

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD FEBRUARY 18, 2009 IN THE WEST JORDAN COUNCIL CHAMBERS

PRESENT: Justin Stoker, Chad Nichols, Nathan Gedge, David McKinney, Ellen Smith, John Winn, and Jesse Valenzuela.

STAFF: Tom Burdett, Robert Thorup, Greg Mikolash, Chris Gilbert, Jennifer Jastremsky, Nathan Nelson, Rodger Broomé, and Julie Davis.

OTHERS: Carol Pool, Dan Griffie, Glen Pettit, Peggy Griffie, Don Thomason, Victor Trujillo, Jim Templin, Paula Miles, Randy & Diane Barker, James Romero, Jon Bartlett, Don Gansen, Steve Glezos, Richard Pool, Susan Bastidas, Scott Brandt, James and Elizabeth Romero, Emily Pulver, Gaylean Armstrong, John Clayton, and Richard Schmidt.

The briefing meeting was called to order by Justin Stoker.

There was a discussion regarding the procedure for taking testimony and providing information to the public during the meetings.

The concern for Item #2 is whether or not the charter school will actually be constructed on the parcel to the south and if the rezone would be appropriate should the school not be built. Jennifer Jastremsky explained why staff's recommendation for the SC-1 area is less than the request. The remaining steps in the previously approved subdivision of the property were reviewed. The history of Items #3 and #4 was reviewed.

The regular meeting was called to order at 6:04 p.m.

**1. Consent Calendar
Approve Minutes from February 4, 2009**

MOTION: Nathan Gedge moved to approve the Consent Calendar Item 1 as listed in the Commission packet. The motion was seconded by Ellen Smith and passed 7-0 in favor.

2. Williamsburg Park Rezone and Land Use Amendment; 9090 South 2200 West; General Land Use Amendment for 4.512 acres from Medium Density Residential to Neighborhood Commercial and 4.296 acres from Medium Density to Professional Office and Rezone 4.512 acres from RE-.5G (Residential Estate half-acre minimum lots) to SC-1 (Neighborhood Shopping Center) and 4.296 acres from RE-.5G (Residential Estate half-acre minimum lots) to P-O (Professional Office) Zones; Land Solutions, LC/Steve Glezos (applicant) [#GPA20080007 & ZC20080013; parcels 27-04-426-008]

Jennifer Jastremsky summarized the request for a land use amendment and rezoning. The existing zoning and land use designation made sense when the property was part of a larger 16-acre property that could serve as a residential buffer between 9000 South and the adjacent neighborhoods. However, the designations did not constitute good land use planning on the 8.81-acre property located between a major arterial street and a higher intensity school site proposed on the southern portion of the larger piece. The existing zoning would only allow for one row of homes, and would no longer make sense. Half-acre lots should be located in less intensive areas and not adjacent to arterial roads. The proposed SC-1 district will serve residents in the area with basic commercial services, but with the potential for higher traffic patterns and late night use staff is proposing that a smaller commercial area of 3 acres is more appropriate. The P-O district would allow for a transitional between land uses and zones. The proposed school provides a good transition buffer between the proposed land uses and the existing residential area to the south, and it provides a basic service for the community. However, the charter school is only a proposed use, because the parcel has not yet been purchased and the subdivision is not recorded. If the school does not go in, staff felt that the existing medium density land use would be more appropriate. If the school does not go in the property could be developed under the existing RE-.5 zoning or under the existing

medium density residential land use. She reviewed the staff recommendations, adding one more to forward a recommendation to City Council to not take action on the application until the city is secure in the knowledge that the school will locate on the proposed site. Staff felt confident that that knowledge will be acquired prior to the next available City Council meeting.

Staff recommended that the Planning Commission forward a *positive* recommendation to the City Council for the proposed Land Use Amendments and Rezones with the following modifications:

1. The *Neighborhood Commercial* Land Use Designation and SC-1 (*Neighborhood Shopping Center*) Zoning District be limited to 3-acres in size.
2. The *Professional Office* Land Use Designation and P-O (*Professional Office*) Zoning District include the remaining site area of 5.81 acres.

