

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD JANUARY 5, 2010 IN THE WEST JORDAN COUNCIL CHAMBERS

PRESENT: David McKinney, Kathy Hilton, Nathan Gedge, Ellen Smith, John Winn, and Jesse Valenzuela. Justin Stoker was absent.

STAFF: Tom Burdett, Greg Mikolash, Robert Thorup, Julie Davis, Ray McCandless, Chris Gilbert, Jennifer Jastremsky, Greg Davenport, and Rodger Broomé.

OTHERS: Vaughn Bowcutt, Doug Hind, Kraig Anderson, Del and Vickie Bartel, Clifford Taylor, Sherry Wentz, Richard Orr, and Brent McNee.

The briefing meeting was called to order by David McKinney.

There was a brief discussion regarding the conditions of approval on Item #3B. Staff made clarification on the staff report and the proposal for Item #4. There was a discussion regarding an option to have a deferral agreement with regards to the waiver to undergrounding utilities. Clarification was given of the definition of outdoor storage as it relates to vehicles for sale or rent. Chris Gilbert distributed copies of the coverage report for Item #6. There was a discussion regarding the ordinances for South Jordan regarding communications towers.

The regular meeting was called to order at 6:06 p.m. by David McKinney.

Business Items

1. Oath of Office for New and Reappointed Planning Commissioners

The Oath of Office was performed by City Clerk Melanie Briggs for returning Commissioners McKinney and Valenzuela and new Commissioner Hilton.

2. Election of Chair and Vice-Chair for 2010

Ellen Smith nominated Justin Stoker as Chair. The motion was seconded by John Winn and passed 6-0 in favor. Justin Stoker was absent.

John Winn nominated David McKinney as Vice Chair. The motion was seconded by Nathan Gedge and passed 6-0 in favor. Justin Stoker was absent.

3. Consent Calendar

A. Approve Minutes from December 16, 2009

B. Kyden Machine Addition; 5577 West Wells Park Road; Modified Site Plan; M-1 Zone; Utah Commercial Contractors/Mike McHugh (applicant) [#SPCO20090026; parcel 26-12-151-014]

Staff recommended that the Planning Commission grant Amended Site Plan approval for the Kyden Machine project located at 5577 West Wells Park Road in an M-1 zoning district with the conditions of approval as listed below. Planning Commission approvals do not include Public Safety, Fire, Building and Safety, or Engineering approval.

Conditions of Approval:

1. Meet all conditions of approval for the conditional use permit for outdoor storage approved November 18, 1998.
 - a. Install solid metal fencing on the two sides parallel to Hawley and Wells Park Rd and chain link with slats on the remaining side as proposed.
 - b. No storage of Recreational Vehicles shall be permitted.
 - c. The conditional use permit is subject to review and/or revocation per ordinance 13-7E-10.

- d. They will not be allowed to store junk or inoperable vehicles.
- 2. Obtain a building permit for the proposed retaining wall.
- 3. The dumpster shall be stored within the fenced in storage yard, as proposed, or completely screened with a masonry fence with solid metal gates.
- 4. Address and adhere to all Department comments, redlines, conditions of approval and all applicable code standards.

MOTION: Nathan Gedge moved to approve Consent Calendar Items #3A and #3B as listed in the Planning Commission packet. The motion was seconded by Kathy Hilton and passed 6-0 in favor. Justin Stoker was absent.

4. Utah RV Rentals and Storage; 2740, 2790 West 7800 South and 7754 South 2700 West; Final Site Plan and Request for Waiver of Undergrounding Utilities requirement; C-G (ZC) Zone; Utah RV Rentals/Doug Hind (applicant) [#SPCO20090003; parcels 21-28-378-014, 016, 023]

