

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **November 10, 2009,** beginning at 7:00 p.m. in the Lindon City Center, City Council
4 Chambers, 100 North State Street, Lindon, Utah.

5 Conducting: Gary Godfrey, Chairperson

6 Invocation: Gary Godfrey

7 Pledge of Allegiance: Matt Bean

8 **PRESENT**

ABSENT

10 Gary Godfrey, Chairperson

12 Ron Anderson, Commissioner

Matt Bean, Commissioner

14 Christian Burton, Commissioner

Sharon Call, Commissioner

16 Mark Johnson, Commissioner

Angela Neuwirth, Commissioner

18 Adam Cowie, Planning Director

Woodworth Mataele, Assistant Planner

20 Debra Cullimore, City Recorder

22 The meeting was called to order at 7:05 p.m.

24 **APPROVAL OF MINUTES** – The minutes of the meeting of October 27, 2009 were
26 reviewed.

28 The Commission received the minutes later than usual, and several members had
not had adequate time to review the minutes. The Commission felt that since there were
30 no applicants awaiting approval of the minutes, it would be appropriate to continue
approval to the next meeting to allow adequate time for members to review the minutes.

32 COMMISSIONER BURTON MOVED TO CONTINUE THE MINUTES OF
THE MEETING OF OCTOBER 27, 2009. COMMISSIONER JOHNSON SECONDED
34 THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

36 **PUBLIC COMMENT** –

38 Chairperson Godfrey called for comments from any resident present who wished
to address an issue not listed as an agenda item. There was no public comment.

40 **CURRENT BUSINESS** –

- 42
- 44 1. **Site Plan Amendment** – *AM Bank of Lindon – 144 South State Street.* This is a
request by Leonel Castillo with American Bank of Commerce for approval of an
amended site plan for the old Wells Fargo Bank located at 144 South State Street

2 in the General Commercial (CG) zone. The applicant is proposing to retrofit the
existing building and lot to house the AM Bank.

4 Andrew Howard with AmBank and Jay Taggert with Curtis Miner Architecture
were present as representatives for this application. Mr. Cowie explained that this is a
6 request by American Bank of Commerce for approval of an amended site plan for the old
Wells Fargo Bank located at 144 South State Street in the CG zone. The applicant is
8 proposing a phased plan for site improvements. The first phase of improvements will be
interior improvements only. A building permit has been issued for the first phase of
10 improvements. The second phase will include architectural upgrades to the front of the
building, which faces State Street. Phase three will include expansion of the building on
12 the west side. Mr. Cowie presented a materials board submitted by the applicant which
included samples of exterior building materials which will be used to complete upgrades
14 to the exterior elevations. He noted that proposed brick and stucco materials appear to
comply with the intent of the Commercial Design Guidelines.

16 Mr. Cowie went on to review the site plan. He noted that there will be some
landscaping changes. The applicant has met with the City Engineer to discuss storm
18 drainage issues on the site. He outlined the storm drainage plan approved by the
Engineer which will pump storm drainage system on State Street. One small area of
20 storm drainage located on Main Street will not be discharged into the storm drainage
system. He noted that the City feels that requiring installation of storm drainage to the
22 collection point currently located on 200 South would be unreasonable given the scope of
this project. He reiterated that the City Engineer has participated in designing the
24 proposed storm drainage for the site, and has given engineering approval to the proposed
plan.

26 Mr. Cowie reviewed landscaping plans for the project. He stated that there is no
feasible way to increase landscaping along the frontage to the required 20 foot strip. He
28 also explained that planting trees in the location along the frontage which would be
required for new construction projects would encroach on the ten foot clear vision area at
30 drive entrances. He observed that site will include approximately 28% landscaped area,
which is well in excess of the 20% minimum requirement.

32 Mr. Howard stated that AmBank is a local company, and excited to be a part of
the Lindon Community. Mr. Taggert commented on the proposed phasing for
34 improvements. He stated that Phase One is expected to be completed to allow the
company to occupy the building by early December, with Phase Two being completed in
36 the immediate future. He observed that it will be necessary to discuss a time frame for
completion of Phase Three at some time in the future. Mr. Cowie explained that City
38 Cody does not specify a time limit for phased development. He clarified that establishing
a reasonable time frame will allow the applicants to complete the phased project without
40 returning for additional approval.

