

PLANNING BOARD
November 13, 2013

Members Attending: Dan Gainer, Sandy Conlee, Paulette Richter (absent 2nd half of meeting), Leon Odegaard, Jeff DiBenedetto, Mike Schoenike.

Members Absent: Warene Wall

Staff: Forrest Sanderson, James Caniglia

Public: There were two persons in attendance.

Approval of Minutes:

October 9, 2013 Planning Board Minutes:

Motion to Approve Polly Richter / Dan Gainer 2nd.

Roll Call Vote:

DiBenedetto	Yes	Odegaard:	Yes
Conlee:	Yes	Gainer:	Yes
Richter:	Yes	President	Yes

NEW BUSINESS:

Call For Action Item: Design/Conditional Use Permits: Leading Tech Development for a Family Dollar

- The item has been duly noticed.
- The item has been posted at City Hall, The Library, and Post Office.
- No member of the Planning Board has a conflict of interest.
- No ex parte communication.

Mike S: Are there any board members with a conflict of interest that would cause the need for them to recuse themselves?

~ There were none

Staff Report: James provided a summary of the request and Staff Report RLDR-13-6 and RLCU-13-3.

Sandy C: What kind of private utilities are there?

James C: Gas and electric.

Sandy C: Are we requiring them to do sidewalk if MDT is doing it?

James C: We made Sam do it, it would be consistent. The Board could decide to wait and have MDT do it.

Sandy C: I don't see where the signs go.

James C: It is not listed, but the Zoning Administrator can approve that.

Forrest S: I wouldn't worry about that, they will have to submit that application later.

Leon O: The frontage on 212 is supposed to be 50 feet and they're proposing 70 feet with windows.

James C: Section 4.3.124 doesn't prohibit a wall over 50 feet, but requires a break up in the wall plane. They need architectural offsets with a wall over 50 feet in length. I question whether the offsets are sufficient. The last photo in your packet was the developer's response to my concerns. That photo shows three pillars which are intended to be offsets.

Dan G: There are no windows in the back wall. Do windows count as breaking up the structure?

James C: I don't think so, but that's debatable.

Mike S: I guess that's for us to decide. Any other questions for staff?

~There were none.

Mike S: Would the applicant like to speak?

Greg Wall: I work with the developer and this is Greg Lassiter who is here. We've built about 110 Family Dollar stores. Everything in the store is not \$1. We are similar to a Wal-Greens, but without the pharmacy. We do have basic necessity food. We have some of our own brand items which are sold at a discount. Our buildings are built to a high standard with structural steel. The façade has wayne's coating (Greg passed around building material). The renderings show the architectural features. We usually use some corrugated steel, but we didn't for Red Lodge because of Design guidelines. We added windows based on what James had said in order to make it look more appealing. We also added the columns for depth, which we recently did for another building to create extra depth. We put in 44 parking spots, higher than we usually do, but we did that to meet the requirements, we usually do 28-30.

We would like to do concrete for the pavement which is more durable. Our pavement will not absorb much heat and be 10 degrees cooler than asphalt. We have 10 overstory trees on the north and south side to meet the shading requirement.

Mike S: I caution the Board to focus on the products being sold.

Greg W: It is not a LEED building, but has a lot of green elements.

Jeff D: Our Community Entrance goals focus on historic design and landscaping. How did you incorporate that into your design?

Greg W: I got a letter from James showing what trees we can use. We choose an Autumn Blaze Maple, which is a bright red for the longest amount of time. The stone is similar to what he you see in a lot of the older buildings. I talked to Debbie Brown and she said we're not in an historic district, but she recommended historic features. The added windows help with that. We would be spending about \$24,000 more than we normally would on for a new building.

Mike S: The windows facing west are not on the original renderings?

Greg W: No, we added those based off of the Staff Report. Do you like the look of that?

Mike S: It's certainly better than a blank wall.

Polly R: I don't like how the pillars stick out above the roof.

Greg W: They could be flush with the top of the wall.

Sandy C: I don't like the stucco, it's not something you see in Red Lodge much. There is one stucco building downtown. Can you use a different material?

Greg W: We like it because it lasts a long time.

Mike S: It's not a durability issues, but consistent with historic character.

Sandy C: There is no landscaping on the north and south?

Greg W: The Staff Report recommended a fence or landscaping there to screen headlights, we could do one, but don't want to do both.