Jennifer Jastremsky gave an overview of the project which was reviewed for preliminary site plan in March 2009. She pointed out some changes in the site plan, which removed the proposed storage buildings. The RV's will be parked where the buildings were originally proposed, so there will be no change in the landscaping or circulation. City staff has determined that outdoor parking of rental vehicles is not considered outdoor storage. Other uses classified as motor vehicle sales and service such as car dealerships are not required to provide covered, enclosed, or screened parking for their inventory. Outdoor storage is designed more for bulk storage of materials and equipment. This determination does not negate the requirement for buffering and fencing adjacent to the neighboring residential areas. The applicant proposes to add about 4600 square feet of office space in building B, requiring additional parking areas, which have been provided. The building elevations were shown. They are designed to look like office buildings from 7800 South, and the west side will include a shop to allow for maintenance and cleaning of the RV's. The applicant has indicated that they may like to use a separate type of fencing along the residential properties, and the applicant will have to provide elevations of the fencing for review should they make the change. The applicant applied for a waiver of undergrounding utilities. There is 220 feet of street frontage along 7800 South and 131 feet along 2700 West, and both streets have utility lines. The immediate areas surrounding the site are developed as either residential or commercial, and all properties currently have utility lines. She explained that four properties along 7800 South have developed since the requirement for undergrounding has been in effect. Two of the properties have received waivers, and two have signed deferral agreements.

Final Site Plan

Staff recommended that the Planning Commission grant final site plan approval for the Utah RV Rentals project located at 2790 West 7800 South in a C-G zoning district with the conditions of approval as listed below. Planning Commission approvals do not include Public Safety, Fire, Building and Safety, or Engineering approval.

Conditions of Approval:

- 1. Meet all conditions of approval for the preliminary site plan and conditional use permit approvals granted March 4, 2009.
- 2. Submit an access permit from UDOT for the proposed access on 7800 South.
- 3. Dedicate an easement to the city for the required detector check meter in a form approved by the city.
- 4. Consolidate all three lots into one parcel or provide a perpetual cross access easement and shared parking agreement between all three properties.
- 5. Provide elevations for all proposed fencing, including along the front yard area and adjacent to the residential zones.
- 6. All parking lot and yard lighting shall be arranged to reflect the light away from adjoining lots in all zones and be shielded to reduce or eliminate up lighting. All light levels shall not exceed one foot-candle power at the property line, per code section 13-12-6E.

7. Address and adhere to all Department comments, redlines, conditions of approval and all applicable code standards.

Waiver for Undergrounding Utilities

Staff recommended that the Planning Commission grant the waiver from undergrounding utilities for the Utah RV Rentals project located at 2790 West 7800 South in a C-G zoning district with the conditions of approval as listed below. Planning Commission approvals do not include Public Safety, Fire, Building and Safety, or Engineering approval.

Conditions of Approval:

1. Meet all conditions of approval for the final site plan.

David McKinney wanted to ask the applicant about entering into a development agreement, so he wanted clarification on what would be involved in a deferral agreement. Rather than obtaining a waiver the applicant would sign an agreement to participate in undergrounding of utilities upon development of an adjoining property.

Tom Burdett said it is an agreement that allows the development to proceed as proposed with a stipulation that when other neighboring properties along the area of the overhead power line underground their utilities, it would trigger this property to also do so. There are other conditions that can be placed on the agreement. The agreement could run with the land so it is transferred to future owners. The value of that type of agreement is that there are cost efficiencies by doing an entire block face at once. They can look at whether or not the agreement will extinguish after a number of years or how long the agreement will continue.

Robert Thorup agreed that the agreement can run with the land. There is an issue of whether or not there needs to be security pledged for the commitment, which is more of a policy decision. The engineers could determine an estimate for a pledge for security.

Doug Hind, applicant, 2746 West 6680 South, hoped to be able to get this approved and complete the project. It is their desire that the project will look good and improve the area. He said he had enjoyed working with Jennifer in making sure that their project meets all the codes. They hope to be able to add more in the future.

David McKinney asked how he would feel about entering into a deferral agreement instead of obtaining a waiver.

Doug Hind verified that the adjacent properties are the ones directly adjoining his. He felt that it would look better if they were all undergrounded at once instead of having the lines go up and down, so he would be in favor of the agreement. Regarding required security, he didn't necessarily agree to that, because if he had to provide security, then he might as well pay for it and do it at the time of construction. He didn't know what the city would expect as far as security.

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

Ellen Smith was in favor of the item and she would like the option of a deferral agreement. She asked if the security would be negotiated with the city.

Tom Burdett said staff would work that out.

MOTION: Nathan Gedge moved to approve the Final Site Plan for Utah RV Rentals and Storage; 2740, 2790 West 7800 South and 7754 South 2700 West; Utah RV Rentals/Doug Hind (applicant) based on the testimony and the findings of fact with the conditions of approval

1 through 7 as listed in the Planning Commission packet. The motion was seconded by John Winn and passed 6-0 in favor. Justin Stoker was absent.

