

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES

TUESDAY, OCTOBER 9, 2012 AT 6:00 P.M.

Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

**6:00 P.M. - Eagle Mountain City Planning Commission Policy Session**

COMMISSION MEMBERS PRESENT: Scott Langford, Preston Dean, John Linton, and Wendy Komoroski

CITY STAFF PRESENT: Steve Mumford, Mike Hadley, and Johna Rose

1. Pledge of Allegiance

John Linton led the Pledge of Allegiance

2. Declaration of Conflicts of Interest

Commissioner Komoroski declared that she had a conflict of interests with item C. Spring Run Business Park and D. SnugZ. She stated that she is related to the applicant Scot Hazard.

3. Approval of Meeting Minutes – September 25, 2012

**MOTION:** *Preston Dean moved to approve the September 25, 2012, meeting minutes. Scott Langford seconded the motion. Those voting aye: Scott Langford, Preston Dean, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

4. City Council Action Update

Steve Mumford reported that City Council:

- Approved the Meadow Ranch Storage site plan and plat with the following condition, that the portion of the road south of the site be dedicated to the City, and the trail to the west side of the road be built.
- Approved a resolution purchase agreement to the sale the Ranches Golf Course to Vanguard.
- Approved a resolution for annexation into the Salt Lake Valley Fire Area.

5. Development Items

A. Utah County Communications Site

Utah County is proposing to place a communications tower on the top of the Circle 5 Ranch hill, located between the Lone Tree and Ruby Valley subdivisions, north of Pony Express Parkway. This tower will improve communications for emergency personnel throughout the county.

1. Site Plan – Public Hearing, Action Item.
2. Conditional Use Permit – Public Hearing, Action Item.

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Steve Mumford explained radio communication for emergency/public safety personnel has been unreliable in some areas of the Ranches and City Center. Utah County and Utah Communications Agency Network (UCAN) determined that an additional communications tower located on the hill north of Hidden Hollow Elementary would provide these greatly needed improvements to public safety communications in the Ranches and City Center. The costs of construction for the site are being assumed by Utah County and UCAN. The County Commission has already approved the expenditure of the funds for this project.

The tower is proposed on lot 21 of the Circle 5 Ranch Preliminary Plat. The lot is 0.88 acres in size, and is located approximately 200 feet northwest of the existing Nextel communication site. The project will consist of a communications tower that is approximately 99 feet tall, a 240 square foot communications building, a propane tank, and a transformer.

This property is part of the Ranches Master Development Plan, and is zoned Country Residential. Some uses are specified in this zone, and others are noted in the City's Residential Zone in the City Code. The use category of "radio, microwave, or other transmission towers" is a conditional use in the Residential Zone.

The power for the site is proposed to be taken from the Nextel Communication site to the southwest. No other utilities are needed for this facility. The County would use the existing dirt access road that leads directly to the site. They have obtained an access and utility easement from the property owner.

The County is proposing to fence the site with chain-link fencing. Upon development of the subdivision, the County will change the fencing to something more appropriate for the neighborhood.

Commissioner Langford asked if there will be the possibility for co-location for private telecommunication on the tower.

Commissioner Komoroski asked what type of landscaping would be approved for these type of structures on a residential lot.

*Commissioner Linton opened the public hearing at 6:14 p.m.*

Richard Nielson, the Utah County Public Works Director, explained that the County has an agreement with the landowner that requires the County to maintain a manicured landscape for the property. He stated that there is co-location for tower facilities for Eagle Mountain City, but none for private business. Utah County will need to look at those application, for co-location on tower facilities in the future for private business.

Commissioner Langford questioned the height of the tower.

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Mr. Nielson explained that some areas in Eagle Mountain City have limited emergency communication access.

Justin Watters, Utah County Communication Director, explained that the tower needs to be higher than some of the ridgelines for in-building communication. (For example, a firefighter that goes into a basement in Eagle Mountain City Center, would have no coverage or communication device to the outside.) The need for the emergency tower came about in 2010 when the Ranches Fire Station was constructed. He stated that a temporary communication site was set up at the water tank during the Dump Fire. There were still communication difficulty along the west side of Lake Mountain Road.

Nikki Wickman, 2766 E. Fort Hill Rd, asked if this tower would give residents faster internet or phone service.

Commissioner Linton stated that the tower would be used only for emergency purposes.