Polly R: I'm concerned about the west windows, because they could be filled with stuff and look bad from the outside.

Mike S: We can't speak to what's inside.

Greg W: The windows would have a wall behind them. We would have shelves behind the windows and don't want them visible from the outside. They could also be tinted.

Sandy C: Will there be lights on them?

Greg W: We can add some.

Mike S: We want to break up the monotony, but being able to see inside can also break up the view.

Jeff D: The fact that it faces 212 makes it important to have an attractive view facing 212. Would the columns go on that side as well?

Greg W: We weren't planning on it. We could also add awnings over the windows.

Dan G: Will the infiltration pond be grass?

Greg W: I don't know for sure, but probably a weed barrier with stone.

Dan G: What is the modular block retaining wall near the property line?

Greg W: It's a castle wall of pre-cast concrete.

Mike S: It looks like there is a tree in the middle of the driveway.

Greg W: That is for the shading requirement; there would be a curb island.

Sandy C: Why not have an island in the lot to give shading to parking spots?

Greg W: We need to have flow and the requirements speak to the lot, not parking spots. We originally planned the lot based off display retail which requires less parking. The sun comes from the south in August noon, so we needed to have a lot of trees on that side for shading.

Mike S: How does staff define the difference of general and display retail.

James C: Display retail is for businesses that display items for sale on the lot such as car lots or tractor sales.

Forrest S: We need to be consistent with what was required for Town Pump. The windows on the west side of the building do break up the building, but also provide advertising space and fugitive light. There are at least three other

residences nearby. The standard for trees must be adhered to; a change would need to be approved by the Board of Adjustments.

Jeff D: I am concerned with the amount of pavement.

Greg W: We are just meeting the requirements.

Jeff D: I understand that. It seems putting trees in the pavement would break up the monotony of the parking lot.

Greg Lassiter: We have that at a store in Odgen.

Jeff D: What will the understory be?

Greg W: Woodchip mulch. The overstory trees will prohibit healthy grass.

James C: The Board has required understory in the past for noise and light. They have agreed to put up a fence to the west and part of the south to help.

Forrest S: At Town Pump, the building was allowed to act as a shield, but they needed the fence behind the building.

Jeff D: Can you address the lighting.

Greg W: The internally illuminated signs will not be used. They designed the lights to shine down and meet the guidelines for light pollution and glare.

Jeff D: How much exterior lighting will there be?

Greg W: The small black squares are the lights. We use CLL dark lights.

Forest S: You can use LED, but they need to be shielded.

Mike S: What is time of operation in terms of how it affects neighbors?

Greg W: Generally they are opened from 9:00 am to (:00 pm.

Jeff D: Our signs have a maximum of 15 feet, but would you consider lowering it? Most of the current signs are less than 15 feet. Also, the red in the logo is loud, can that be toned down?

Greg W: The color is the corporate logo, so that can't be changed. They followed the ordinance for height.

Jeff D: Something that fits in better would look more appropriate.

Forrest S: You can't monkey with color of logos. Cities have made that fight and lost. The plea for a lower or monument sign, could be stated that a monument sign is easier to see, since other signs are lower. The Town Pump sign is also in a five foot hole.

Greg Lassiter: We'll make a note of that. The sign stuff is tricky though. We don't have the power to decide that.

Jeff D: The Town Pump is more of a monument sign with two poles. There aren't many signs on one pole.

Greg W: As the trees grow out, the height could become an issue, but we'll look at it.

Dan G: It would also have to be out of the clear vision triangle.

Forrest S: A monument sign could require different placement because it could interfere with clear vision.

Sandy C: Black asphalt is nice in the winter because it melts better.

Greg W: Concrete is better for plowing, They use a laser screen to keep in smooth, which also helps with snow removal. The sidewalks will be shoveled and salted. Concrete has better longevity and people seem to like it better. We will have an oil separator as well, but there won't be runoff.

Forrest S: There won't be any runoff, even historic flows?

Greg W: It is designed to take on more than historic flows.

Forrest S: That is in your best interest, otherwise you need permission from MDT.

Sandy C: I'm still concerned with the stucco and not having greenery on the north and west sides.

Greg W: We have used a corrugated pattern.

Sandy C: I haven't seen that either.

Greg W: What type of look do you like?

Mike S: Wood, stone and brick are normally used.

Forrest S: I would suggest you open the public hearing and then get to those issues.

Public Hearing Opened:

~There were no comments.