MOTION: Nathan Gedge moved to recommend a waiver for the underground utilities for Utah RV Rentals; 2790 West 7800 South; Utah RV Rentals/Doug Hind (applicant) with the condition of approval 1, adding:
2. The applicant work with city staff for a deferral agreement for the eventual undergrounding of said utilities.

John Winn asked for clarification of whether or not they are doing the deferral agreement in place of the waiver.

Robert Thorup said they would have to deny the request for the waiver, but they could include in the same motion the recommendation that it be done by means of the deferral agreement.

Commissioner Gedge withdrew the motion.

MOTION: Nathan Gedge moved to deny the waiver request for undergrounding of utilities for Utah RV Rentals and Storage; 2740, 2790 West 7800 South and 7754 South 2700 West; Utah RV Rentals/Doug Hind (applicant) but that the applicant and the city work toward a deferral agreement for the eventual undergrounding of utilities. The motion was seconded by John Winn and passed 6-0 in favor. Justin Stoker was absent.

5. Madsen Family Trust Rezone; 2550 West 7800 South; Rezone 1.43 acres of property from R-1-10B (Single-family residential) to C-G (General Commercial); Jim Sargent (applicant) [#ZC20090006; parcel 21-28-455-026]

Ray McCandless gave the overview of the request for a rezoning of 1.43 acres to the C-G zone, which is adjoining existing C-G property. The property has an existing single-family dwelling as well as a non-conforming auto repair shop in the accessory buildings. There are no development plans or proposals as part of the rezoning request. The property is master planned for commercial uses. He pointed out the zoning of the property to the south, which is SC-1. This request would tie in with the existing C-G zoning on the property to the west and would meet the future land use designation.

Staff recommended that the Planning Commission forward a positive recommendation to the City Council to rezone the subject property from R-1-10B to C-G for 1.43 acres of land located at approximately 2550 West 7800 South, based on the findings of fact as mentioned in the staff report.

It was pointed out that the single-family home to the west is used as a residential property, but it is zoned C-G.

David McKinney referred to page 2 in the staff report that states the 2003 General Plan suggests that the C-G category should be repealed. He asked about the status of that issue.

Ray McCandless said there is nothing in the plans to repeal it at this time, and the C-G zone is still appropriate for this kind of commercial area.

Kraig Anderson, son-in-law of the Ray Madsen Trust, stated that Jim Sargent was not in attendance. He said that Mr. Madsen passed away in June and had planned to rezone the property.

Clifford Taylor, West Jordan resident, indicated that his property was directly east of the subject property and asked if he would have trouble changing his property to a commercial zone.

David McKinney suggested that he speak to city staff about that. He asked Mr. Taylor if he had any concerns with the proposed application.

Clifford Taylor said no, but he wanted to know if he had a good chance for rezoning his property if this one were rezoned. He said staff had told him previously that it would be tough for him to rezone, so that is why he is asking. His place is up for sale, and it would make it easier for him if it could be rezoned. He asked that the commission keep it in mind.

David McKinney said they are not in a position to answer that tonight. They consider each application as it comes before them.

Sherry Wentz, West Jordan resident, said she lives behind this property. She was concerned with rezoning the entire parcel commercial, because she didn't want a large commercial building in her backyard. She thought that could affect her property value and any chances of selling it. She wondered if they could zone only a portion of it commercial.

David McKinney felt it would be difficult to rezone a portion of a property.

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

Mr. Anderson had nothing further to add.

John Winn said it was his observation on other project that developing the commercial property would improve the area.

There was a discussion regarding the SC-1 zone compared to the C-G zone and which would be more appropriate. Staff showed a use chart that compared the differences in the two zones. Most of the different uses would be conditional and require planning commission approval. The biggest differences are with convenience stores, which probably wouldn't locate here, and with vehicle and equipment repair, which reflects the existing use on the property. The SC-1 districts are more neighborhood focused and usually not on busy streets.

Ellen Smith felt that SC-1 would be a better buffer to the residential in the area and provides for limitations.

David McKinney said the vehicle repair shop had been there for 20 or more years, and the adjacent zoning is already C-G. He also pointed out that unless a use is purely permitted, the request will come before the commission and residents will be notified.

MOTION: Nathan Gedge moved to forward a positive recommendation to City Council for Madsen Family Trust Rezone; 2550 West 7800 South; Jim Sargent (applicant) to rezone 1.43 acres of property from R-1-10B to C-G. The motion was seconded by John Winn.

