



City of Colorado Springs

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Meeting Minutes - Draft Downtown Review Board

Thursday, April 7, 2022

8:30 AM

Open to the Public

Ph: 720-617-3426 ID: 575 233 778#

1. Call to Order and Roll Call

Present: 6 - Board member Heggem, Board member Nicklasson, Chair Lord, Board member Kuosman, Board member Friesema and Board member Nolette

Excused: 3 - Chair Hahn, Vice Chair Raughton and Board member Mikulas

2. Approval of the Minutes

[22-210](#) Minutes for the March 3, 2022, Downtown Review Board

Presenter:

David Lord, Vice Chair of the Downtown Review Board

Attachments: [DRB_Minutes_HyggeHouse_draft](#)

Motion by Board member Nolette, seconded by Board member Heggem, to approve the March 3, 2022, Downtown Review Board minutes. The motion passed by a vote of 6:0:3:0

Aye: 6 - Board member Heggem, Board member Nicklasson, Chair Lord, Board member Kuosman, Board member Friesema and Board member Nolette

Absent: 3 - Chair Hahn, Vice Chair Raughton and Board member Mikulas

3. Communications

Ryan Tefertiller - Urban Planning Manager

Ryan Tefertiller, Urban Planning Manager

Downtown Partnership presenting their annual update on progress for the downtown at 4:30 PM today.

Next week, City of Colorado Springs is hosting the annual conference for Downtown Colorado, Inc. at the Mining Exchange Hotel

Introduced Ann Odom who is the new planner for the Urban Planning Division.

Formally recognized Matthew Fitzsimmons. He'll be leaving his position with the City and Ryan wanted to thank him for all his services within the Urban Planning Division.

Board member Lloyd all recognized Mr. Fitzsimmons for his services to the community and they knew he worked hard on a number of different areas of the downtown and as a group they wished him the best.

4. CONSENT CALENDAR - None

5. UNFINISHED BUSINESS - None

6. NEW BUSINESS CALENDAR

- 6.A.** [DS MDP](#) A FBZ minor amendment with an associated parking warrant to allow an approved commercial use (restaurant) to expand their outdoor recreational area and reduce parking to 5 stalls where 87 are required.

[96-315-A2M](#)
[N22](#)

The subject property is located at 207 W. Las Animas St.

Presenter:

Matthew Fitzsimmons, Planner II, Urban Planning Division

Attachments: [Trainwrec - DRB Staff Report final](#)

[Figure 1 - Project Statement](#)

[Figure 2 - Zoning](#)

[Figure 3 - Stakeholder Comments](#)

[Figure 4 - Site plan #2](#)

[Figure 5 - Parking Statement](#)

Staff presentation:

Matthew Fitzsimmons, Planner II for the Urban Planning Division gave a PowerPoint presentation with the history of the site and the scope and intent of this project.

BACKGROUND:

- Site Address: 207 W. Las Animas Street
- Existing Zoning/Land Use: FBZ-T2B (Form-Based Zone - Transition Sector 2B) / Warehouse
- Surrounding Zoning/Land Use:
 - North: FBZ-T2B (Form-Based Zone - Transition Sector 2B) / Light Industrial (ABC Plumbing - warehouse & distribution)
 - South: FBZ-T2B (Form-Based Zone - Transition Sector 2B) / Light Industrial (warehouse), M1 - Light Industrial / Vacant, and C6 - General Business / Vacant
 - East: FBZ-T2B (Form-Based Zone - Transition Sector 2B) / Commercial (dog daycare, vacant restaurant, and occupied single family homes) & PUD (Planned Unit Development) / Residential (Working Fusion's Tiny Home Village)
 - West: M1 / Light Industrial (Vacant) & PF (Public Facility) / The Martin Drake Power Plant

Highlight of Staff Presentation:

- Expansion of outdoor activity area
- Parking Warrant needed
- Parking in directly adjacent to site
 - 19 Stalls on Las Animas
 - 7 Stalls on Sierra Madre
- Leased parking stalls
 - 68 stalls with ABC Plumbing
 - TBD - verbal agreement only
 - 39 stalls at 822 Sierra Madre
 - Lease agreement is M-F 5:00-all night
 - All weekend
 - Holidays
- Additional parking considerations
 - Valet services
 - Pike/Ride Biking
 - Scooters
 - Bus

Public Notice:

- 166 Postcards sent for internal review and prior to Downtown Review Board and site was posted both times
 - 15 Opposed
 - Parking in Mill Street Neighborhood
 - Blocking parking for residents without driveways or alleys
 - 2 in Support
 - Downtown Partnership
 - Mr. Peacore
- Concerns and comments from citizens
 - Mill Street Neighborhood doesn't provide adequate off-street parking now and it's worse when Weidner Field has games

Staff Recommendations:**DS MDP 96-315-A2MN22 - Trainwrec Phase II**

Approve the proposed FBZ minor amendment with associated parking warrant based on the findings that the warrant criteria found in Section 5.4.3 of the Downtown Colorado Springs Form-Based Code will be met once the following technical modifications are made:

Technical Modifications to the Minor Amendment with an associated Parking Warrant:

1. Update the following items on the site plan to include: correct file number on all sheets, the tenant's company name and information, Phase I & II description in the "Amendment History Box", parking warrant information in the project description, parking dimensions for typical and ADA stalls, status of the existing ramp on all pages, railroad tracks labelled, street names and ROW widths, legal description from the deed, existing easements - including recording information, and FEMA floodplain statement with requested data.
2. Drainage letter shall be approved by SWENT
3. Note on plan that the exterior lights need to meet code requirements, including shielding and full cutoff fixtures. Include the fixture detail.
4. Include a note that indicates the facility will not exceed city noise standards (via amplified music or any other activity) and the eastern side outdoor recreation area will not have amplified music weekdays after 10pm and weekends at 11pm.
5. Update page 4 to illustrate approved street parking areas and include a note indicating that: "City street parking stalls are public parking and open for any vehicle, stalls were highlighted to illustrate the possible public parking options within a short walk from the proposed facility."
6. Update the lot size (acres and square footage) to include all land within the amendment area and clearly illustrate the boundaries with bearings, distances and curve data on the new proposed site plan.
7. Show and label the irrigation connection and existing irrigation controller on the plans. Match previous approved plan for this project.
8. Consult with City Engineering to gain approval of a site plan note regarding street parking and the safety of customers going to Train Wrec.

Questions of Staff:

Board Member Heggem stated Mr. Fitzsimmons' diagrams didn't show the boundaries of the Mill Street neighborhood and asked if he could show an overlay so they could see where the Mill Street Neighborhood intersects with the site. Mr. Fitzsimmons clarified Train Wrec was on the western border of the Mill Street Neighborhood. Board Member Heggem stated it wasn't definitive that the site is actually in Mill Street. Mr. Fitzsimmons stated it is considered by all to be in the Mill Street because there is no neighborhood to the west, so it's not considered it's own enclave.

Board Member Nicklasson asked about how many on street parking spaces were allotted to Working Fusion and Hygge House. Mr. Fitzsimmons stated Hygge House needed 21 or 23 slots; 9 were on-site, 13 off-site so the warrant was for 13. Working Fusion has no property parking, but has diagonal parking on Fountain that will be 23 slots and 18 was their demand. There is more in the front of their building on Fountain,

plus Sierra Madre.

Board Member Nicklasson confirmed they were overlapping because parking many times is adjacent to the property and it isn't perfectly allotted because it is public parking, but it should still figure into your count. Mr. Fitzsimmons agreed and stated Working Fusion's parking is right in front thus his reasoning for counting Sierra Madre as open parking.

Board Member Nicklasson stated the agreement with ABC Plumbing seemed to be a key factor and but seems to be a verbal agreement and was he comfortable with that since that could change fairly quickly. Mr. Fitzsimmons work to make it more than a verbal agreement but that was that could be in place right now.

Board Member Lord asked if ABC Plumbing went away and someone else came in, but you have agreements to use parking of adjoining properties what happens if the use changes. Mr. Fitzsimmons stated that was one of the reasons he asked for more than the 87 spaces. This way with 220 stalls available for the calculations it allows for situations like that.

Board Member Lord asked for clarification on where the new Weidner Apartments are going in, when they will be open, and will they have their parking available for their tenants. Mr. Fitzsimmons stated for phase one they will have 300 additional publicly accessible parking spots and it will go up to 800 at phase 3. Ryan Tefertiller, Urban Planning Manager, stated that was mostly accurate. The Weidner Apartments has about 400 residential units with some ground floor commercial spaces and the interior has multiple levels of structured parking totaling a little over 700 parking stalls which 300 are on the basement/street level and are available publicly. However, it's not free. They'll be available for customers, for guests to the stadium, for guests of Train Wrec. Anyone who has a destination in that area could park in those 300 stalls and pay their fee. In Phase 2 and 3 on the West side of Sierra Madre, those two buildings plan to have similar ratios with structured parking and a portion will be available publicly but the exact numbers haven't been determined and no plans have been made for the second and third phases.