42 The Commission went on to discuss proposed architectural elements which bring
the building into further compliance with the Commercial Design Guidelines, including
the two rail fence, additional windows, gables, and pop-outs and relief on the elevations.
44 Mr. Taggert stated that there will also be architectural emphasis on the entrance area.

2 Chairperson Godfrey asked if the applicant had considered expanding the
landscaped islands in the parking area. Mr. Howard stated that any expansion of the
islands would reduce available parking below the required level.

4 Commissioner Call asked Mr. Cowie if staff felt comfortable that all relevant
concerns had been addressed. Mr. Cowie stated that the applicant has worked closely
6 with the City Engineer in designing the project, and that the Engineer feels that the
proposed site plan improvements are a good solution to current drainage issues on the
8 site.

10 Chairperson Godfrey called for public comment concerning this application.
There was no public comment.

12 The Commission discussed an appropriate time frame for completion of Phase
Three of the project. Mr. Howard stated that the first two phases will completed in the
near future, but they anticipate completion of the final phase in as much as two years as
14 the business grows. Commissioner Anderson observed that if the final phase is not
completed in the proposed two year time frame, it would be reasonable to have the
16 applicant return for a new approval in order to assure compliance with current standards,
as ordinances are revised periodically and requirements may change during that time.

18 Chairperson Godfrey asked if the Commission felt comfortable with the
landscaping as proposed. Commissioner Anderson observed that requiring trees in
20 typical locations may create a safety hazard. Commissioner Bean felt that given the
narrowness of the lot, the proposed landscape plan would meet the intent of the
22 ordinance.

24 Chairperson Godfrey called for further comments or discussion from the
Commission. Hearing none, he called for a motion.

26 COMMISSIONER BEAN MOVED TO APPROVE THE AMBANK OF
LINDON SITE PLAN AMENDMENT WITH THE FOLLOWING CONDITION:

- 28 1. THAT PHASE THREE OF THE IMPROVEMENTS BE
COMPLETED AND GRANTED A CERTIFICATE OF
30 OCCUPANCY WITHIN TWO YEARS OF THE DATE OF THIS
MEETING.

32 COMMISSIONER ANDERSON SECONDED THE MOTION. ALL PRESENT
VOTED IN FAVOR. THE MOTION CARRIED.

- 34
- 36 2. **Public Hearing** – *Conditional Use Permit – Davidson Banner Amateur Radio*
Antenna Tower. This is a request by Davidson Banner for approval of a
38 Conditional Use Permit of an amateur radio Antenna tower located at 448 East
760 North in the R1-20 zone. The applicant is proposing to construct a 22'
40 amateur radio antenna tower, with the ability to extend to 72' in height for
personal use. The applicant anticipates that the tower will remain retracted for the
42 majority of the year, with occasional training exercises and operations that will
require full extension of the tower. Recommendations from the Planning
44 Commission will be forwarded to the City Council for final action.

COMMISSIONER BURTON MOVED TO OPEN THE PUBLIC HEARING.
2 COMMISSIONER JOHNSON SECONDED THE MOTION. ALL PRESENT VOTED
IN FAVOR. THE MOTION CARRIED.

4
6 Davidson Banner was present as the representative for this application. Mr.
Cowie explained that this is a request for approval of an amateur radio tower in the R1-20
zone. The Lindon City Standard Land Use Table indicates that radio towers are not
8 permitted in residential zones. However, staff interprets the SLU Table to mean
commercial radio towers rather than private, amateur towers. Since the proposed use is
10 not a listed use in the Standard Land Use Table, the applicant is required to address ten
compatibility standards. The applicant has provided extensive information in response to
12 the compatibility standards.

14 Mr. Cowie noted that the proposed height of the tower exceeds the maximum
permitted height of 35 feet for structure in residential zones. However, City Code allows
exceptions to the maximum height for a variety of accessory structures, such as skylights,
16 towers, steeples, flagpoles or chimneys. Exceptions to the height requirement are not
subject to any specific height requirement, and are considered on a case by case basis.

18 Mr. Cowie drew the attention of the Commission to written comments submitted
by the City Attorney, Brian Haws. His comments indicated that the proposed height can
20 not cause an unreasonable health or safety concern for neighboring property. Mr. Cowie
noted that letters have been received from several neighboring property expressing
22 support for allowing the tower as proposed. One written letter of opposition was
submitted by neighboring property owner, Mr. Frank. In addition, one anonymous voice
24 mail was received voicing concerns regarding the height of the tower.