Alternate Recommendation:

If the Planning Commission finds that the limited types of commercial uses permitted in the SC-1 (*Neighborhood Shopping Center*) zone will not be more adversely impactful on nearby residents due to hours of operation and traffic generation when placed within a larger zone size than the staff preferred 3-acres, staff recommends the Planning Commission forward a *positive* recommendation to the City Council for the proposed amendments as requested by the applicant.

David McKinney said a key issue is whether or not the school will actually locate here. There are several steps that still need to take place, and he asked for an overview of those issues.

Jennifer Jastremsky said a development agreement was required along with the approval of the Williamsburg Park subdivision that related to street improvements and installation of a fence along Williamsburg Court. City staff and the applicant have been working on that, and it will be presented to the City Council on February 24th. After that is approved the subdivision plat can be recorded, and that will create a piece of property that the school can then purchase in order to move forward.

Robert Thorup elaborated on the process. This should enable the charter school to purchase the property, which they feel will take place by March 10 when this application could come before the City Council, who will be able to determine if the proposed land use and rezoning is appropriate.

Steve Glezos, Land Solutions, indicated that he had a letter signed by 24 neighboring residents who are recommending approval of the request. He said the modifications that staff made are acceptable to them. He clarified that the school development is still on track to be built. The reason the property has not closed is because the plat needs to be approved by West Jordan, so they will have the answer as to whether or not the school is coming long before they go before the City Council.

Justin Stoker asked for the reason they are proceeding with the zone change now instead of after the purchase is made and the issues resolved.

Steve Glezos said in his mind all of the items have been resolved and that this is a 'done deal', so they want to move ahead with the remaining parcel.

Justin Stoker said without the closing of the school and all the agreements in place there is still the uncertainty of the subdivision itself. They are under the assumption that the school will be built, but if by chance it doesn't happen they are creating a remnant zone of medium density residential that will not be viable.

Steve Glezos said he is not making assumptions, because his position is that the school is a 'done deal', and he doesn't want to put off any longer the future of the subject property. The school has already been an issue with

the neighborhood, so he should address everything at the same time. He said that the Planning Commission only provides a recommendation to the City Council, who may still deny the zoning. He said that if the school decided not to purchase the property they would have to disclose that before the Council, who would use that information for their decision. He indicated that Scott Brandt representing the school was there to address them, and he asked that he be given time to respond after public comment.

Scott Brandt, Portfolio Investments, Salt Lake City, agreed with everything that had been said so far. They are under contract with the landowner and are prepared to close on the contract as it is right now. Their financing is in place as well as their engineering and architecture are complete. He felt that they had addressed all the issues staff had in regards to the school, and they also felt that this is a 'done deal' as of today.

Nathan Gedge asked for the age range and programs that will be offered at the school. He asked if they would be targeting West Jordan residents, because he was concerned with the traffic.

Scott Brandt said that Hawthorne Academy is an approved state charter school, approved for 750 students K through 8. Mr. Brandt stated that regardless of who attends there will be traffic in the area, because a lot of parents drive their children to school. There is no bussing system. They devised an on-site lane and traffic pattern in order to minimize the traffic impact to the residents. He felt that they can hold all of the vehicles on-site, and this had been very effective with other charter schools.

Ellen Smith asked for an explanation on why they chose a site with this configuration rather than one with access from both 2200 West and 9000 South.

Scott Brandt said that was their original intent. However, the city and the traffic engineer were against any traffic coming onto 9000 South, so in order to function at this location the traffic had to come on and off of 2200 West. Also, the frontage of the property along 9000 South is more valuable as potential commercial property, and they could not afford to purchase it. The size of the subdivided property had to also allow the remnant parcel to be developable. He stated that land in West Jordan in general has become very expensive.

Ellen Smith asked if there had been dialogue with the surrounding residents regarding the site plan process.

Scott Brandt said no, but they had been in contact with the residents since the last meeting, and they are arranging for a neighborhood information meeting about the charter school and to answer questions about the site. The meeting is proposed to be the 25th.

Tom Burdett reiterated that the meeting has been set up for February 25th at 7:00 p.m. in the city hall community room.

Daniel Griffee, West Jordan resident, said he hadn't heard about the charter school in the 2 years they have lived here. He was concerned with the amount of vacant commercial property in this area, and he wondered how much more they need. He paid a lot for his property and improved it believing that this was a premier neighborhood, and this proposal would hurt the property values and West Jordan's image as a whole. This would also bring more traffic and congestion to the intersection of the 2200 West and 9000 South. He suggested that a development such as Jordan Villas would be appropriate for the property, because it would allow for smaller lots, yet it would keep the feel of the existing neighborhood. Even with the proposed school he was against the rezoning, and he didn't feel that financing is secure until the deal is done.