Board Member Lord clarified that in the early phases with the apartments did he see the needs of the residents putting pressure on the street parking in that area. Mr. Tefertiller stated he was sure how many private residents allotted stalls were available but thought it was around 400-450 private stalls available to just those 400 apartment units. Residents could have more than one car and would be looking for other parking resources in the area. That could be on street or in the paid public portion of that lot.

Board Member Lord clarified when Train Wrec was open for the public, was it in the late afternoon and evening, but not for lunch. Mr. Fitzsimmons stated that was in flux but the applicant could answered that.

Board Member Nicklasson stated the property owner of the Peacore has designated the parking to the warehouse to the south as part of the potential parking to be counted in but that takes away from the parking for that building. Mr. Fitzsimmons stated it was a warehouse now and closes at 5:00 PM and with no one there on the weekends which works for Train Wrec. However, if the use changes and there's night activity the parking will go away which is the reason for the 220.

Mr. Tefertiller, Urban Planning Manager, added that City Code, citywide, allows for shared parking agreements off-site to count toward the provided parking only if there is a recorded easement, which is a long-term permanent agreement that secures those stalls indefinitely. If that agreement/easement had been in place for ABC Plumbing and the warehouse to the south, the Peacore property, they wouldn't be in front of them today and there'd be no need for a warrant. But because neither of those property owners were willing to permanently restrict or allow the parking on their site they'll have leases that are subject to change, but they are used to justify the warrant request.

Board Member Heggem referenced the scooters and the Pike Ride Bike Share, and if that agreement been solidified and was absolutely going to happen. Mr. Fitzsimmons stated it was not. For the scooters it's easier, it's a revocable permit for those, but the Pike Ride is more involved. There are more expenses to bring in the infrastructure and pay for new bicycles and expand their system. But negotiations have begun and they're looking at possible coupons or discount for people at Train Wrec to ride the Pike Ride as an incentive, but there's nothing firm as of right now. Both the scooters and the Pike Ride can be used right now they don't need a hub but it's nice to have.

Applicant Presentation:

Mr. Bobby Hill with Bobby Hills Designs representing both the Peacore family and Altitude Hospitality who is the user of the Peacore property and Mitch Yellen is the owner of Altitude Hospitality discussed the scope and intent of this project.

○ **Highlights of the Presentation:**

- Verbal agreement with ABC Plumbing
 - Feels agreement will be reached or would not have had it shown as part of the project.
- Park Ride and Scooter

- Working to bring them to the site and be on site when they open
- Overall project and the neighborhood
 - Lights for volleyball will be turned down at 10:00 - 10:30PM activity will be shut down the activity closest to the neighborhood
 - To the west those activities during the week will also damp down in that 10:00 - 10:30PM range and on the weekends, it will be a little later.
- Their max capacity is close to 200 people but not 200 cars. More people are riding bikes, walking, using the scooters and such.
- Open at the most during lunchtime - dinnertime during the week, shutting down around 10:00PM. Friday, Saturday, Sunday, open 12:00 PM and closed at 12, 1:00 - 2:00AM depending on demand as well as impact on the neighborhood.
- Mitch Yellen has met with neighbors regarding sound and lighting to keep both below the requested level.
- Numerous activities both indoor and out and shouldn't be a large impact on the neighborhood.

Mitch Yellen, owner of Altitude Hospitality, provided comments about what he wanted to do downtown and do some Urban Development. He didn't have a chain restaurant but unique and cool concepts. He's been a good neighbor with his other endeavors and will be a good neighbor and thought this would be good for the community.

Questions of Applicant:

Board Member Nolette stated he thought it was a great concept. He'd read the emails about concerns for the residents and wanted to know the outcome of the meeting they'd had. Mr. Hill stated they've remained in email communication with those who'd submitted concerns. Board Member Nolette clarified if Mr. Hill thought the process created a positive result for the neighbors. Mr. Hill stated out of the 17, it went down to two and of those one was positive, and one was negative.

