

**CITY OF MESA
MINUTES OF THE DOWNTOWN DEVELOPMENT COMMITTEE
MEETING**

DATE: October 20, 2005 **TIME:** 7:30 a.m.

MEMBERS PRESENT

Chuck Riekema, Chair
Jeff Jarvis, Vice Chair
Adam Decker
Gary Gallagher
Nabil Abou-Haidar

STAFF PRESENT

Patrick Murphy
Katrina Rogers

MEMBERS ABSENT

Steve Chucri
Christine Close
Michelle Dahlke
Dean Taylor

1. Call to Order

The October 20, 2005 meeting of the Downtown Development Committee was called to order at 7:30 a.m. in the City Council Chambers located at 57 E. First Street by Chuck Riekema, Chair.

2. Approval of Minutes of the September 15, 2005 Regular Meeting

It was moved by Adam Decker, seconded by Jeff Jarvis, to approve the minutes of the September 15, 2005 meeting.

**Vote: 5 in favor
0 opposed**

3. Discuss and consider Special Use Permit Case No. ZA05-090TC for a Comprehensive Sign Plan for The Carwasher, located at 324 N. Country Club Drive.

Ms. Rogers reported that the The Carwasher is an existing business located on Country Club Drive between 3rd Street and 3rd Place. The site still contains evidence of the previous tenant, Chevron, which the owner of The Carwasher plans to eliminate. In doing so, he is requesting to replace the existing monument sign with a new updated sign to match the building.

Ms. Rogers explained that there are two reasons why this project requires approval of a Comprehensive Sign Plan. The first is to increase the height of the monument sign from 5 feet to 10 feet and the second is to allow an electronic message display. Ms. Rogers stated that, based on the size of the building, the owner is allowed 120 square feet of attached sign on the south, west, and north sides of the building. The owner only wishes to retain the two existing attached signs on the north and south sides of the building at 44 square feet each. She added that although they are eligible for three monument signs, one for each street frontage, they are only requesting one monument sign on Country Club Drive. Ms. Rogers pointed out that the signage that is being requested in this Comprehensive Sign Plan is significantly less than what they are eligible to have.

Ms. Rogers stated that staff supports the request for the increased height for the monument sign due to the special circumstances for that site. She indicated that the building and retaining walls are very close to the street. These conditions, in addition to the mature landscaping, creates a visual impairment for a 5-foot high sign. Rather than prune and/or eliminate mature landscaping, Ms. Rogers said staff would prefer to allow an increase to the height of the monument sign. The site consists mostly of pavement and hardscape, leaving only a narrow strip of land along the sidewalk for landscaping. Staff believes it is more important to retain the existing landscaping than to require the monument sign to comply with the height requirement.

Ms. Rogers stated that the location of the monument sign will be within the City of Mesa future right-of-way line. As a result, the owner will be required to obtain a Sign Agreement from the Building Safety Division prior to obtaining a sign permit. Staff has discussed the proposed monument sign with the Real Estate Services Division and they have indicated that there are no plans for future widening of Country Club Drive in front of this business, nor are there any recorded easements. For this reason, they did not see a problem in granting the Sign Agreement.

Ms. Rogers stated that the Sign Ordinance requires the electronic message displays to comply with specific LED intensity levels which this monument sign is in compliance with. The applicant has also stated that each message will be displayed for a minimum of one hour as required by Code.

Ms. Rogers stated that all property owners and tenants within 300 feet of the site were notified of this application and staff has received no comments in opposition. Staff did receive a letter from the adjacent business owner, Dunkin Donuts, who expressed support for this project.

Ms. Rogers asked if there were any questions from the Board.

Mr. Decker agreed with staff's recommendation to retain the existing mature landscaping along Country Club Drive. He felt this was especially important because of the extensive amount of hardscape on this site.

Chair Riekema asked how many electronic message displays are currently located within the Town Center Redevelopment Area and/or Citywide.

Ms. Rogers said she is not aware of any other electronic message displays in the Redevelopment Area. She did not know how many there are Citywide. She indicated the closest electronic message display that she is aware of in relation to the downtown area is a sign at Walgreen's on the corner of Dobson and University.