Public Hearing Closed.

Mike S: There is just one Conditional Use for a building of over 2,000 square feet. We seem more concerned about the Design Review.

Dan G: The building footprint is almost identical to Town Pump.

James C: There are some issues to consider that Sandy and Mike have mentioned. It's debatable whether stucco is historical although it's not unprecedented. The breaking up of the wall needs to really be looked at. These issues could set precedents and need to be carefully considered.

Forrest S: An open discussion with the applicant's input could be beneficial.

Mike S: That's consistent with what we've done in the past.

Greg W: It says the façade can't be longer than 50 feet without an architectural feature or break. That is why we added the windows.

Dan G: The Staff Report says the materials and architecture are consistent with what exists. What Conditions address this?

James C: I talked to Greg about it and he made some changes. Do the changes warrant a proper break up? Is it historic enough? I think it's questionable and I think the Board needs to talk about and consider if it is meeting the goal of the code.

Sandy C: The windows are okay for breaking up the façade on the east. The north side is my worry since that's what people see when they come into town.

Greg W: That's why I wanted to add the pillars and to meet the code. Is there a different architectural element you would like to see?

Sandy C: Different material would help to break up the look. Awnings over all of the windows would help.

Greg W: We can put on awnings over all of the windows.

Sandy C: More landscaping would help.

Greg W: We met the requirements, but we could look at bushes and shrubs.

Mike S: Those are minimum requirements.

James C: It's not only a minimum, can require more to mitigate noise and light.

Sandy C: It doesn't need to go the length of the building, but shrubs by the sidewalk and the east wall. What is the north door for?

Greg W: It's for security. We'll put an awning over it and some bushes around there.

Sandy C: That will help break up the long wall.

Mike S: Item H, the design of new buildings shall be compatible with the historic architecture of Red Lodge needs to be addressed.

Greg W: The concern is with stucco? Using stone for the whole building would be a significant expense. I don't think we've ever done that.

Dan G: What about the IGA?

Forrest S: It predates zoning. Sam's has corrugated metal. You either love or hate his building.

Mike S: His building is not a box either and has a lot of elements.

Greg L: We do have some wood and stone exteriors. Can we look into that and get back to you if that would be preferred?

Sandy C: I think it would be better.

Greg L: We can find a way to make it work.

Polly R: What did the hospital use?

Mike S: Brick and it's not a box.

Forrest S: We could meet again next Wednesday. Brad can get the information to Greg who could get it to James who could get it to you. That way they could still make council.

Motion: I move to table the meeting until next Wednesday at 5:30. Dan Gainer/Sandy Conlee 2nd.

Greg W: I'd like to clarify what we need to do. Part of the reason we didn't add offsets is because it would increase the square footage and make us need more

parking. A pillar isn't part of the structure which is why we added it. James had mentioned people like the look of the Bank of Red Lodge, a newer building, and they have stained truss type of awning. If we did something like that, would we have enough depth on the north side?

Mike S: You do have light over that door.

Forrest S: With over 8,000 stores out there, I would think there is a design package that would work here. Put one of those together and send it in. We can make tweaks next week.

Greg W: Do you like the stone wayne's coat?

~ multiple Board members said they did

Sandy C: More landscaping on the north wall should be addressed.

James C: The fence as well.

Forrest S: An amended vegetation plan is needed.

Sandy C: That whole area is zoned residential, so those issues need to be addressed.

James C: Residential zoning is about 150 feet away.

Greg W: The sign, shrubs on north side and throughout, building material, moving trees, awnings, a larger rendering, the lining on the detention pond and the fencing will be addressed by Friday.

Mike S: Are we happy with the lighting off the building?

Jeff D: I only see two lights. The type of lights should be known.

Dan G: Is it sufficient for safety?

Mike S: Based off of the light plan it looks okay.

Greg W: The lighting was designed for your code, but I'll talk to the engineer to make sure what the plan is.

Forrest S: It looks very similar to Town Pump which is well lit, but doesn't create glare.

Jeff D: A monument style sign should be looked at.

Greg W: I'll run that by them, but there could be a clear vision issue with that.

Mike S: I want to make sure we're not asking too much. Can you get us the information by Friday?

Greg W: We should be able to.

Mike S: Is there further discussion?

~There was none

Roll Call Vote:

Conlee:	Yes	Richter:	Yes
Gainer:	Yes	DiBenedetto	Yes
Odegaard:	Yes	President:	Yes

Forrest S: Get us the information by Friday and you can still fine tune it until Wednesday.