Board Member Nolette asked what was the probability of getting the leases for the additional parking? Mr. Hill stated they were dealing with corporate and it's taking some extra time. If he took the 68 off from what ABC would be giving to them, they're still exceeding the 77 required. Also, they weren't looking for those parking spaces until we started talking to the Mill Street Neighborhood and started to find ways from impacting the neighborhood.

Board Member Nolette asked for an update about the bike and the scooters. Mr. Hill stated they have the location for it, they're adding their own bike racks, but he felt 100% confident that by the time they open there will be a station there.

Board Member Kousman asked when they'd open. Mr. Hill stated they were shooting for late May, early June.

Board Member Kousman stated if she were to drive there now, she thought the default parking would be to parking in the ABC Plumbing or in the warehouse. She thought it was extremely important they get the parking agreement otherwise those owners could start towing. Mr. Hills stated they have 39 now with the agreement with Peacore, they are building 17 along Las Animas that they are not able to count even they will be right in front. Mr. Yellen stated the last time he spoke with the person from corporate in Chicago he told him to be patient, they will get this done. He only really started pushing them 30 days ago and should only take 2 - 3 months for ABC.

Board Member Kousman asked if their agreement at 822 was for valet or could anyone park there. Mr. Hill stated anyone could park there. There is not a "no parking sign" or a "tow away" sign, so people will park there because it's empty and close enough to walk across the street. Mr. Hill stated he didn't think someone would park 2 ½ blocks away in Mill Street to walk down to Train Wrec when you can park on Conejos or Sierra Madre in the front of and to the side of their building at closed to 200 parking spaces before you go into the neighborhood.

Board Member Kousman asked when Weidner would be completed. Mr. Tefertiller stated at least a year maybe summer/fall of next year.

Board Member Heggem stated she loved the concept and thought it'd be great and revitalize this area of town. But regarding when you'd open around 3:00 PM to 5:00 PM, for the business who have the shared parking agreements with, for those businesses who closed at 5:00 PM, where will people parking during that two hour window. Mr. Hill said right in the front and to the side on Conejos but neither Mr. Hill nor Mr. Yellen thought they'd have a lot of customers from 3:00-5:00 PM.

Board Member Heggem stated they'll be adjustments and some people may not know where to park since they may be coming from several different areas of town, had they thought about how they'd help clientele coming there to learn what options were available for parking? How will they know where they can and cannot park? Mr. Hill said they'll use social media since that's how most communication is done today. Taylor Sheldon the general manager will doing a lot of that. At the March 6th meeting she gave out her card and told the neighborhood to call her if there's problems and she will address it. If there are issues, they will make sure that someone is made aware of it, take care of it, and make sure people know

where to park.

Board Member Kousman asked what their Plan B if this isn't approved? Mr. Yellen stated there'd be no sand volleyball and they'd give up the east side activity yard and it will be an asphalt parking lot in front of the building.

Supporters of the project:

There were none in the audience in support

Online:

Chelsea Gondeck, Downtown Partnership, stated they were in support of the project. Ms. Gondeck thought they'd figure out a solution to address any neighborhood concerns which is probably the biggest part of project. She also thought a key was other mobility options that were non-vehicular using the scooter and the Pike Ride and the soon to launch shuttle most of the issues about parking will be addressed. It will also be on the applicant to market to people where to park.

Opponents:

Sean Vigil stated he's the closest neighbor to Train Wrec to the west and they will directly affect him. He brought up the following:

- It's already congested with the decommissioning of the power plant
- Numerous contractors going in and out already
- Deliveries from semi-trucks that leave their trucks running
- Someone could get hit by the train
- Difficulty getting in and out the neighborhood and for emergency services
- Light pollution at night

Robert Wolf, lives at 124 W. Las Animas which is on the northeast corner of the proposed Train Wrec. He brought up the following:

- Parking in front of the RGR Center on soccer nights
- There isn't parking at ABC at night because it's a business
- People do not park in front of the RJ Montgomery Center because of the line of homeless people
- He and his three neighbors are the closest to Train Wrec and they were taken off the parking warrant
- They have no driveways for their neighborhood
- They are single houses and their homes are very narrow
- They have no ability to maintain their parking
- City could provide designated parking
- If there is a slot to park people will park there no matter where it is

Mr. Ryan Tefertiller stated Todd Frisbie with City Traffic Engineering was in the audience and has been involved in some of the neighborhood parking

issues and he could provide some comments.