Justin Stoker called Don Thomassen to speak, but he had left the room.

Randy Barker, West Jordan resident, said he and his wife would implore the Commission to reject the proposal, because there are numerous commercial areas within blocks of this property. They would like the zoning to remain as residential half-acre parcels.

James Romero, West Jordan resident, asked the Commission to reject the rezoning proposal, because he felt the cart is being put ahead of the mule. This proposal shouldn't have been brought up until the school receives its financing. The subject property has been zoned half-acre residential for a long time, and he felt that it was viable property with the current zoning. It is near a golf course and city hall. At the previous meeting regarding the subdivision of the property he recommended that an access road for the school be installed onto 9000 South in order to relieve traffic from 2200 West, but he was told that it wasn't possible. However, now they are saying that it is okay to have multiple access points onto 9000 South if commercial properties are developed. That will greatly increase the traffic. He pointed out all the commercial and office properties that are in the area and said they don't need any more.

Susan Bastidas, West Jordan resident, said she has seven children, six of which would get to go from kindergarten through 9th grade here. Her family enjoyed the current pumpkin patch and agreed that there are a lot of commercial businesses and vacant houses now. She didn't want to be for or against either issue, but she liked the idea of the school as a buffer. The neighbors would probably like the property to remain vacant, but that isn't fair to think that, and they need to work together toward a solution. She was in favor of the school, and she thought that the property owners had worked to find a solution that works for everyone.

Justin Stoker asked her about her feelings on the rezoning.

Susan Bastidas didn't think there would be a problem with the rezoning especially if the school is there. Her children are signed up to attend the proposed school, and she asked that anything the Commission can do to help it move forward more quickly would be great.

Elizabeth Romero, West Jordan resident, said she liked the current zoning. She said that West Jordan residents voted to make open space a priority, and money was allocated to make it happen. There are a lot of existing commercial areas in this area. She recommended for the future of West Jordan to have bicycle lanes on both sides of 2200 West. She said in 2007 she could walk, bicycle, or drive from her home on 2200 West north past the city limits and also going south without encountering a commercial business. Other people use this corridor for walking and biking with their families. It is one of the few areas in West Jordan where you can do this. With the opening of the credit union on 9000 South and 2200 West it is the only business on 2200 west in West Jordan. She felt that people would like that property for homes even if the school is there. The developer, Mr. Pettit, builds beautiful homes, and she would like to see those types of homes in that area.

Emily Pulver, West Jordan resident, supports the charter school and said it is important to receive the rezoning. She had recently been in the home buying process, and she wouldn't buy a beautiful custom home backing 9000 South because of traffic. The school will raise the property values, because a charter school is not like a public school. It is a cleaner-cut operation with uniformed students, smaller class sizes, and involved parents, which translates to better kids who are striving for a better education, which will raise the bar for the people living in the area. She felt that the traffic on 2200 West can be controlled. The Challenger school has been able to work with Westvale elementary with regards to the traffic. She said there would only be two times of the day for traffic, and it isn't during rush hour when school lets out at 3:00. The charter school will bring the children a better education, and it is much closer to access. The school will also bring life into the area.

Carol Pool, West Jordan resident, said in response to the claim that people wouldn't want a home backing 9000 South, the homes in the Gardens at Mountain View to the north are beautiful are there are rarely vacancies. So she felt that homes would be viable in this area. She hardly ever uses the intersection at 2200 West and 9000 South, because it is so dangerous. People don't stop for the red light. The traffic from the pumpkin patch is a

mess and a hazard, because 2200 West is so narrow. She couldn't imagine how the school could plan to handle the traffic.

Richard Pool, West Jordan resident, said we still don't know the full impact of the new credit union, because it is so new. There isn't much distance between 9000 South and the access to the credit union. So there will be a major traffic concern with the increased traffic from the school. He agreed that the afternoon traffic probably won't be as impactful, but the early morning traffic will be. He asked the Commission to consider the traffic as a major factor. He was fully against the commercial aspect of the property in front of the school. He has reasons to want the school for his grandchildren, but he is very concerned with the traffic and safety issues.