Staff Communications:

Mike S: An update on the Growth Policy?

Forrest S: The C-4 will extend to 15th, the transition stays for one block. The big text edits in the CBD is language for compatible development and that parking is a service not a utility, We will need to break up the C-3 into two or three components because of the way the four entrances are described and the way alcohol and casinos are allowed. They defined sprawl and strip development as well as infill development. The gridded network language was changed to allow for new development, but not specific. PUD's is strongly encouraged and we will look at it for commercial uses. Sidewalks were removed from residential neighborhoods; we can't afford to install them without SID's. The dog park must meet national standards which are something that has not yet been met. They struck out language that somewhat referred to a form based code. The fire section was changed to strike language saying a training facility had been approved at the sewer pond which we can't do because it is run by an enterprise fund. Adds were made for a water and sewer rate study. Sewer rates haven't been adjusted in 16 years. Water rates are close to where they need to be. We have to spend millions on sewer in the coming years and will need to adjust rates. The health impact study language was taken out. The council researched the issue and struck it out because of costs. We will need to look at gaming in zoning. I don't think our parking standards are out of line; try to find parking at Town Pump in the summer. We also need to consider that a building could change uses in a way that requires more parking so we're better off exacting it up front. We need to look at signage in residential areas, medical

marijuana, put a finer point on materials as far as new buildings, we'll discuss drive throughs, appeals process, exotic dancing, setbacks with a sliding scale and zoning administrator approval for some setback issues.

Meeting Tabled: 8:10

Meeting Resumed on 11/21/13 at 7:00 pm.

The Applicant presented eight copies of the new plan and new materials. The plans show more awnings and natural grasses between proposed shrubs.

Motion to adopt for RLDR-13-3 Sandy Conlee/Leon Odegaard 2nd.

Roll Call Vote:

Odegaard:	Yes	Gainer:	Yes
Dibenedetto:	Yes	Conlee:	Yes
Richter:	Yes	President:	Yes

Motion to approve Deign Review permit Conditions Sandy Conlee/Leon Odegaard 2nd

Roll Call Vote:

Conlee:	Yes	Richter:	Yes
Gainer:	Yes	DiBenedetto	Yes
Odegaard:	Yes	President:	Yes

Motion to amend Conditions to require LP Smart Side as siding: Sandy Conlee/Dan Gainer 2nd.

Motion to amend Conditions to require awning over all windows: Sandy Conlee/Leon Odegaard 2nd.

Motion to install faux windows on east elevation of building:

Motion to adopt Planning Board recommendation RLDR-13-5 and RLDR 13-2 as Finding-of-Fact: Dan Gainer/Polly Richter 2nd.

Forrest S: If you're going to eliminate the off-site impacts you are going to have to amend the Findings-of-Fact, Sections 83, 85, and 86.

Jeff D: There is a stormwater drain, right?

Forrest S: There is a line and a drain. Skip said it's there, it's usable, and they can connect. The concern was sizing. In downpours we don't have enough drainage anywhere in town. They can tie into what they put into Cooper.

Mike S: Is that line big enough for normal events.

Forrest S: Yes, but the drainage all over town is insufficient. It is adequate for what we currently have.

Jim M: The only place I saw water on the 4th of July flood was across Cooper in the park, it becomes a pond. Water ran down our curbs, but the curb boxes took care of it. We have two big drains in the alley.

Dan G: That ties in to Haggin?

Forrest S: Yes

Mike S: What are people's thoughts on off-site improvements?

Sandy C: I don't think it's fair for him to do improvements on the other side of Haggin and 1st.

Leon O: I agree, especially on 1st.

Sandy C: I could maybe see curb and gutter.

Mike S: I think we're looking at four different issues. Curb and gutter on Haggin, sidewalk on Haggin, curb and gutter on 1st and sidewalk on 1st for off-site improvements.

Sandy C: I definitely think sidewalks shouldn't have to be installed across the street.

Mike S: I agree.

Dan G: They wouldn't go anywhere.

Sandy C: We didn't require Town Pump to do that.

Forrest S: Not true, the Planning Board recommended that we do that. The City Council waived that because of the Molring ownership.

Sandy C: I think that's more appropriate for commercial.

Forrest S: High density is the same classification.

Mike S: This is medium density correct?

Forrest S: Yes.