Mr. Todd Frisbie stated they'd worked with the Mill Street Neighborhood and they are proposing to deal with the soccer stadium parking.

- They initially put out some signage to direct to soccer event parking
- Next step would be to host signage in the neighborhood around the blocks that say no event parking
- Options for possibly posting permanent or temporary signage at the major entrance point into the neighborhood

Board Member Heggem stated the signs would be about events, but it wouldn't prevent parking for Train Wrec. Could the signage be modified to accommodate parking for the Train Wrec venue as well. Mr. Frisbie stated he didn't know. They were specifically trying to address events at Weidner Field. It's still a public street, people can park there. He didn't want to set a precedent by calling out a particular business because what if other businesses that come into that area; he'd have to accommodate them as well. Thus the reason they wanted to keep it simple right now and focus on the stadium parking.

Board Member Heggem asked if it could be something as simple as residential / tenant parking only. Mr. Frisbie stated you still have to be careful with even that because if you did it for one area you may have to do it for others. Mr. Ryan Tefertiller stated some of the area to the east of the site close to Sawatch are zoned R-2, a residential zoned area. Sierra Madre corridor is within the Form Based Zone and is a mixed use area and we encourage a mixed use along this area along with some commercially zone areas. Mr. Tefertiller stated it would be unfair to those businesses and non-residential uses that are legally established to restrict the parking to residents only. There's dialogue and possible consideration to have a neighborhood parking permit program similar to what we have at UCCS but after discussions with everyone involved that's been tabled for now, but it could be revisited in the future but as of right now the City is not pursuing that option.

Mr. Frisbie state they have what's called a residential parking permit program that's like a tag and that's only applied around institutions that impact parking every day, five days a week. We have that permit parking around UCCS and the Cragmoor area and around the Colorado College campus. It's a difficult program. Hard to manage it, hard on the residents who live there and there is only a certain number of visitor passes allowed and you have to pay \$150.00 if they lose their hang tag. They are extremely selective in the use of that program. They don't believe this is the right solution for the Mill Street Neighborhood. Therefore, their focus as stated previously is with the impacts of Weidner Stadium.

Board Member Kousman asked if Mr. Frisbie could give the pros and cons of not enforcing the signage. Mr. Frisbie stated parking programs are reactive. They prefer to do things incrementally and see what happens each step of the way. We could do a permit program that could be renewed annually based on a license plate along with the number of licensed drivers within their home and charge a fee for that. If they did that he'd have to have staff with portable license plate readers go through a neighborhood and ticket anyone who's license plate wasn't on the list. That'd be a big step and it's not one they're ready to make.

Mr. Tefertiller stated he thought they were optimistic that not having parking signs will have a level of effectiveness. If someone were to get out of a vehicle with a Switchback's shirt on and head towards the Stadium that person, after the fact, could contest the ticket saying they were visiting a friend, or they went to a business in the neighborhood, and those tickets probably wouldn't make through the court system as a viable infraction. It's not that we're choosing not to enforce the signs, it's probably not enforceable and wouldn't stand up to a challenge in court.

Board Member Heggem stated they have a recent case study to look at because of the Robson Arena area close to CC which had a very similar situation to this neighborhood. Board Member Heggem asked since the arena has been open was there any feedback from the neighborhood on how it's gone.

Mr. Frisbie stated he had not heard of any complaints related to Robson Arena events. Mr. Tefertiller stated he had not heard anything from stakeholders he's communicated with. There can be the occasional one but overall, the residents near North End have stated they're please with the way last season went. Most parked on campus or in designated areas and there weren't as many problems as they expected.

Rebuttal by City Staff:

Mr. Fitzsimmons stated Mr. Frisbie addressed the parking. He noted a conversation was started with Mr. Vigil to address some of his concerns about noise and lighting. Staff asked for lighting to not spill over and make it a bright beacon shining in everyone's window as well as asking for reduced hours on the volleyball courts to make sure lights and sounds do not spread into the neighborhood. However, Mr. Vigil lives on the west side which could be a bit trickier because they want that side to be open longer. They were making sure light, sound and music isn't allowed after certain hours.

Rebuttal by Applicant:

Mr. Hill stated they working on the light level on the west side since it is for the putting greens, bocce ball and sitting around fire pits. Those neighbors are 400' away and they took those specific people out of the warrant but they're working with trying to resolve any issue.