Ellen Smith explained that she would vote no to the motion partly because the property across the street is in a similar situation and it is zoned SC-1. Also, if this is changed to C-G, we are not being very proactive with implementing the goal in the general plan to eliminate the C-G zone when there are other options to consider.

There was a discussion on what zoning would take the place of the C-G zone when it is repealed. The current properties would change to one of the SC districts depending on what best fits the uses on the property at that time.

VOTE: The motion passed 5-1 in favor with Commissioner Smith casting the negative vote. Justin Stoker was absent.

6. Clearwire SLC0243; 2325 West 9300 South; Conditional Use Permit; A-1 Zone; Clearwire Wireless, LLC/Stephen Crain (applicant) [#CUPA20090023; parcel 27-04-479-024]

Chris Gilbert gave an overview of the request to install a new wireless facility at approximately 2300 West 9300 South. The property is mostly undeveloped. The pole is proposed to be an 80-foot monopole with a 20' x 20' enclosure for ground equipment with the enclosure gates on the west. The future land use designation for the property is high density residential, which can permit up to 10 units per acre. This property had been marketed in the past couple of years, so the question becomes what impact the 150-foot clear zone from the tower will have when the property is developed. There is a possibility of moving the tower further to the east, but that creates its own issues with future development. He reviewed the criteria and findings of fact as outlined in the staff report. The city recognizes the need for communication technologies while also ensuring that those facilities are compatible with surrounding development. Staff felt that the height of the pole could be reduced and a stealth design could be implemented in order to mitigate the visual impacts. He showed radio frequency coverage maps that indicate a need in this area. An 80-foot tower covers most of the deficient area, but a 60-foot tower provides for only a small fraction of the area they are trying to impact. The applicant hasn't shown what the coverage would be with a taller tower at existing large commercial sites. Site planning for the remaining land around the tower could be significantly impacted. There is little direct information regarding cell towers, but it may be in conflict with the general plan. However, the new structure could conform to the municipal code if the conditions are met. The minimum guidelines of the zoning ordinance have been established to make sure that these facilities are not detrimental to the health, safety, and welfare of the residents. Tower height is limited to 80 feet with a 150-foot distance from any residence. The canal company must grant permission for the use of their access road. The code only requires screening with a chain link fence, however, that can appear to be more of an industrial zone in a residential area. Screening the facility could enhance the appearance. South Jordan requires a block wall for their facilities, but a block wall in an isolated area may attract graffiti. Staff recommended a solid landscape screen such as evergreens be used. If the planning commission approves the application and requires landscaping, the applicant will have to show how water will be provided to the site.

Approval Option:

If the Planning Commission finds that all the criteria for approval of a Conditional Use Permit as discussed in the staff report are indeed met, staff recommended that the Planning Commission grant Conditional Use Permit approval for a new cellular communication tower to be located at 2325 West 9300 South, with the conditions of approval as listed below. Planning Commission approvals do not include Public Safety, Fire, Building and Safety, or Engineering approval.

Conditions of Approval:

1. The tower height to be reduced to 60 feet and a revised stealth tower design be submitted for building permit approval that is compatible with the residential nature of the area.
2. The applicant shall obtain a building permit for the tower and comply with all Building and Safety Department Regulations concerning design and construction of the tower and ground equipment enclosure.
3. The applicant shall provide a landscape and irrigation plan to screen the ground enclosure and accessory equipment pads from view on all sides.
4. The Conditional Use Permit is subject to review and/or revocation as per City Code Section 13-7E-10.
5. The site shall conform to the site plan contained in this report unless modified by the Planning Commission and the tower elevation shall conform to Condition #1.
6. Planning Commission approvals do not include Public Safety, Fire, Building and Safety, or Engineering approval:
7. All cabling and wiring for the communications tower shall be undergrounded.

8. Provide a copy of a document from the Utah and Salt lake Canal Company granting maintenance access to the tower site over the canal access road. If such access is not granted, the construction access road shown on the site plan shall be retained to provide future maintenance access.