Gaylean Armstrong, West Jordan resident, said her concern is with the traffic. Currently she sometimes has to wait through two lights at 6:30 a.m. to get through the intersection. Coming home at 3:00 p.m. traffic is stopped from the freeway to 4200 West having to wait multiple lights all down 9000 South, and this will make 2200 West just as bad. She can see the traffic on 9000 South from her back window, and it doesn't lighten up until 7:00 p.m.

Further public comment was closed at this point for this item.

Steve Glezos said it appeared that most of the objections are regarding traffic, which is dictated by the City's rules and regulations that they have met and will meet. He said counting the letter signed by 24 people in favor of the request there were 26 people for and only six against the request as of tonight. The Pettits have been long-time residents in the area, and the property has been vacant for many years. However, times change, and as a landowner they have brought this application forward and have created a buffer with the school. They have met all the requirements of the application. All the conditions have been recommended by staff and agreed to by the owners, and they request that they be allowed to proceed to the City Council.

Ellen Smith asked staff if the school site plan had been reviewed by staff.

Jennifer Jastremsky said they are actively reviewing the site plan.

Ellen Smith asked if the intersection will be upgraded as part of the site plan or if it would remain the same.

Nathan Nelson said the traffic engineer reviewed the plan and recommended a striping plan and some access considerations for the site itself as well as striping on 2200 West for the addition of a center turning lane, which will go at least to Williamsburg Circle and perhaps further.

Ellen Smith said she drives this area almost every day, and it is difficult to get through on 2200 West. Her concern is the increased traffic due to the school and now the added commercial on the corner, which she is not certain the intersection can handle.

Nathan Nelson said if they get an application for commercial development staff will require a full blown traffic study to see what traffic mitigations can be provided.

David McKinney said he would be in favor of the zoning based on the recommendation of staff to reduce the commercial area to 3 acres, because it is not inappropriate to have a small-scale commercial site adjacent to the existing credit union. Regarding residential on such a small site, he wouldn't like to buy a large home backing 9000 South due to the traffic noise. He felt that a professional office development would be a good buffer between a major arterial street and residential properties. Although the school is not at issue tonight, the question is whether or not they should make a decision tonight with the uncertainty of the school development. He would be in favor of continuing the item until after the City Council rules on the subdivision matter.

Ellen Smith said if she were to vote on this tonight she would vote no, because she didn't feel that commercial is appropriate at the intersection. There are already commercial properties close by, but she felt that the professional office area would be okay, because traffic patterns would be different. She pointed out that the credit union on 2200 West is actually zoned P-O and not commercially. She thought that until the future of the school property is completely decided that they should wait to make their decision. She felt that was the factor to determine if the proposed zoning would work in this situation. If the school isn't built for some reason then she felt that residential would be appropriate.

Justin Stoker agreed with Commissioner Smith. There is no commercial anywhere along 2200 West, and he would be in favor of expanding the entire proposed rezone area to professional office. He also agreed that it would be best to wait until the school closes on the property before acting on this application.

Jennifer Jastremsky said the City Council will be hearing the development agreement for the subdivision plat on February 24th.

Justin Stoker asked if they would know whether or not the property had closed by their next meeting.

Jennifer Jastremsky said the development agreement would be approved and hopefully the property will be purchased and the plat will be recorded by that time.

Tom Burdett explained that the item on the February 24th meeting is a business item and not a public hearing, and they would know when the plat had been recorded.

Justin Stoker asked if they would know if the school had closed on the purchase of the property.

Tom Burdett said they have no control over the closing, but he hoped they would know by that meeting.

MOTION: Nathan Gedge moved to continue the item until March 4, 2009. The motion was seconded by Chad Nichols.

David McKinney wondered if they have all the information they need for the decision with the March 4th timeframe or if they should leave that up to the applicant to let them know when everything had been finalized. He was in favor of allowing the applicant to address the possible continuance.

Nathan Gedge withdrew the motion.

MOTION: David McKinney moved to bring the applicant forward to comment on the proposed delay. The motion was seconded by Ellen Smith and passed 7-0 in favor.