26 Mr. Cowie went on to review the proposed design of the tower. He explained that
the minimum height of the tower would be 22 ft, with fully extended height of 72 feet.
The width of the tower would be approximately two feet. Mr. Cowie presented
28 photographs submitted by the applicant showing the proposed location of the tower, as
well as towers similar in design and size to the proposed tower. Mr. Banner noted that
30 the tower is required to meet specific engineering and building code requirements. He
clarified that his proposal includes the tower as well as the mast and antenna structures
32 used for radio transmissions.

34 Commissioner Burton expressed concern regarding the design and possible visual
impacts of the antenna. He requested verification from the applicant regarding the
specific size and design of the antenna. Mr. Banner stated that he has not made a final
36 decision regarding the specific antenna, and that he may actually change the antenna
periodically. He explained that the photographs show the average size of antennas he
38 would anticipate using.

40 Commissioner Bean inquired as to the height of the structure when the mast and
antenna are added to the top of the 72 foot tower. Mr. Banner explained that the mast
will extend approximately five feet above the tower, and that the antenna will extend
42 horizontally from the mast.

44 Commissioner Call noted that Mr. Banner has an existing tower in his yard at this
time. She asked how this tower would differ from the existing tower. Mr. Banner
explained that the existing tower is a hand built wooden structure. He explained that the
46 proposed tower will significantly increase his communications ability because of the

2 height of the tower. He stated that the existing tower is 28 feet in height, and is not
3 visible from the street in front of the house. He explained that the proposed tower and
4 antenna array would be approximately 28 feet high when retracted.

5 Commissioner Neuwirth inquired as to the grade difference between the back
6 yard area of Mr. Banner's home and the adjacent canal bank. Mr. Banner stated that he is
7 not sure of the grade difference, but he estimates a ten to twelve foot rise in the canal
8 bank above landscaped grade of his backyard.

9 Commissioner Call asked Mr. Banner if the primary use of the radio and tower is
10 as a hobby or for emergency preparedness services. Mr. Banner stated that the radio is a
11 hobby, but is unique in that it does provide a public service in the event of an emergency.
12 He stated that he is affiliated with Utah County Emergency Services, and other civil
13 emergency service organizations.

14 Commissioner Neuwirth asked Mr. Banner how often he anticipates the tower
15 would be fully extended. Mr. Banner estimated that he anticipates using the radio
16 approximately ten hours a week on a regular basis. He noted that the tower may not
17 always be fully extended during radio use. He explained that periodic emergency
18 preparedness exercises would require use of the radio and extension of the tower for 24 to
19 48 consecutive hours.

20 Mr. Cowie observed that the applicant has indicated that fencing will be installed
21 around the yard to limit access to the tower. He noted that the tower may be an attractive
22 nuisance, and that the Commission may want to consider a fencing requirement to
23 address potential safety concerns. He also observed that comments submitted by the City
24 Attorney indicate that concerns which result in denial of this application must be site
25 specific and not general in nature.

26 Commissioner Anderson asked Mr. Banner if there is a potential for radio
27 frequency interference (RFI) for neighboring homes as a result of radio transmissions.
28 Mr. Banner stated that he will be using the same radio he currently uses with the new
29 tower, and that he is not aware of any RFI issues.

30 Commissioner Burton stated that he visited the site, and that he has some concern
31 regarding possible aesthetic impacts, as well as possible RFI to neighboring properties.
32 Mr. Banner explained that the FCC regulates both RFI and safety issues associated with
33 amateur radios. He stated that in order to allow operation of the radio at the highest
34 frequency, all neighbors are required to be a minimum of 62.6 feet from the tower. He
35 explained that all surrounding neighbors exceed the required separation distance.

36 Chairperson Godfrey called for public comment regarding this application. Mark
37 Richardson stated that he is a communications engineer, and that he operates a similar
38 radio and tower. He stated that all local radio operators participate with the Utah County
39 Sherriff's Office on emergency drills and operations. He noted that amateur radios are
40 operated under the control of FEMA during an actual emergency event. He explained
41 that radio operators from communities throughout the valley participate in monthly
42 emergency communications drills. He stated that licensing through the FCC requires
43 participation in the monthly drills.