Denial Option:

If the Planning Commission finds that all the criteria for approval of a Conditional Use Permit as discussed in the staff report are Not met, staff recommended that the Planning Commission then move to deny this Conditional Use Permit application for a new cellular communication tower to be located at 2325 West 9300 South, based upon staff findings below and any additional findings supporting denial made by the Planning Commission:

1. The proposed tower is not in agreement with the Comprehensive General Plan of the City as noted in Criteria A under Findings of Fact earlier in this report.
2. The proposed cell tower and its accompanying 150 feet to residential dwelling distance separation will have an adverse effect on any future development on the subject property.
3. The proposed cell tower does not sufficiently mitigate the visual impact such a facility will have on nearby residential dwellings.
4. The scale of the proposed tower is not compatible with the height and mass of surrounding residential dwellings.
5. The applicant has not sufficiently justified in the Letter of Intent why this particular location is absolutely necessary, with all its potential detrimental impacts, over other potential locations in nearby commercial zones.

Continuance Option:

If the Planning Commission finds that more information is needed to determine whether to approve or deny this application, staff recommended that the Planning Commission move to continue this Conditional Use Permit application to a date certain, for a new cellular communication tower to be located at 2325 West 9300 South. A continuance will provide additional time for the applicant to provide the following information as determined by staff and any additional information requested by the Planning Commission:

1. Provide detailed engineering documentation from Clearwire's engineers that show why the proposed residential site is absolutely necessary to provide a critical improvement in cellular communications service to the impacted area and why nearby commercial zone locations will not provide adequate coverage.
2. Provide concept drawings of how the proposed cell tower location would impact future site design layout for a 10-unit per acre high density residential development. Include an option that shows layout if the cell tower is moved to the northeast to be further away from existing residential dwellings and more centrally located on the subject parcel.

Nathan Gedge asked for the reason staff recommends the pole be lowered from 80 feet to 60 feet.

Chris Gilbert said the general plan asks that non-residential facilities be of a compatible scale, and the maximum height of a residence is 30 feet. Staff felt that a 60-foot tower done in a stealth format would be more compatible.

It was pointed out that the minimum distance requirement from a residential dwelling had been met for properties in both cities.

Kathy Hilton asked what the other options were if the canal company does not give permission for the use of their access road.

Chris Gilbert said there is an existing road on the south side of the property, and the applicant is proposing a construction access road, which they could continue to use. Any future development on that property would have to take into account an access point up to the tower.

Kathy Hilton wondered about the option of a berm around the site as well. She said that the applicant would have to provide the infrastructure for irrigation.

Chris Gilbert said the cost of extending the 500-foot line to the nearest waterline would be something that the applicant would have to bear if water rights are not available. He didn't know why a berm couldn't work.

David McKinney referred to the options of denial and continuance and asked about the impacts of the two possibilities.

Greg Mikolash said they would have to wait one year to request this project at this same location if the request were denied.

Kathy Hilton said they would also have to pay all the fees again.

Steve Crain, representing Clearwire, 2212 South West Temple, explained their business operations, which provides wireless internet coverage, so they are different from cell phone carriers. They have licenses for about 260 sites for Davis, Salt Lake, and Utah Counties. They will have another phase that will provide coverage further west. Their engineers have been working on identifying sites, and 98% of their facilities are co-locations on existing towers, light poles, flag poles, etc. He said there are 13 sites in West Jordan and every one are co-locations. Their main target base is residences. If they move to 90th and Redwood they are too close to some of the other sites, and they don't get as good of coverage. This subject site was chosen because it is zoned A-1 and is allowed. Their intent is to provide coverage for the area, and they understand the neighborhood concerns. He lives in a nice area in northern Utah county and he has a tower 200 feet from his home. People are concerned with property values and vistas, but the truth is that over time they become invisible just like power lines and you don't notice them anymore. They are always looking at options and are working with the power company to put them on existing power poles in order to provide coverage and address visual issues. They will use the existing road off of 2200 West for access, so they won't use the canal road. He said people on the other side of the canal will not see the base of the tower, primarily because there is already a sizable berm. He said that an 80-foot pole is about 40 feet above the tree line, and in the summer it will barely be noticeable. They paint the poles brown and gray so they blend into the sky. There are no lights on the tower, and they make no sound. He pointed out that the array will be flush-mounted almost right against the pole at 3 ½ feet wide at the top of the tower. He said this won't look much different from stealth flag poles.

Nathan Gedge asked the applicant how he felt about lowering the height.

Steve Crain said they prefer not to because they may lose some coverage, but it will still work if that is what is approved.

Kathy Hilton asked if the property at 2200 West and 9000 South would work.