Steve Glezos said they are on a time crunch to get the school built this year, and any delay may cause that not to happen. He asked that the Commission let them move forward to the City Council even if the recommendation is negative. The zoning isn't conditioned on whether or not the school happens. They have a contract with the school, which appears it is valid and will stand. Postponing something on a reason that something doesn't happen doesn't make sense to him. If the Commission is opposed to the request they could deny it and let them move forward to the Council so they can complete the schedule for school construction this year.

David McKinney asked if he were saying that if this zoning change doesn't happen the school won't purchase the property.

Steve Glezos said he wasn't saying that. A delay at this meeting causes another delay with the Council. One of the conditions of the contract is that all the issues with the City are resolved, that is why they are on a time

crunch. He said the property would be closed on and the school would own it today if they weren't meeting City requirements to split the land. The development agreement is before the City Council, and now they are being asked to delay even more while they rethink what will happen. If the Commission has a concern with the zoning they should deny the zoning, that won't have any affect on the school, but it will let them move forward. He said they had met every City requirements for the zoning request.

David McKinney asked for clarification of the statement that this zoning decision won't have any effect on whether or not the school goes forward.

Steve Glezos said it does not.

John Winn asked Mr. Glezos if they will uphold the contract if the school doesn't have the funding.

Steve Glezos said the funding is in place, and the contributions from the Pettits make it all happen. The deal is done. He didn't know why they were even discussing someone's financial capability, because he didn't know that it was appropriate. There is an agreement, the money is in place, and the school can close and probably would have been closed if they didn't have to subdivide the property. They are completing the subdivision process, which should occur at the City Council meeting. He commented that if the Commission is already opposed to the rezoning, he couldn't understand why they won't just deny it and let him go forward to the City Council for a decision. He couldn't see what was being served by the postponement. He understood if they were opposed, but this is a recommending body, and he couldn't understand why they were putting off what they already feel they are opposed to.

Justin Stoker asked why the subdivision plat is tied with the rezoning of the property or why it matters what happens with the subdivision with relation to the school.

Steve Glezos said there is no tie. He said that by Commissioner Stoker's own statement he is opposed to the rezoning, and he asked why he doesn't just make the motion to deny it and let him go forward to the City Council instead of making him wait two more weeks. He made an application and the Commission should take an action on it. He said that a delay is nothing but a stall tactic. He said that he had paid his fees and met every City requirement, now they are asking him to wait. He owns the land.

Justin Stoker said he doesn't have an automatic right to the rezoning just because he owns the land.

Steve Glezos said it is his right to make the application for the change, which he had done.

Justin Stoker said the Commission is looking at the uses that will be adjacent to the property, which is very pertinent to the zone change.

Steve Glezos said the staff report indicates to the Commission that even if the school doesn't go in the rezoning makes sense.

Justin Stoker said staff doesn't support the zone change if the school isn't there.

Steve Glezos said the staff report indicates that the plan can work even if the school doesn't go through.

Nathan Gedge asked if this action tonight is tied to the City Council action of next week, and if it has bearing on the execution of the agreement.

Tom Burdett said the application tonight is for a rezone and general plan amendment and is not tied to the subdivision in any way. The action of the City Council related to the development agreement, which was mutually agreed upon with the applicant on the subdivision, does have bearing on the subdivision.

David McKinney said he would still like to find out what the City Council does and the actions following before they make a recommendation on the rezone.

MOTION: David McKinney moved to continue Williamsburg Park Rezone and Land Use Amendment; 9090 South 2200 West; Land Solutions, LC/Steve Glezos (applicant) to the March 4, 2009, Planning Commission meeting. The motion was seconded by Nathan Gedge.

Ellen Smith agreed with that opinion and read from the staff report regarding buffers and what is best if the school is not built. "The Comprehensive General Plan considers medium density residential as an optimal transition and buffer between commercial uses and low density residential." Her understanding of that statement is that if the school does not go in that medium density residential would be considered the optimal use for the property.

VOTE: The motion passed 7-0 in favor.