Jeff D: Another issue is dealing with runoff from this property. They are individual units and there is space to absorb on-site. An engineering report demonstrating that water on this project can be absorbed on-site or with the storm drain tells me the need for curb and gutter is not necessary. An

engineering report is required. The crown of the road will also reduce the impact.

Mike S: To clarify, we are not a Board of Adjustment, and need to be aware that our decisions here set precedents.

Forrest S: You've had proper discussions so far and identified the issues.

Dan G: I think we need engineering. I could see the onsite stuff and some of the curb and gutter for a collection point at the corner of 1st and Haggin that goes to the existing drain which collects from their property.

Forrest S: The engineering report will cover most of that, but water from their property should not runoff all the way to 1st.

Dan G: The water past the crown needs a place to go.

Sandy C: That is asking him to improve something that isn't caused from his development.

Mike S: The paving of that street changes the nature of the street; the change is because of the paving required. Without an engineer's report, it is hard to say if the runoff now will be the same now as after it is paved.

Jim M: It will change.

Sandy C: Half of it will get collected and that is probably an improvement.

Dan G: Is there curb and gutter on the east side of Cooper?

Forrest S: No, the City is not in the land ownership business.

Mike S: The fact that the City is the adjoining landowner is insignificant. The impact upon neighboring property is what is important.

Sandy C: Can we make a Condition requiring curb and gutter if it is deemed a significant impact after paving?

Forrest S: The problem with that is that we then have a subjective enforcement issue. Jim may say 1,000 gallons a minute is not significant. Mountain Springs Villa was determined to not have a significant impact on the City, but we have spent large sums of money and time dealing with it. It's not high density, so the requirements aren't the same, but the impacts are there.

Sandy C: There isn't any curb and gutter to where?

Forrest S: I don't think there is any on Haggin.

Sandy C: Having him do it then seems unfair.

Mike S: The Growth Policy does state that we are moving in the direction of curb, gutter, and sidewalk. If we never require it from developers, we won't reach the goal.

Sandy C: I do think we should require it on his side, but the developer on the other side should do their side. It seems extreme to do it on both sides.

Mike S: There are latecomers agreements. On the issue of curb and gutter on the north side of 1st, is anyone in favor?

Jeff D: On the issue of drainage, are there effects on this development that will impact adjoining properties? The Condition I would place on it, is that the engineering report must demonstrate that runoff from this development is adequately contained.

Mike S: In terms of the street, our regulations require a standard street section, which means a crown on the street. In terms of an engineering study, we already know where the water will go.

Dan G: According to that definition, our code says there needs to be curb and gutter on both sides of the street.

Forrest S: It does, the question you need to answer, is that something they need to mitigate the impacts of now?

Leon O: And they don't even own the land on the other side of the street.

Forrest S: It's pretty much a guarantee that the City isn't doing any development over there.

Sandy C: No, because it's a swamp.

Forrest S: It's a swamp because water is allowed to run there.

Jim M: If you go to 2nd street where our alley is, there is a drainage that runs between 2nd and 5th. There is drainage back there when there is a lot of rain there are standing ponds. There was a piece of culvert under 2nd putting water on multiple properties. I don't know who put it there, but it was under a City street. We put a pipe in to mitigate that. It was much more than what would come off of a half of a street. I just want something equitable. We spent a lot of money on problems we didn't create. We took care of the culvert.

Mike S: Is the previous development relevant to this discussion?

Forrest S: It's being tied into the infrastructure of this development and the infrastructure is able to handle more runoff, but it is irrelevant to this application. There are a number of debatable issues.

Dan G: Is there going to be gravel in the parking section of the street?

Jim M: It will be pavement. We will have curb, gutter, and sidewalk all around us. Our garages for the houses facing Haggin will load from the alley. There are going to park in their car in the garage or alley unless they running in to get something.

Forrest S: As I looked at the off-site discussion, I didn't think paving Haggin was necessary with the construction trucks that will be coming. There will be stormwater on his side of pavement.

Mike S: If we're talking about curb and gutter on the other side, but not requiring pavement, it seems like we shouldn't require it.

Forrest S: You need to justify that by going into the 80's section and say it's a medium density development.

Dan G: If 9 in an acre is high...

Forrest S: He is just under high density.

Dan G: Where do we amend the staff report, it doesn't address the density?