44 Mr. Richardson discussed the communication range of radios in relation to the
45 height of the antenna tower. He stated that this proposed tower will provide
46 communications abilities throughout the state of Utah, and consistent communications

2 ability with up to a 500 mile range, and possible communications beyond that range
depending on current conditions.

4 Mr. Richardson stated that he operates his radio using a 150 foot tower, and that
he has never received a complaint regarding RFI issues from a neighbor. He stated that
6 engineering techniques used in the design of the tower make interference rare, but that if
interference does occur it is easily corrected if it is the fault of the radio transmission.

8 Commissioner Call inquired as to what type of barriers Mr. Richardson has on his
150 foot tower. Mr. Richardson stated that he has a perimeter fence around his property,
and also has climbing shields on the tower itself. Mr. Banner stated that he intends to
10 install perimeter fencing after construction of the tower is completed. He expressed
willingness to install fencing and climbing shields to prevent access to the tower.

12 Commissioner Burton inquired as to the need for additional radios to meet
emergency needs if there are already a number of radios in the valley. Mr. Banner
14 explained that in an actual emergency event, all towers or radios may not be operational.
The location of radios in various locations creates redundancy which increases the chance
16 of maintaining necessary communications during emergency events.

18 Commissioner Burton asked what times of day Mr. Banner anticipates operating
the radio. Mr. Banner stated that times of usage will vary. Commissioner Burton asked
how the tower is extended. Mr. Banner stated that an electrical motor is used to extend
20 the tower. He noted that he has an emergency power source to run the motor during a
power outage.

22 Chairperson Godfrey asked what wind speed the tower will tolerate before
becoming unstable. Mr. Banner stated the International Building Code requires the tower
24 to withstand a 90 mile per hour gust for three seconds, and sustained winds of 76 miles
per hour. The tower will withstand winds of 126 miles per hour when retracted.

26 Chairperson Godfrey noted that in the event of a failure of the tower due to winds, the
distance of neighboring structures from the tower would result in the tower falling
28 primarily on Mr. Banner's home and/or property. Mr. Banner stated that the nearest
structure is located 73 feet from the tower. Commissioner Burton asked if the structure is
30 secured by guy wires. Mr. Banner stated that guy wires are not part of the tower
structure.

32 Bryce Anderson stated that he is an electrical engineer, and has served as the
President of the Utah, Idaho and Montana amateur radio organization. He explained that
34 amateur radios will be important to maintain communications over both short and long
distances in an emergency. He noted that since most radio and television transmissions
36 have been converted to digital technology, the incidence of RFI issues has been greatly
reduced.

38 Neighboring property owner, Mr. Frank, expressed concern regarding the possible
negative impact of the proposed tower to his neighboring property. He stated that he is
40 concerned about future improvements to his vacant lots, and the impact of the tower on
his ability to complete the necessary improvements. He also expressed concern regarding
42 RFI issues, but felt that digital technology may have addressed that concern, as stated by
Mr. Anderson. Mr. Frank also expressed concern regarding federal regulation of the
44 tower, and possible delays in addressing any concerns which may arise with neighbors.

46 Commissioner Anderson explained that if approved as a Conditional Use Permit,
this application is reviewable by the City upon complaint. If issues are not resolved

2 satisfactorily, the Conditional Use can be revoked. Mr. Frank asked Mr. Banner if he
intends to increase the power of the radio he is currently using. Mr. Banner stated that he
4 has no current plans to increase the power, but that he has the ability to increase the
power within the confines of his license through the FCC. He stated that he is currently
operating at 25% of the maximum power allowed under his license. He clarified that an
6 increase in radio power would not require an increase in the size of antenna used to
transmit the radio. He also clarified that the radiation emitted by the radio is the same
8 radiation as that emitted by cell phones, and that FCC requirements relative to radiation
emission requires that the level be lower than that produced by cell phones.

10 Chairperson Godfrey asked Mr. Banner how RFI complaints from neighbors
would be addressed. Mr. Banner stated that he has never received a complaint, but that
12 the process would be to reproduce and identify the source of the problem. Chairperson
Godfrey asked if Mr. Banner would commit to addressing issues with neighbors if they
14 arise. Mr. Richardson stated that RFI is typically the fault of an unintended receiver, and
that if the radio is operated within established guidelines, RFI should not be an issue.