Steve Crain said those property owners weren't interested. Their people are pretty thorough about looking at the options. This was the closest property to their search ring that met their coverage requirements. He explained that their signals aren't quite as long, so they need more towers than some of the other wireless providers.

David McKinney asked if the commission were to continue the item to allow for additional information to be gathered and for discussions with city staff, how much time would they need.

Steve Crain said 30-45 days would be sufficient.

Del Bartel, West Jordan resident, stated that he is directly across the canal from the proposed site and was very opposed to the tower, because it would bisect his property dead center and would affect the view. It is impossible for him to believe that you won't notice an 80-foot pole. It would also negatively impact the potential resale value of his home. He purchased his property for the view and quiet enjoyment eight years ago when they had to move to make room for the community college. He was concerned with the safety impact of the microwave tower regarding health, and an 80-foot microwave tower would have a larger circle of influence. They haven't been told how many megahertz this tower puts out. He pointed out that there are options for location at a golf course north of 9000 South and the Reams store.

Richard Orr, West Jordan resident, stated that he lives 290 feet from the proposed tower, but his property line is 160 feet to the tower. He had a lot of the same concerns as Mr. Bartel including property values. Has lived there for 30 years and one benefit was the view of the Wasatch mountains. Some of the view has been obscured by trees, but this tower will be right in the middle of the view. Relocation to the east of the property could impact the *future* development of the property, but this pole will impact him *now*. Mr. Orr said he is very opposed to the tower being that close to his property. He understood that there could be five to seven units located on the tower, which would block his views even further.

Brent McNee, South Jordan resident, encouraged discussion with South Jordan if they decide to move forward with the project. He bought his property in 1989 because of the beautiful view. He is not opposed to progress, but it seems that there are other options available, and he encouraged the commission to pursue those.

Steve Crain addressed the health concern issues. There are some studies that show it as a problem, but both the National Health Institute and the National Cancer Association have issued statements that say there are minimal health issues. The Federal Communications Act of 1996 said there is no reason to be concerned. He said that just about every school district along the Wasatch Front has these towers on their school grounds. It is a 120-amp service. There will be one or two low power microwave units and is not much worse than having a wireless router in your office, in fact even less because it is 60 feet in the air. He understood the concerns of the views. There have been many studies that show property values are not affected by towers. He referred to a project in Rochester, New York where a tower had been in a location for over 30 years and people were building million dollar homes right up next to it without any negative effects of property values. Many of the impacts can be mitigated, but the impact to the great majority of people in the area will be minimal.

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

Nathan Gedge was in favor of a continuance so we can consult with South Jordan. He asked if they would need to send notices again if they move to continue.

Tom Burdett said not if it is continued to a date certain.

John Winn said if they continue the item he would like to see some pictures of stealth towers or where it shows that residential fits in next to one so he can get a better idea of what it would look like.

David McKinney said it is important to note to the public that the commission has to try and balance competing property interests. He was concerned that the actual property owner was not in attendance to speak on the relocation of the pole to the middle of the property, because that could affect the value of future development. He clarified that the ordinance that relates to distance is to the closest portion of the dwelling unit itself, and the maximum height of residences is 30 feet, but the tower isn't a residence and is not limited to 30 feet, so they need to consider what would be an appropriate height.

MOTION: Nathan Gedge moved to continue the Conditional Use Permit for Clearwire SLC0243; 2325 West 9300 South; Clearwire Wireless, LLC/Stephen Crain (applicant) to the February 16th meeting. The motion was seconded by Ellen Smith.

AMENDED

MOTION: Kathy Hilton moved to amend the motion to include the two requests for information listed in the packet for the continuance option, also the request of Commissioner Winn to provide detailed information on other monopole designs including stealth poles and how they fit in with residential areas, and also asking for a listing of areas that have been considered and people who they have spoken with regarding pole placement in the area including residential, commercial, and public facilities. The amendment was accepted by Nathan Gedge and Ellen Smith and the amended motion passed 6-0 in favor. Justin Stoker was absent.

Nathan Gedge was excused from the meeting at 7:54 p.m.

Tom Burdett noted that the General Plan Committee will be discussing economic development at their next meeting.

MOTION: John Winn moved to adjourn. There were no objections.

The meeting adjourned at 7:55 p.m.

Justin Stoker
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Development Department

Approved this _____ day of _____, 2010