*Commissioner Linton closed the public hearing at 6:21 p.m.*

**MOTION:**

*Preston Dean moved that the Planning Commission approve the Conditional Use Permit application with the condition that when the subdivision begins to develop, the applicant must install new fencing and landscaping to be consistent with the surrounding neighborhood. The Planning Commission recommends approval to City Council of the site plan for the Utah County Communication site. Scott Langford seconded the motion. Those voting aye: Scott Langford, Preston Dean, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

**B. Granite Construction Asphalt Operation**

A proposed asphalt production operation to be located in the northeast portion of the Spring Run Master Development Plan, in the Extractive Industries Overlay Zone.

**1. Site Plan – Public Hearing, Action Item.**

Mr. Mumford explained Granite Construction is proposing to locate an asphalt production operation to the north of the Staker Parson site, on the north side of the hill. They have partnered with Hadco to utilize the gravel products from their operation to produce asphalt. This should result in an increase in productivity for Hadco, reducing the life of their earth products extraction operation and making the site suitable for development at an earlier date.

The property that is proposed for this asphalt operation is zoned Industrial (in the Spring Run Master Development Plan), and contains an Extractive Industries Overlay. Asphalt and concrete production are permitted uses in this overlay zone. A conditional use permit, therefore, is not required for this project, but a site plan approval is required. A site plan is required for all commercial, industrial, and multi-family developments. This facility is

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proposed as a “temporary” use, meaning that when it is no longer feasible to keep it in this location, it can be moved to a new site in another city and/or county. This definition of temporary, however, could mean 10-20 years. Granite does not have a specific timeline for the project; it will just depend on the ability to obtain the materials for asphalt production. Even though it is being proposed as “temporary,” this project is still considered an industrial development.

The site will include the following facilities and operations:

- Five locations for aggregate piles where the trucks will dump the excavated material.
- The asphalt plant, which includes six 70-foot high asphalt silos, the asphalt drum, a 30-foot tall lime silo, AC storage tanks, and conveyer systems.
- Aggregate feed bins.
- A recycled asphalt plant (smaller version of the asphalt plant), with two areas for storage of this asphalt.
- The storm water will be retained on site in the northeast corner silt basin. The dirt from grading the site will be pile along the northern portion of the site to provide a visual buffer from the neighbor to the north as well as to assist in sending the storm drainage to the silt basin.

The silos are located in an area that should be completely shielded from view from the existing homes and roads in Eagle Mountain. The hillside to the south of this site is more than 70 feet higher than the location of the silos.

The property owner has submitted an application to the Bureau of Land Management requesting approval to use the existing gravel road that heads east to 800 West in Saratoga Springs. They will use the existing dirt road that leads to and from SR 73 at Mt. Airey Drive until they obtain approval by the BLM. The Hadco trucks currently use the Mt. Airey Drive access. The traffic study recommends allowing the truck traffic to use the Mt. Airey Drive access during off-peak hours (other than 4:00 to 6:00 p.m.), but that additional lanes may be required at Mt. Airey Drive/SR 73, including right-turn deceleration and acceleration lanes, and a left-turn deceleration lane. These improvements should be considered if the BLM does not provide access. Staff recommends that the truck traffic be required to use the road into Saratoga Springs Road rather than Mt. Airey Drive, as soon as approval is granted.

The site is in a good location, located adjacent to existing gravel pit operations and adjacent to vacant land that is years away from development. The project does require approval through the State Department of Environmental Quality - Division of Air Quality. This approval is required prior to beginning operation, but after receiving approval from the City. The City recommends that this simply be added as a condition of approval. The site will only contain a couple of flood lights for security purposes that will be directed downward. Other potential impacts, such as odors, dust, and noise should be mitigated by the hillside. If there are serious nuisance issues in the future, the City can address them through Code Enforcement.

This asphalt plant will have a great need for natural gas in its operation, much more than is generally provided to residential neighborhoods or commercial users. The City has been

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working closely with the developer during the review process, and is preparing to install high-capacity natural gas pipe and electrical lines to this site. The addition of this facility on the City's natural gas system will be of benefit to the City. The City will recoup the funds for these utilities through gas and electric rates over time.

Recommended Conditions:

1. The project must receive approval from the Division of Air Quality prior to operation.
2. As soon as approval is received through the BLM for use of the eastern road, the truck traffic must use that road rather than Mt. Airey Drive.
3. Applicant must obtain building permits and follow all Building Code requirements.

Commissioner Dean requested the Planning Commission add a condition to limit the traffic to Mt. Airey Drive to off-peak hours.

Commissioner Langford asked who would make the call if the applicant cannot obtain access to the BLM access road, and if Mt. Airey Drive would have to sustain the traffic.