It was moved by Gary Gallagher, seconded by Jeff Jarvis, to approve the Special Use Permit Case No. ZA05-090TC for the Comprehensive Sign Plan for The Carwasher, subject to the following stipulations:

- 1. The sign permit for the monument sign, located within the future right-of-way line, shall not be issued until a Sign Agreement has been obtained by the Building Safety Division, specifying that the owner of the sign shall be responsible for the cost of relocation of such sign, when required by the City, in conjunction with public improvements.**
- 2. The intensity of the red LED display must be factory pre-set not to exceed 3,150 nits at day and 1,125 nits at night, and the intensity level must be protected from end-user manipulation by password-protected software or other method as deemed appropriate by the Building Safety Director.**
- 3. Each message displayed in the electronic message board shall be visible for a minimum of one hour.**
- 4. The existing landscaping shall be maintained at its current level by the property owner.**

**Vote: 5 in favor
0 opposed**

- 4. Discuss and consider the first of two public hearings for the General Plan Amendment, Case No. GPA05-001TC, from multi-family residential to retail/commercial services for the property located on the Northeast corner of Extension Rd. and 1st Ave.**

Ms. Rogers reported that Central AZ Supply (CAS) is a major distributor for plumbing parts and supplies currently located on Country Club Dr. CAS has outgrown their current facility and are proposing to develop on the vacant lot of the Northeast corner of 1st Avenue and Extension. The primary use for this facility will be for Central AZ Supply and a smaller portion of the building will be reserved for future expansion. In the interim they have plan to lease this area to a tenant. Ms. Rogers stated that the following four cases need to be considered for this development to occur:

1. General Plan Amendment - The Town Center Concept Plan currently calls for Multi-Family Residential on the site and CAS is requesting to be amended to Retail/Commercial Services.
2. Rezoning - The site currently has C-3, C-2 and R-4 Zoning. Ms. Rogers stated that the R-4 and C-2 portion of the site would need to be rezoned to C-3.
3. Design Review of the proposed development.
4. Variance to allow an increase to the height of the wall.

Ms. Rogers stated that the DDC is required to hold two public hearings for the General Plan Amendment. Ms. Rogers pointed that this is the first of the two public hearings.

Ms. Rogers indicated that whenever a General Plan Amendment (GPA) is proposed staff ensures that the GPA complies with the goals and objectives of the General Plan and the Town Center Concept Plan. Staff believes that the GPA does not contradict with any of the goals that they have for the Downtown area and would prompt new development for the area. Ms. Rogers stated that this project will be a good match to the overall goals of the Concept Plan even though it does not comply with the current land use that is assigned for the site. Ms. Rogers indicated that the site would not have any negative impacts on the area or to the residential area surrounding the site, and it would not pose any problems for the existing infrastructure for traffic, water, and so forth. She stated that staff felt it would be a positive improvement to the area.

Ms. Rogers reported that the site currently has three zoning districts. She stated that in order for the development to occur the zoning must be a C-3 for a General Commercial Zone. This zoning designation allows for outdoor storage. Ms. Rogers pointed out that the proposed rezoning will not create a spot zoning for the area. Ms. Rogers stated there are other C-3 zoning surrounding the area.

Ms. Rogers stated that staff believes that the proposed project is of high quality and design. Ms. Rogers stated that the parking requirement was for 129 spaces and CSA are proposing 130 spaces. Ms. Rogers stated that the rear yard would be used primarily for warehousing, shipping and receiving.

Ms. Rogers stated that the screen wall around the rear yard is proposed at a height of 12 feet, however only 8 feet is permitted according to the Zoning Ordinance. Therefore a variance is required for the height of the 12-foot screen wall. Staff is recommending a denial of that variance because it does not meet the four findings required by the Zoning Ordinance.

Ms. Rogers reported that staff had a concern with the driveway on the south side of the property that is off of 1st Avenue. She stated that staff did not want to see truck traffic or customer traffic using 1st Avenue extensively for the site. Adding that staff would like to minimize the impact that the commercial project might have on the residence to the south. Ms. Rogers stated that they had requested that the applicant remove the driveway but after review of the site with the City's Plan Review Team it determined that the driveway is needed to meet fire codes. The driveway was reconfigured to allow a right turn only.