16 Terry Krieger stated that he is at the meeting as the applicant for the next item,
but felt compelled to comment on this discussion. He stated that he has a neighbor who
18 operates a similar radio, and has two antennas. Mr. Krieger stated that he has never
experienced interference from his neighbor's radio transmission.

20 Commissioner Anderson asked Mr. Banner if he participated in the Drill Down
for Safety emergency preparedness exercise. Mr. Banner stated that he did participate.
22 Commissioner Burton asked Mr. Banner to explain his participation. Mr. Banner stated
that one of the area communication coordinators could not be reached during the drill.
24 Mr. Banner was monitoring communications during the drill, and was able to help
establish contact with the area communications coordinator and facilitate ongoing
26 communications.

28 Chairperson Godfrey called for discussion specific to aesthetic concerns from the
Commission. Commissioner Call noted that comments from the City Attorney indicate
that general aesthetic concerns are not a legal reason to deny the application.
30 Commissioner Call asked the Commission to consider specific fencing and shielding
requirements for the tower. Commissioner Neuwirth felt that typical privacy fencing and
32 climbing shields on the tower would be adequate to address accessibility and safety
concerns. Commissioner Johnson felt that additional screening may be reasonable given
34 the proximity of the site to a future public trail along the canal.

36 Chairperson Godfrey asked if the Commission had any concerns regarding
compliance with any of the ten required compatibility standards. The Commission
expressed no specific concerns. Chairperson Godfrey asked if the Commission had any
38 specific aesthetics concerns. The Commission expressed no specific concerns.
Commissioner Call noted that it is important to consider the emergency preparedness
40 aspect of the communication capabilities of the radio and tower in relation to potential
concerns.

42 Commissioner Godfrey asked Mr. Banner if he would be willing to consider as a
condition of approval that he generally comply with the stated hours of operation of
44 approximately ten hours per week. Mr. Banner stated that with the exception of the
extended training exercises, he would not have any concern in agreeing to general
46 compliance with the stated hours of use.

2 Mr. Cowie asked the applicant to address whether a smaller tower may provide
adequate long range emergency communication. The applicant explained that function of
4 the radio waves in relation to a variety of weather and atmospheric conditions, and the
benefit of having a higher tower which will operate more effectively in adverse
6 conditions. He noted that at times, lower the tower may be appropriate to facilitate
effective communication in specific conditions, but the proposed height of the tower
would provide additional communication capabilities.

8 The Commission discussed specific conditions which should be addressed in a
motion to approve this application, including fencing and shielding requirements, a
10 height limit of 80 feet for the tower and attached antenna, and general compliance with
the stated hours of operation of approximately ten hours per week in addition to
12 emergency drills lasting 24 to 48 consecutive hours. Chairperson Godfrey called for
further comments or discussion. Hearing none, he called for a motion.

14
16 COMMISSIONER BEAN MOVED TO APPROVE THE CONDITIONAL USE
PERMIT FOR DAVIDSON BANNER'S PERSONAL AMATEUR TOWER, AND
RECOMMEND APPROVAL TO THE CITY COUNCIL WITH THE FOLLOWING
18 CONDITIONS:

- 20 1. THAT THE APPLICANT PROVIDE SIX FOOT HIGH FENCING
SURROUNDING THE TOWER, OR ADDITIONAL FENCING AS HE SEES
FIT.
- 22 2. THAT CLIMBING SHIELDS BE INSTALLED ON THE TOWER AT THE
TIME OF CONSTRUCTION.
- 24 3. THAT THE APPLICANT ASSIST IN IDENTIFYING AND ADDRESSING
ANY RFI COMPLAINTS IN THE IMMEDIATE AREA.
- 26 4. THAT THE OVERALL HEIGHT OF THE TOWER AND THE ANTENNA
NOT EXCEED 80 FEET.
- 28 5. THAT THE APPLICANT BE IN SUBSTANTIAL COMPLIANCE WITH THE
STATED USE OF TEN HOURS PER WEEK, WITH THE EXCEPTION OF
30 PERIODIC EMERGENCY EXERCISES WHICH LAST 24 TO 48 HOURS.

32 COMMISSIONER BURTON SECONDED THE MOTION. ALL PRESENT VOTED
IN FAVOR. THE MOTION CARRIED.

34 COMMISSIONER CALLED MOVED TO CLOSE THE PUBLIC HEARING.
COMMISSIONER NEUWIRTH SECONDED THE MOTION. ALL PRESENT
36 VOTED IN FAVOR. THE MOTION CARRIED.