Mr. Mumford said would need to be reviewed by the City Engineer and passed by the City Council. He stated that many business and projects could be utilizing Mt. Airey Drive at that time, and it would need to be a joint effort between the business and the City. He suggested that the Planning Commission add a condition regarding peak hours.

*Commissioner Linton opened the public hearing at 6:39 p.m.*

Chris Faulhaber with Granite Construction explained that typical truck traffic during peak construction time for Granite Construction is 10 to 15 additional trucks per hour. Normal truck traffic would be 5 to 10 trucks per hour depending on the day. Granite Construction Peak hours are normally between 11:00 a.m. to 1:00 p.m. and truck traffic normally gets lighter towards the end of the day, The only traffic around 4:00 p.m. to 6:00 p.m. is cleanout product traffic. Granite Construction has been trying to obtain access to the BLM since June 2012 and was told that it could take six month to a year. He stated that they are looking at getting started in Eagle Mountain in March or April, because they are still working out utility issues with the City. There are some odors that should be mitigated by the hillside, and there will be a time in the cooler weather residents would see a vapor coming off the rock as it dries.

Commissioner Langford asked what action the City could take if this site becomes a nuisance.

Mr. Mumford explained that the City code will help take care of nuisances. He explained that if it's just a little dust or odor the City will not take action. But if it impacted the residents' health the City will take action.

Chris Faulhaber explained that the site will only contain a couple of flood lights for security purposes that will be directed downward.

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Scot Hazard, property owner of the Hadco site, explained that he is not aware of any traffic restriction for Hadco. Truck traffic for Hadco is closed between 4:00 p.m. to 4:30 p.m. for clean-up time. He stated that it is impossible for Hadco's trucks to turn left onto SR 73 during 4:00 p.m. to 6:00 p.m., restricting truck traffic during that time. He stated that he applied for access to the BLM access road back in April. He stated that if the truck traffic can be diverted to the BLM road it will make his land to the south more desirable to developers.

*Commissioner Linton closed the public hearing at 6:53 p.m.*

**MOTION:**

***Preston Dean moved that the Planning Commission recommend the Granite Construction Asphalt Operation Site Plan to City Council with the conditions stated in the staff report and with an additional condition, that truck traffic be restricted from 4:00p.m. to 6:00 p.m. on Mt. Airey Drive . Scott Langford seconded the motion. Those voting aye: Scott Langford, Preston Dean, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.***

**C. Spring Run Business Park Plat A-1**

This is a one-lot subdivision north of SR 73 along a north extension of Mt. Airey Drive. This plat includes Mt. Airey Drive and another road adjacent to the lot.

1. Preliminary Plat – Public Hearing, Action Item.
2. Final Plat – Action Item.

Mr. Mumford explained that this is a 9.79-acre one-lot subdivision with Mt. Airey Drive and Spring Run Boulevard as roads to be constructed and dedicated to the City. It is a pretty straightforward plat, and the layout of the roads follows the most recent amendment to the General Plan Map (Future Land Use and Transportation Corridors Map), with one exception – Mt. Airey Drive is shown as a 60-foot wide right-of-way from Mt. Airey Drive to the corner of the property, when the road is actually designated as a Minor Collector Road, which requires a 77-foot right-of-way. The City will be constructing the asphalt on this roadway from SR 73 to the corner of the site, but the construction drawings should provide the specifications for the full 77-foot right-of-way. The northern section of Mt. Airey Drive should also be shown as a 77-foot right-of-way. It is currently shown with 76 feet.

Spring Run Boulevard will be fully completed with this project, and the northern portion of Mt. Airey Drive will be constructed with 29 feet of asphalt (half-width + 10 feet), along with the park strip and sidewalk on the west side. Improvement drawings will be required for the Spring Run Boulevard as well.

**Recommended Conditions:**

1. The construction drawings shall reflect Mt. Airey Drive as a 77-foot right-of-way and include a cross-section and details for the construction of Spring Run Boulevard. The size of the park strip must increase to five feet on Spring Run Boulevard.

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2. The plat must conform to all standards included in the City Code and all redlines from the Development Review Committee (DRC).
3. Water right documentation must be submitted prior to City Council approval.

*Commissioner Linton opened the public hearing at 7:02 p.m.*

Scot Hazard explained that he would not be building a 77 ft. right of way up front, because he only owns 60 ft. wide. He stated that he will be working with the City Engineer and the other landowners in the future to develop the road.