Staff believes that a suburban design was more appropriate for this project even though it is in the Downtown Urban area. The setbacks and landscaping will mitigate any kind of impacts on the residential areas that are to the south. She stated that the development plans are meeting the Suburban design guidelines in the Zoning Ordinance for foundation base landscaping, parking lot landscaping, and exterior

landscaping. Ms. Rogers reported that the building proposed to be much higher from what is allowed in the C-3 Zoning district. She stated that the ordinance grants the Downtown Development Committee the ability to permit the increase height as long as it shows that there are increase setbacks in landscaping.

Ms. Rogers stated that the preliminary sign plan was included in the packet and would be approved under a separate sign permit. The sign plan is compatible with the design and architectural style of the building.

Ms. Rogers indicated that the citizen participation for this project was quite extensive due to the general plan and rezoning. Ms. Rogers stated that a neighborhood meeting was held. However no one attended the meeting. Staff did receive calls from neighbors in the area asking questions about the project, however no one expressed any opposition to the project.

Staff is recommending approval of the General Plan Amendment, the Rezoning and the Design Review Case. Staff feels that it will eradicate a blighted area, spur redevelopment efforts for the area, and would be a positive impact for the residential properties to the south. Ms. Rogers stated that they are recommending denial of the variance because staff feels it does not meet the findings required per the Zoning Ordinance.

Ms. Rogers stated that Mr. Devers of Cawley Architects who is the Principal Architect for the project was available to answer any questions on the project and design.

DDC member Adam Decker asked Mr. Devers to expand on the request for a variance.

Mr. Devers presented himself to the Board members and talked about his request for a variance for a 12-foot wall. Mr. Devers stated that a 12-foot wall would minimize vandalism, theft and provide more protection and security to the business rather than an 8-foot wall. Mr. Devers stated that it would be difficult to climb over a 12-foot wall, and throw material over it.

Doug Cook, CSA's attorney, stated that there are special circumstances for requesting a 12-foot wall. Mr. Cook stated that there is a lot of theft and vandalism that exist in the area. Mr. Cook reported that the building on the north has been vandalized, and CSA's current location at 208 S. Country Club Dr. has also been heavily vandalized. He reported that vandalism is a major concern in this area and creates a special circumstance. He stated that he is not in favor of staff's suggestion to have a masonry wall with rod iron above due to the following reasons:

- 1) It is not nearly as effective. People can see over a wall.
- 2) It is easier to climb and scale over.
- 3) Mr. Cook stated that the masonry wall with rod iron on top visually has the same connotation as a masonry wall with razor wire on top, basically indicating a security issue and the business would give the impression that there is a security issue in the area.

Mr. Cook added that the project has a substantial setback which justifies an increase to the height of the wall. He added that the increase height of the wall would be more in scale with the building.

DDC member Adam Decker replied that he agreed with Mr. Cook stating that an 8-foot wall would not give the protection they need and that anyone could easily climb over an 8-foot wall. Mr. Decker agreed that a wrought iron embellishment does signal that something needs to be protected. He asked Mr. Cook if a 10 or 12-foot wall would provide the protection that is needed.

Mr. Cook responded that a 12-foot wall would be better and a 10-foot wall is something that could be considered. He stated that they would prefer a wall without any embellishment on it and if they have to go with a 10-foot wall it has to be a solid masonry wall or tilt wall.

Dave Smith, owner of AZ Central Supply, at 208 S. Country Club, (since 1972/73) stated that he currently has a 6-foot fence with a 2-foot razor on top. Mr. Smith stated it has become increasingly unsafe to keep belongings outside. He stated that the reason for the move is to have the property secured and without having the property secured he would not proceed with the project.

Mr. Decker replied that there are cases where special circumstances are required and that some businesses need more security than others. He stated that it is very easy to steal copper and have it recycled. He stated that in this case he is in favor of a variance for 10 feet. He added that the project would make a nice addition to the City and this part of the Downtown.

Chair Riekema stated that the special circumstance would be vandalism and it is a problem that exists in the City and throughout the Valley. Chair Riekema stated he would support a motion to support a 10-foot wall.

Mr. Smith replied that a 10-foot wall would be something he could work with.

Chair Riekema stated that if they do go forward with the 10-foot wall and vandalism becomes a problem again he recommended that they return and request for a higher wall.

Mr. Murphy stated that the Town Center Division staff is in favor of this project, but the Transportation Division's requested that a statement be made that the Council directed the Transportation Division to perform a Transit Oriented Development study for the proposed Light Rail corridor from Dobson to Country Club, and it is the Transportation Division's preference that no action be taken on any General Plan Amendments or Rezoning until the study is completed.