DISCUSSION, MOTION VOTE OF DOWNTOWN REVIEW BOARD:

Board Member Friesema stated this a couple of parcels down from last month's project they had heard. He understands the situation because he lives one street out of the Form Based Zone District on the east side of downtown and they've had lots and lots of development pressure going that way. He has a very narrow lot and parks in front of his house for parking, so he understands these concerns. There are times when people from the commercial buildings park in front of his house and he has to park down the street or even somewhere else so he's very sympathetic to that situation. On the other hand, we have documents that guide development throughout the City. All of them look at future growth within the City and assume higher density with less parking. Moving forward this is something we'll have to deal with and it's an uncomfortable growing phase but understands their concerns. Having said all that, he will be in support of the project.

Board Member Nicklasson stated she's thought about the project, listening to the neighborhood, the parking issues, and change is hard on all of us especially when it's directly impacting you it makes it even harder. She understands the concerns about the increasing noise and the parking. She wished the applicant would have thought farther ahead and had the lease with ABC Plumbing in place. But it will not prevent people from parking in front of Robert Wolf's house, they just will. The applicant has some agreements in place, but the ABC Plumbing would be best and that could take 2-3 months because they are dealing with a corporation. So based on that she will vote yes however, she wanted the applicant to not stop getting that lease in place. It's a commitment to the community and the neighborhood and for them to continuing to do good business in the community. Continue to push to get that lease. She thought he owed it to the community because it's a big ask to go from 87 parking spaces that are required down to only having 5.

Board Member Nicklasson confirmed with Mr. Fitzsimmons that the lighting is being addressed to have directional lighting back into the site along with the noise levels and how do we know that actually gets done. Mr. Fitzsimmons stated it can be placed as notes on the development plan. Board Member Nicklasson asked if they needed to add it to the motion to have those notes on the development plan. Mr. Fitzsimmons stated he did not think they could put a note about ABC parking on the development plan.

Board Member Nicklasson stated she wasn't saying for the ABC parking note to be on the plan. She was encouraging the owner to continue to work on that so the impact to the neighborhood is minimized but to put that as a requirement for approval is going to be really hard.

Ryan Tefertiller, Urban Planning Manager, stated technical modification three (3) addresses lighting issues regarding shielding and full cutoff fixtures. Then technical modification four (4) refers to complying with citywide noise standards and removing amplified music from the eastern side weekdays by 10:00 and weekends by 11:00. Board Member Nicklasson stated that was sufficient then.

Motion by Board member Friesema, seconded by Board member Nolette, to approve the proposed minor amendment with associated building parking warrant based on the findings that the warrant criteria found in Section 5.4.3 of the Downtown Colorado Springs Form-Based Code will be met once the technical modifications listed below are addressed:

1. Update the following items on the site plan to include: correct file number on all sheets, the tenant's company name and information, Phase I & II description in the "Amendment History Box", parking warrant information in the project description, parking dimensions for typical and ADA stalls, status of the existing ramp on all pages, railroad tracks labelled, street names and ROW widths, legal description from the deed, existing easements - including recording information, and FEMA floodplain statement with requested data.
2. Drainage letter shall be approved by SWENT
3. Note on plan that the exterior lights need to meet code requirements, including shielding and full cutoff fixtures. Include the fixture detail.
4. Include a note that indicates the facility will not exceed city noise standards (via amplified music or any other activity) and the eastern side outdoor recreation area will not have amplified music weekdays after 10pm and weekends at 11pm.
5. Update page 4 to illustrate approved street parking areas and include a note indicating that: "City street parking stalls are public parking and open for any vehicle, stalls were highlighted to illustrate the possible public parking options within a short walk from the proposed facility."
6. Update the lot size (acres and square footage) to include all land within the amendment area and clearly illustrate the boundaries with bearings, distances and curve data on the new proposed site plan.
7. Show and label the irrigation connection and existing irrigation controller on the plans. Match previous approved plan for this project.

The motion passed by a vote of 5:1:3:0

Aye: 5 - Board member Heggem, Board member Nicklasson, Chair Lord, Board member Friesema and Board member Nolette

No: 1 - Board member Kuosman

Absent: 3 - Chair Hahn, Vice Chair Raughton and Board member Mikulas

7. Adjourn