*Commissioner Linton closed the public hearing at 7:05 p.m.*

**MOTION:**

***Preston Dean moved that the Planning Commission approve the Spring Run Business Park Plat A-1 preliminary Plat and recommend the final plat to City Council with the conditions stated in the staff report. Scott Langford seconded the motion. Those voting aye: Scott Langford, Preston Dean, and John Linton. Wendy Komoroski abstained. The motion passed with a unanimous vote.***

**D. SnugZ**

The SnugZ facility is proposed north of SR 73 along a north extension of Mt. Airey Drive. It is located within an Industrial Zone.

1. Site Plan – Public Hearing, Action Item.

Mr. Mumford explained that the SnugZ project is located north of SR 73 along the extension of Mt. Airey Drive. The project encompasses a total of 9.79 acres. SnugZ is a promotional products company that makes items such as lanyards, lip balm, some food items, and other accessories. This is a light industrial use that the City has considered a permitted use in the Industrial Zone.

The project includes a 94,757-square foot building, a 36,000 square foot future expansion area that will currently be grassed as a recreation field, a lot of parking, and some other delivery areas and landscaping. The following are areas of interest in the site plan review process:

**Parking**

The City Code requires 216 parking stalls for this type of facility, based on warehouse use, office use, and light manufacturing. The site plan includes 353 parking stalls. This provides extra parking for the future expansion area. Also, a lot of the processes in this facility are highly dependent on employees rather than machines, so this type of facility employs more people than another type of light manufacturing use. If this were an office or retail use, the City would probably recommend reducing the parking. Since this is an industrial use, staff has no issues with the number of proposed parking stalls.

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#### Landscaping

107,541 square feet of the site is landscaped. The City only has the following comments concerning the landscaping:

- All landscape islands/fingers must have a tree.
- Additional landscape islands are required in the eastern parking row, as they are required every 12 stalls.
- Berming or landscaping is required as a headlight screen between the parking and the roads. There is a significant difference in elevation in some of the areas (near the intersection of Mt. Airey Drive and Spring Run Boulevard), but the other areas will need landscaping treatments to provide that screen.
- The park strip on Spring Run Boulevard should be widened to five feet in order to meet City street standards. This park strip should include street trees (Little Leaf Lindens). The landscaping behind the sidewalk should include deciduous trees (clusters of the flowering pears and choke cherries instead of pines). This should be done along both streets.

#### Building

The building consists of the following areas/uses: 67,661 square feet of light manufacturing, 2,549 square feet of general office on the main floor, 23,071 square feet of general office on the second floor, and 24,547 square feet of warehouse space. The building is not required to follow our Commercial Design Standards, since it is an industrial building. The building, however, still provides a good number of windows and some architectural window details along the front of the building. There is very little horizontal articulation to the building and the building consists of only two colors. Yellow is the SnugZ signature color, thus the yellow paint.

#### City Involvement

The City Council has approved an incentive package for this project, so the City will be building some of the off-site infrastructure and providing other financial incentives.

#### Recommended Conditions:

1. The landscaping plans must be amended and approved by the City Parks Foreman and Planning Director prior to receiving building permits, and must reflect the changes discussed in this report.
2. Lighting plan must be submitted for administrative approval by the Planning Director.
3. The DRC comments must be fully addressed.
4. Water rights documentation must be submitted prior to approval by the City Council.

*Commissioner Linton opened the public hearing at 7:12 p.m.*

Rob Peterson with Stewart Construction stated that he had no objection to what was stated in the staff report.

Commissioner Langford was concerned about the color of the building being a bright yellow.



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*Commissioner Linton closed the public hearing at 7:18 p.m.*

Mr. Mumford explained that the traffic study that is projected for 2020 stated that all study intersections have acceptable levels of service with the proposed development traffic added. No significant queuing issues are anticipated.

Several auxiliary lanes may be required as identified in this report:

- Right-turn deceleration lane may be required
- Left-turn deceleration will be required but can be accommodated in existing TWLTL median
- A right-turn acceleration lane may be required

No additional mitigation measures are recommended. The intersection will not warrant signalization with only the SnugZ building constructed. While the Ranches Parkway intersection will create gaps in the eastbound traffic stream, the heavier westbound traffic stream will not have significant platooning because the nearest traffic signal is approximately 1.5 miles to the east (800 West Saratoga Springs).

Hales Engineering recommends that SnugZ consider more flexible work schedules if possible to minimize the number of employees exiting the site between 5:00 and 6:00 p.m. Traffic on SR 73 is approximately 20 percent lower before 5:00 p.m.

He explained that the City, Scot Hazard, and UDOT are working together. UDOT said that they would not put in a light until it is warranted.

