potter's

Rodney responds, three, three platted subdivision lots the home occupies the East basically one and a half lot the West one and a half lots vacant. They are an applicant wants to take that home and turn it into her real estate office. And then the other vacant piece they want to build a residential structure but do short term rentals

James Page asks, where is this at?

Rodney responds, Northside of main I probably something I'll figure it out

Mark Lowe responds, its right at the top of the hill on the right side.

Rodney responds, the issue is to do that it reconfigures lot lines and it's commercially zoned but we're going to consider those to be residential uses because they are being built as a residential structure even though it's being run as a commercial entity. City doesn't have any way to regulate that turning back into just a normal residential use. The lot sizes don't meet the zoning standard for minimum lot size and so we're working through a variance process to in essence get them in conformance with code not only for their use now but whatever use

Mark Lowe responds, commercial use they could build they could do line lot line a lot line correct with no minimum

Diane Beckstead responds, but don't they aren't they required to have certain parking spots?

Mark Lowe responds, Commercial as a commercial Yeah, but what they're getting a variance for is residential aspect which

Diane Beckstead asks, has it sold

Rodney responds, so both of them one of them has closed, the other one is due to

Amantha Sierra responds, I'm not for sure, when one of them is from the other ones from here,

Mark Lowe responds, ask Jimmy if you will, that I remember there used to be a foundation on that in between those two between Lola's and that when there was an old foundation there was no He used to be one on your pledge to their new house should be their foundation now.

Rodney responds, get here, but there'll be a single unit, right? That wakes up yesterday, because they stack four units in a townhouse that allows each one of those to be small. And, admittedly, just so you're aware of my view of this issue on Main Street is that it's a technicality with our ordinance. And, and because those lots are only 30 feet wide. What I mean by that is the individual could come in and ask for a building permit on that 30 foot lot. And I think we'd have to give it to him. And I say making it a 45 foot lot. But when they make that change, and now triggers the new ordinance, and it's not quite big enough, so I am going to be supportive of that request. Because I think it is actually providing a larger lot than if they just want one lot on the west end let me pull a permit on a 30 foot lot we'd have to give it to add it to the..

Mark Lowe responds, they build the same structure they want to build right yeah,

Rodney responds, yeah. So that they're entitled to drill they're really entitled to three structures there because it's three lights but they're going to reduce that to two structures and so I think its larger lots than what's there but smaller than what the ordinance requires.

Jeff Jones asks, what is a lot size goes we'll know for the town is there specific almost

Rodney responds, all of the lots in town are 30 by 110 There's a few of them on the southwest I can't remember the name of that edition now by. So you see many of those our own some of the rooms two or three or four lines he did

Jeff Jones responds, he went he went selling for lots he said you have to buy all seven but at the same price is \$400 right

Rodney responds, 1910 that's the size that's downtown Pocatello is the same as same thing so you know and that's the issue that's coming before us. It does require a variance but I believe that requires our consideration and approval and that will be my staff recommendation it's a better product and

Mark Lowe responds, tiny White House you were saying that's what Julie is going to use for realtors

James Page responds, Julie Hill okay that one and the one on the corner fourth

Jeff Jones responds, now they're just annexing just down here I've changed subject just that particular strip is all there annexing this

Rodney responds, this developer yeah that 6.2 acres and that's

Jeff Jones responds, south of it is not

Rodney responds, we're still working with that applicant to try and figure out what they're going to do. Begin next Monday.

Diane Beckstead responds, is that the one that

Jeff Jones responds, kind of made a road on it

James Page responds, I heard they were going to put in a tubing hill to school. He was fun to watch. A lot of work

Rodney responds, currently that sits in County jurisdiction but they are actively communicating with the city to see if they can reach an agreement.

Mark Lowe responds, that's one of those ones they're going to allow commercial enterprise but it up against our residential zone if we ever annex man we're stuck with existing use.

James Page responds, they don't live there. They don't care if

Jeff Jones responds, I know they know with Ernie and Jeff like to just

Mark Lowe responds, in our district goes clear into Pocatello though. There's always says

Jeff Jones responds, it drives me crazy with the dump too. They don't care about us

Adjourn regular meeting

Mark Lowe responds, but I'll entertain a motion to adjourn.

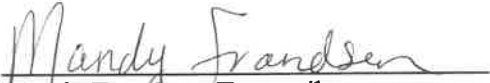
Lisa Guthrie responds, I'll make a motion we adjourn

Diane Beckstead, I'll second

Mark Lowe responds, Motioned by Lisa seconded by Diane All in favor

All aye

Mark Lowe responds, voted unanimously meeting adjourned


Mandy Frandsen, Transcriber


Mark Lowe, Commission Chair


Amanda Sierra, City Clerk