3. 8600 South Redwood Future Land Use Map Amendment; approximately 8600 South Redwood Road; Amend the Future Land Use Map for approximately 5.5 acres from Medium Density Residential to Professional Office; RR-1A Zone; City of West Jordan (applicant) [#GPA20090001; parcels 21-34-452-009, 010, 015, 017, 019; 27-03-201-001, 002, 004, 039, 040, 044]

Chris Gilbert referred to the history of the Eggli Farms rezoning application and subsequent request by City Council for a small area study of this infill area. After the rezoning was approved, the City Council directed staff to move forward with some of the other recommendations for that small area study. One of the suggestions from the residents was for a professional office buffer between Redwood Road and the properties to the east. This application is the first step in bringing forward a land use amendment only to allow for a future buffer zone, which would simplify the rezoning process in the future should someone want to develop the property. He reviewed the use and zoning of each affected property.

Based on evidence contained in the Eggli Farms Small Area Study and the results of an open house survey of neighborhood residents impacted by the proposed amendment, staff recommended that the Planning Commission forward a positive recommendation to the City Council to amend the Future Land Use Map on approximately 4.7-acres of property located in approximately the 1600-1700 block of 8600 South between 8550 and 8650 South Redwood Road, from *Medium Density Residential to Professional Office*.

Don Gansen, West Jordan resident, was in favor of this and would like to see it commercial. He said that since the Eggli Farms rezone Lifeflight had come for an accident on Redwood Road. He also helped someone in a wheelchair who had been hit by a car crossing Gardner Lane. He felt the new offices make the Redwood corridor look much better. He didn't care whether or not the City wants to put 8660 South through from Dove Meadows, because his son is getting ready to build a house right there. He felt that his property values are being raised the more offices are built. However, they are having more problems getting in and off of the 'freeway' on Redwood Road. He shared his experiences of dealing with fast traffic on Redwood Road. He had tried to get a zoning change on these properties, but for nine years the City has been talking about a Redwood Road corridor study. The study still hadn't taken place, but now they are changing this. He said that whether or not the City wants to put 8660 South through he requested that they at least talk to UDOT about a traffic signal that would slow the traffic.

Further public comment was closed at this point for this item.

MOTION: John Winn moved to forward a positive recommendation to the City Council to amend the future land use map for approximately 4.7 acres of property located in approximately the 1600 to 1700 block of 8600 South between 8550 South and 8650 South Redwood Road from Medium Density Residential to Professional Office; City of West Jordan (applicant). The motion was seconded by Nathan Gedge.

David McKinney pointed out that this is not a zoning change, but a change to the land use plan, so it doesn't cause any redevelopment to happen or roads to be put through. He asked staff for the status of the Redwood corridor study.

Greg Mikolash said it got through an RFP process, but then the City Council placed the funding on hold. He hoped to have it brought forward again soon, and if there is enough staff time after the completion of the general plan update they will move forward on it.

David McKinney said with the status of Redwood Road as a major arterial road that professional office is an appropriate buffer.

VOTE: The motion passed 7-0 in favor.

4. Text Amendment – Amend the West Jordan Municipal Code Sections 87-2-102, 87-5-103, 89-1-203, and 89-3-303 to allow for Townhome Developments in the R-3 Zone; City-Wide; John Clayton Construction, Inc. (applicant) [#TA20090001]

Chris Gilbert explained that the change will allow for a townhome concept in the R-3 zone, which will allow for ownership under each unit. The City contemplated this issue in 2007, but it was never adopted as part of the code.

Based on the positive findings of fact in this report, staff recommended that the Planning Commission forward a positive recommendation to the City Council to amend Sections 89-1-203 and 89-3-303 of the zoning ordinance and Sections 87-2-102 and 87-5-103 of the Subdivision Ordinance as shown on the legislative copy attached to this staff report.

There was a discussion regarding any other residential zones that might also need amending. They are already allowed in R-2, P-C, PRD, and West Side Planning Area.

John Clayton, 5207 South Saddleback Drive, applicant, was available for questions.

Further public comment was closed at this point for this item.

MOTION: Nathan Gedge moved to forward a positive recommendation to the City Council to amend Sections 89-1-203 and 89-3-303 of the Zoning Ordinance and Sections 87-2-102 and 87-5-103 of the Subdivision Ordinance; City-wide; John Clayton Construction, Inc. (applicant) as shown on the legislative copy attached to the staff report based on the findings of fact. The motion was seconded by Ellen Smith and passed 7-0 in favor.

MOTION: Nathan Gedge moved to adjourn.

The meeting adjourned at 7:38 p.m.

Justin Stoker
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Community Development

Approved this _____ day of _____, 2009