Chair Riekema asked if anyone from the public would like to speak on behalf of the General Plan Amendment.

There were no additional comments on the proposal.

5. **Discuss and Consider Rezoning, Case No. CZ05-001TC, from C-2 and R-4 to C-3 for parcel number 134-02-080-A located on the northeast corner of Extension and 1st Avenue.**

See Agenda item #4 for staff report and discussion of this item.

It was moved by Jeff Jarvis, seconded by Nabil Abou-Haibar, to approve the Rezoning Case No. CZ05-001TC from C-2 and R-4 to C-3 for parcel number 134-02-080-A located on the northeast corner of Extension and 1st Avenue, subject to the following stipulations:

- A. Compliance with the basic development as described in the project narrative and in compliance with DR05-002TC as conditionally approved by the Downtown Development Committee.
- B. Compliance with all City development codes and regulations.
- C. Compliance with all requirements of the Development Services Department (Engineering, Traffic Engineering, Solid Waste, etc.).
- D. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication, whichever comes first.
- E. All street improvements and street frontage landscaping to be installed in the first phase of construction.
- F. Recordation of cross-access easements between all lots proposed in the approved site plan for DR05-002TC.

Vote: 5 in favor
0 opposed

6. **Discuss and consider Design Review Case No. DR05-002TC for Central Arizona Supply, located on the Northeast corner of Extension and 1st Ave.**

See Agenda item #4 for staff report and discussion of this item.

Adam Decker stated he recommends adding an additional stipulation of approval to reduce the height of the rear yard screen wall to 10 feet in height. He also clarified that he was not in favor of a rod iron embellishment for the screen wall.

It was moved by Adam Decker, seconded by Nabil Abou-Haidar, to approve the Design Review Case No. DR05-002TC for Central Arizona Supply, located on the Northeast corner of Extension and 1st Ave., subject to the following stipulations:

- A. Approval of rezoning case number CZ05-001TC
- B. Approval of minor General Plan Amendment Case No. GPMinor05-01TC.

- C. Full compliance with approved plans and all current Code requirements, unless modified through the appropriate review.
- D. Compliance with the basic development as shown on the site plan and elevations dated September 14, 2005.
- E. The lighting plan shall be developed according to the City's Outdoor Lighting and Control Ordinance (Night Sky Ordinance), and shall ensure that light does not spill over onto the adjacent properties.
- F. Final placement, quantity, and design of all signage (wall, monument, window, etc.) shall be subject to the approval of a separate sign permit.
- G. Obtain necessary right-of-way permits from the Development Services Department prior to performing any work within the right-of-way.
- H. Final placement of plant/landscape materials shall be subject to the approval of the City of Mesa's Landscape Inspector.
- I. Provide proof that a Cross Access Easement has been recorded with Maricopa County prior to the issuance of a Certificate of Occupancy.
- J. As stated in section 11-13-2(G)6 in the City of Mesa Zoning Ordinance, the height of the building shall be permitted to exceed the maximum height of thirty (30) feet in the C-3 zoning district.
- K. Outdoor storage shall not exceed the height of the screen wall.
- L. Approval of Variance Case No. ZA05-104TC with a revision to reduce the height of the rear yard screen wall from 12 feet to 10 feet, with the design of the wall as shown in the approved elevations.

**Vote 4 in favor (Chuck Riekema, Adam Decker, Gary Gallagher, Nabil Abou-Haidar)
1 Opposed (Jeff Jarvis).**

7. Discuss and Consider Variance Case No. ZA05-104TC to increase the height of the rear and side yard screen walls from 8 feet to 12 feet in the C-3 zoning district.

See Agenda item #4 for staff report and discussion of this item.

It was moved by Adam Decker, seconded by Gary Gallagher, to approve Variance Case No. ZA05-104TC to increase the height of the rear and side yard screen walls from 8 feet to 10 feet in the C-3 zoning district.

Chair Riekema stated that he is in favor of the motion because he feels there are special circumstances due to high vandalism in the area.