**MOTION:**

***Preston Dean moved that the Planning Commission recommend approval to City Council for the SnugZ site plan with the conditions stated in the staff report. Scott Langford seconded the motion. Those voting aye: Scott Langford, Preston Dean, and John Linton. Wendy Komoroski abstained. The motion passed with a unanimous vote.***

E. Rock Creek Phase 3

This proposal continues the Rock Creek condominiums project with four additional buildings in the southeastern quadrant of the project, located northeast of the Ranches and Pony Express intersection.

1. Final Plat – Action Item

Mr. Mumford explained that the Rock Creek Preliminary Plat and Site Plan were approved in 2002. There were three phases included in these original approvals. Phase one was completed some time ago and phase two has one remaining building to be built, along with some of the open space / park area. The original phase three included eight buildings and a small park area. This current proposal includes only the northern portion of this phase, or four of the eight buildings.

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**Building Placement.** Building S has been moved to the south, and situated north-south instead of east-west, in order to avoid building on top of the City utility easement for underground power lines. This building is trading places with the sports court and park area. This seems appropriate, especially if it results in the avoidance of any impact to the City power line. No open space is diminished or reduced by this change.

**Easements.** A 12.5-foot easement exists on the property, and has been shown on the plat and utility plans. In addition, a 7.5-foot easement is being provided to the City immediately to the west of the 12.5-foot easement. This easement is shown on the utility plans, but must also be included on the subdivision plat.

**Existing Roads.** Both Rock Creek Road and Clear Rock Road are already improved along the frontage of this phase of the project. This project does include the construction of sidewalk along these roads, as well as park strips with street trees.

**Landscaping.** The landscape plan that was approved with the Preliminary Plat and Site Plan in 2002 include a ½ basketball court and sand volleyball court for this portion of the project. Sand volleyball courts are no longer required nor accepted by the City. A landscaping plan has been submitted, including similar landscaping to the existing buildings in phase 2, and a ½ basketball court. The question is whether the Planning Commission feels like a different amenity should be provided in place of the sand volleyball court. Staff recommends that the applicant propose an alternate amenity in place of the volleyball court. This change must be approved by the Planning Director and Parks Foreman prior to receiving building permits. The dumpster enclosures must be designed with similar materials and look as the buildings. The landscape island in the double-stacked parking requires additional trees. An irrigation plan is required as well. The landscape and irrigation plans must be approved by the Parks Foreman prior to any installation or building permits.

**Building Elevations/Design Standards.** The elevations and design standards are consistent and will remain similar to the existing buildings in phase 2. Minor variations to building elevations may be appropriate, and will require administrative approval by the Planning Director or designee.

**Water Rights.** The applicant will be purchasing water from the City for this project. A public water supply agreement must be completed and executed prior to recordation of the plat.

*Commissioner Linton opened the public hearing at 7:33 p.m.*

Nathan Hutchison with Flagship Homes stated that he had talked to the residents and they are excited about getting a half basketball court. He stated that the tot lot and the clubhouse are underutilized for this development. The development has a good mix of residents living in there with retired families living on the bottom level and with younger families that live on the top

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levels. He was concerned about the recommendation 2, that the City is requiring an additional 7.5 ft. for the easement.

Mr. Mumford explained that when the applicant was building in Phase 2 for building O that a feeder line for City Center was found slightly outside of the easement. The City, Flagship Homes, the title company, and a surveyor are working together to figure out where the power line lies and how to address the easement appropriately. The additional 7.5 ft. would not affect Phase 3, because the power line will run under a garbage enclosure and concrete. The additional 7.5 ft. could continue into Phase 4 and potentially affect a building in that plat.

Commissioner Linton stated that the Planning Commission recommends that the power line be located before recordation of the plat. He suggested that a full basketball court be constructed in lieu of the volleyball court.

*Commissioner Linton closed the public hearing at 7:48 p.m.*

**MOTION:**

*Preston Dean moved that the Planning Commission recommend approval to City Council for the Rock Creek Phase 3 final plat with the conditions stated in the staff report, with a change to conditions: 2. Require changes to the final plat must be made prior to recordation and prior to recordation the determination of the actual location of the power line be found, and stated on the final plat drawing. Condition added: 5. That a full basketball court be required, in lieu of the sand volleyball court. Scott Langford seconded the motion. Those voting aye: Scott Langford, Preston Dean, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

6. Other Business

- A. "Downtown" Master Plan Proposal
- B. Next Regularly Scheduled Meeting – October 23; upcoming agenda items

7. Adjournment

The meeting was adjourned at 7:59 p.m.

APPROVED BY THE PLANNING COMMISSION ON OCTOBER 23, 2012.

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Steve Mumford, Planning Director