- 38 3. **Conditional Use Permit** – *West Point Indoor Ball Field*. This is a request by
40 Terry Krieger for approval of a conditional use permit for an indoor ball field
(lacrosse and soccer) located at 1374 West 200 South. Currently, the Lindon City
42 Standard Land Use Table requires indoor soccer fields in the LI zone to obtain a
Conditional Use Permit.

44 Terry Krieger was present as the representative for this application. Mr. Cowie
explained that this is a request for approval of an indoor soccer and lacrosse field. This
46 proposed use is currently listed as a Conditional Use in the LI zone. Mr. Cowie noted

2 that the primary concern with this application is related to parking. He explained that the
3 subdivision plat identifies each lot, and includes a notation indicating that all parking is
4 common to all businesses in the development, with no parking specific to any building.
5 The City has received comments from neighboring business owners indicating that each
6 business has an individual allotment of parking spaces. Mr. Cowie explained that
7 parking locations may be regulated by CCR's established by the development
8 association, but that the City is unaware of any specific parking requirements, and does
9 not enforce CCR's.

10 Mr. Cowie stated that the applicant has indicated that the field would primarily be
11 an evening use. He stated that the entire site includes approximately 160 parking stalls,
12 with additional on street parking possible on 1380 West. The applicant has indicated that
13 most surrounding businesses are closed in the evening and on weekends, when the ball
14 fields would be in use. Two teams of six to seven players would be at the site for each
15 game. Mr. Cowie presented photographs of the parking area. He reiterated that the plat
16 shows all parking as common parking.

17 Chairperson Godfrey stated that he visited the site prior to the meeting and found
18 approximately 10 cars in the parking area. He stated that it appears that there is adequate
19 parking on the site.

20 Commissioner Call asked Mr. Krieger if he has been involved in a similar
21 business before. Mr. Krieger stated that he is the building owner, and will not be
22 operating the business but will be leasing the facility. He noted that if the league is
23 successful, the league will likely move to a larger facility. He stated that he anticipates
24 the league to operate at this site for 12 to 18 months.

25 Chairperson Godfrey explained to Mr. Krieger that this Conditional Use Permit
26 would be reviewable upon complaint, and could be revoked if parking or other issues are
27 not adequately addressed. Chairperson Godfrey noted that the City has received a
28 complaint from one neighboring business owner indicating that 66 of the stall are
29 reserved for use by his business. Mr. Cowie reiterated that the plat shows all parking as
30 common parking.

31 Chairperson Godfrey called for further comments or discussion. Hearing none, he
32 called for a motion.

33 COMMISSIONER CALL MOVED TO APPROVE THE CONDITIONAL USE
34 PERMIT FOR WEST POINT INDOOR BALL FIELD. COMMISSIONER
35 NEUWIRTH SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE
36 MOTION CARRIED.

37 **NEW BUSINESS** – Reports by Commissioners

38 Commissioner Call reported a safety issue at the neighborhood park located on
39 140 North where a sink hole has developed. Mr. Cowie will forward the report to the
40 Parks Department.

41 Commissioner Anderson requested clarification as to why the Conditional Use
42 Permit for the radio tower was a recommendation to the City Council. Mr. Cowie
43 explained that since the proposed use is not listed in the Standard Land Use Table,
44

2 compliance with the compatibility standards must be approved by the Planning
3 Commission and the City Council.

4 **PLANNING DIRECTOR'S REPORT** –

6 Mr. Cowie reported on the following items:

- 7 1. The Commission reviewed the Project Tracking List.
- 8 2. Mark Walker and Bret Frampton were elected and City Councilmembers
9 during the General Election. Mayor Dain ran unopposed, and will serve an
10 additional four year term.
- 11 3. The Commission will continue ordinance reviews at upcoming meeting.

12 **ADJOURN** –

14 COMMISSIONER NEUWIRTH MOVED TO ADJOURN THE MEETING AT
16 9:55 P.M. COMMISSIONER JOHNSON SECONDED THE MOTION. ALL
17 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

18 Approved – December 8, 2009

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22
24 _____
25 Gary Godfrey, Chairperson

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30 _____
31 Adam Cowie, Planning Director