**Vote 4 in favor (Chuck Riekema, Adam Decker, Gary Gallagher, Nabil Abou-Haidar)
1 Opposed (Jeff Jarvis).**

8. **Discuss and consider No. ZA05-092TC an application for a Special Use Permit for temporary parking lot at the Northwest corner of 1st Street and Macdonald (APN 138-34-001, 138-34-002, and 138-34-003).**

Mr. Murphy stated he would present one report for the proposed Special Use Permits for the five Temporary Parking Lots. Mr. Murphy reported that in May 2005, City Council adopted an ordinance that permits Temporary Parking Lots. He stated that there are criteria's that need to be considered when processing Special Use Permits (SUP) for Temporary Parking Lots. He stated that this criteria is included in the stipulations for the SUP. These are that the SUP would be valid for no more than three years, and the parking lots would be designed for useful pedestrians connections, adequate vehicle turning ratio, traffic flow and emergency access.

Mr. Murphy reported that notices were mailed to all property owners and tenants within 300 feet with all the proposed temporary parking lots. He stated that he received one call from Virginia Aguero who lives in one of the Historic Districts who spoke in favor of the proposed parking lot at 1st Street and Macdonald. Mr. Murphy stated that he did not receive any other comments. Mr. Murphy pointed out that no opposition from the various Council Advisory Boards or City Council were given when the ordinance was adopted allowing Temporary Parking Lots.

Staff is recommending approval of all five parking lots. He stated that the SUP would be valid thru November 1, 2008. The parking lots will be maintained in accordance with each site plan for each particular parking lot. Mr. Murphy added that any signage would be reviewed and approved by both the Transportation Division and Town Center Development Staff prior to installation of the signage.

Staff requested that DDC members recommend approval to the Zoning Administrator who would consider these items at the meeting on November 1, 2005.

Mr. Murphy stated that the parking lots have been developed and are currently being used during events for the Mesa Arts Center. He stated there is lighting on all the lots. However due to the budget crisis landscaping is not provided.

Vice Chair Jarvis stated that he was concerned with the lots not containing any landscaping adding that if another business came to the Board with the exact design request that it would not be approved. Mr. Jarvis also stated that it is poor customer service and the City is setting a poor example for downtown, and he would like to see fewer spaces to allow more landscaping.

Mr. Abou-Haidar also agreed that the City of Mesa could do a better job with the landscaping.

Chair Riekema said he understands the City's budget crisis, however he expressed his frustration with the low priority that the City puts on aesthetics. He felt it was reasonable to require the City to comply with the same landscaping guidelines that are required by City Codes.

It was moved by Jeff Jarvis, seconded by Nabil-Abou-Haidar, to approve Case No. ZA05-092TC an application for a Special Use Permit for temporary parking lot at the Northwest corner of 1st Street and Macdonald subject to the following stipulations:

- 1.) The temporary parking lots shall be maintained in accordance with the site plan.**
- 2.) The Transportation Division, and the Town Center Development Division shall approve any signage for the Temporary Surface Parking Lot.**
- 3.) The SUP shall be valid until November 1, 2008.**
- 4.) Interior and exterior landscaping shall be provided in accordance with the City's Design Standards.**

The DDC stated that first priority should be to landscape the interior and exterior of the parking lot at Serrine and 1st Ave. The second priority is perimeter landscaping on all the lots, and the DDC's final priority is the interior landscaping for the four remaining parking lots.

**Vote 5 in Favor.
0 Opposed.**

9. Discuss and Consider Case No ZA05-093TC an application for a Special Use Permit for a temporary parking lot at the Northeast corner of Lewis Street and Main (APN 138-37-001).

See Agenda item #8 for staff report and discussion of this item.

It was moved by Jeff Jarvis, seconded by Nabil-Abou-Haidar, to approve Case No ZA05-093TC an application for a Special Use Permit for a temporary parking lot at the Northeast corner of Lewis Street and Main.

- 1.) The temporary parking lots shall be maintained in accordance with the site plan.**
- 2.) The Transportation Division, and the Town Center Development Division shall approve any signage for the Temporary Surface Parking Lot.**
- 3.) The SUP shall be valid until November 1, 2008.**
- 4.) Interior and exterior landscaping shall be provided in accordance with the City's Design Standards.**

The DDC stated that first priority should be landscape the interior and exterior of the parking lot at Serrine and 1st Ave. The second priority is perimeter landscaping on all the lots, and the DDC's final priority is the interior landscaping for the four remaining parking lots.