Forrest S: Go to page 4, the last section of 85 needs to be struck. In 86, I would strike the last two sentences and replace that with language saying the project is medium density in R-4, 1st street needs to be built with asphalt to the crown, moving lane, parking lane, curb, gutter sidewalk. It is only platted to be 30 feet wide. Haggin needs a paved parking land, curb, gutter, and sidewalk within the development.

Mike S: Is there a motion to amend the staff report?

Motion: Conlee/Odegaard 2nd

Mike S: Is there further discussion?

~There was none

Roll Call Vote:

Conlee: Yes Richter: Yes

Gainer: Yes DiBenedetto Yes
Odegaard: Yes President: Yes

Mike S: That brings us back to the original motion, to adopt the Staff Report as finding-of-fact. Is there further discussion?

~There was none.

Roll Call Vote:

Odegaard: Yes Gainer: Yes
Dibenedetto: Yes Conlee: Yes
Richter: Yes President: Yes

Forrest S: Dan, you were looking for language for “B,” you can say I move to approve the Design Review permit for James Mercer and Robert Taylor for the Haggin Brewery properties and insert the balance, subject to the 19 Conditions and you would modify #12 to reflect the finding-of-fact. I’ll take care of the modification for you.

Motion to approve the Design Review permit for James Mercer and Robert Taylor for the Haggin Brewery cottages on property that can be described as RED LODGE ORIGINAL TOWNSITE, S27, T07 S, R20 E, RLOP LTS 8-10 BLK 93 subject to the 19 Conditions with #12 being amended to reflect the revised finding-of-fact in the Staff Report. : Dan Gainer / Sandy Conlee 2nd.

Mike S: Is there any other discussion on Design Review other than curb, gutter, and sidewalk?

Jim M: It won’t have the dormers on the front of the roof because it’s like a tunnel to the windows. They are mess to clean and get to, so we want to eliminate them. I’d rather do a shake-like siding there.

Dan G: They look like old Red Lodge houses.

Jim M: That was the intent.

Mike S: Are we clear on #12?

Forrest S: It would read that the curb, gutter, and sidewalks on the project sides of 1st and Haggin shall be built. 1st street will be paved for the whole 30 feet and the parking lane of Haggin will be paved.

Dan G: There will be a parking lane on 1st?

Forrest S: On the Mercer side, there is only 30 feet there however.

Jim M: The continuation of 1st will not be uniform at 30 feet.

Forrest S: You would need to ask the Council that question, only they can decide that issue.

Mike S: The Council would have to decide if they want to take part of their ownership and convert it to right-of-way to make a full section.

Jim M: It would look funny without.

Forrest S: On Cabins on Cooper we were dealing with de facto park, but this area has fee ownership and defined lots that are merchantable in the City.

Jeff D: On page 5, it talks about the stormwater system being approved by an engineer. I don't see that as a Condition.

Dan G: #11 talks about connecting.

Forrest S: #11 does talk about the requirements. If public works feels they need a report detailing how much runoff there will be, they can ask for it. If you're not comfortable with it, you could add a Condition.

Jeff D: It will be reviewed by the City before it connects? Should that language be added?

Forrest S: O-885 does that.

Mike S: We can add a reference to O-885.

Dan G: As a friendly amendment.

Roll Call Vote:

Motion to approve the Design Review with the 19 Conditions as amended.

Richter:	Yes	Gainer:	Yes
Odegaard:	Yes	Dibenedetto:	Yes
Conlee:	Yes	President:	Yes

Motion to recommend the Conditional Use Permit for James Mercer and Robert Taylor for the Haggin Brewery cottages on property that can be described as RED LODGE ORIGINAL TOWNSITE, S27, T07 S, R20 E, RLOP LTS 8-10 BLK 93 subject to the following amended Conditions. Sandy Conlee / Dan Gainer 2nd.

Roll Call Vote:

Conlee:	Yes	Dibenedetto:	Yes
Richter:	Yes	Odegaard:	Yes
Gainer:	Yes	President:	Yes

Forrest S: This will be on the Council agenda on the 22nd. You should bring up the discussion of fee ownership on their property. They will be prepared for the topic.

Staff Communications:

Forrest S: There will likely be another Conditional Use and Design Review in the C-3 for the November meeting. The Council has decided they want gaming and a few other items that were 4-3 votes to be more specifically addressed in the Growth Policy.

Meeting Adjourned: 7:35

Respectfully submitted,

Approved.

James Caniglia

Michael Schoenike, President