**Vote 5 in Favor.
0 Opposed.**

10. Discuss and Consider No ZA05-094TC an application for a Special Use Permit for a temporary parking lot at the Northwest corner of SIRRINE and 1st Avenue (APN 138-40-002).

See Agenda item #8 for staff report and discussion of this item.

It was moved by Jeff Jarvis, seconded by Nabil-Abou-Haidar, to approve Case No ZA05-094TC an application for a Special Use Permit for a temporary parking lot at the Northwest corner of SIRRINE and 1st Avenue.

- 1.) The temporary parking lots shall be maintained in accordance with the site plan.**
- 2.) The Transportation Division, and the Town Center Development Division shall approve any signage for the Temporary Surface Parking Lot.**
- 3.) The SUP shall be valid until November 1, 2008.**
- 4.) Interior and exterior landscaping shall be provided in accordance with the City's Design Standards.**

The DDC stated that first priority should be landscape the interior and exterior of the parking lot at SIRRINE and 1st Ave. The second priority is perimeter landscaping on all the lots, and the DDC's final priority is the interior landscaping for the four remaining parking lots.

**Vote 5 in Favor.
0 Opposed.**

11. Discuss and Consider Case No. ZA05-095TC an application for a Special Use Permit for a temporary parking lot at the Southeast corner of 1st Avenue and Macdonald (APN 138-44-016 thru 028, 138-44-030, 138-44-031, 138-44-032, 138-44-037).

See Agenda item #8 for staff report and discussion of this item.

It was moved by Jeff Jarvis, seconded by Nabil-Abou-Haidar, to approve Case No. ZA05-095TC an application for a Special Use Permit for a temporary parking lot at the Southeast corner of 1st Avenue and Macdonald.

- 1.) The temporary parking lots shall be maintained in accordance with the site plan.**
- 2.) The Transportation Division, and the Town Center Development Division shall approve any signage for the Temporary Surface Parking Lot.**
- 3.) The SUP shall be valid until November 1, 2008.**
- 4.) Interior and exterior landscaping shall be provided in accordance with the City's Design Standards.**

The DDC stated that first priority should be landscape the interior and exterior of the parking lot at SIRRINE and 1st Ave. The second priority is perimeter landscaping on all

the lots, and the DDC's final priority is the interior landscaping for the four remaining parking lots.

Vote 5 in Favor.

0 Opposed.

12. **Discuss and Consider Case No. AZ05-096TC an application for a Special Use Permit for a temporary parking lot at the Southeast corner 1st Avenue and Drew (APN 138-44-029, 138-44-036-A).**

See Agenda item #8 for staff report and discussion of this item.

It was moved by Jeff Jarvis, seconded by Nabil-Abou-Haidar, to approve Case No. ZA05-096TC an application for a Special Use Permit for a temporary parking lot at the Southeast corner of 1st Avenue and Drew.

- 1.) **The temporary parking lots shall be maintained in accordance with the site plan.**
- 2.) **The Transportation Division, and the Town Center Development Division shall approve any signage for the Temporary Surface Parking Lot.**
- 3.) **The SUP shall be valid until November 1, 2008.**
- 4.) **Interior and exterior landscaping shall be provided in accordance with the City's Design Standards.**

The DDC stated that first priority should be landscape the interior and exterior of the parking lot at Serrine and 1st Ave. The second priority is perimeter landscaping on all the lots, and the DDC's final priority is the interior landscaping for the four remaining parking lots.

Vote 5 in Favor.

0 Opposed.

13. **Review and consider changes to Sections 11-18-7 and 11-18-8 of the Zoning Ordinance to provide for the Planning and Zoning Board to approve site plans and site plan modifications. (Request to continue to the November 17, 2005 DDC meeting)**

Mr. Murphy reported that John Wesley requested a continuance on this item to the next regular DDC meeting.

14. **Director's Report, Shelly Allen/Patrick Murphy**

Mr. Murphy updated the Board members on 51 & 55 E. Main St. He reported that there are currently two additional appraisals underway. These appraisals should be completed in 60 days. He stated that once the appraisals are completed they would take a recommendation to City Council to select a Developer.

15. Items from Citizens present (No action can be taken).

No items from citizens present.

16. Adjournment

With there being no further business, this meeting of the Downtown Development Committee adjourned at 8:35 am.

Respectfully Submitted,

Shelly Allen, Town Center Development Director
Minutes prepared by Liz Kuwamoto