

**REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION WAS HELD ON MONDAY, NOVEMBER 21, 2011 IN THE COMMISSION ROOM AT CITY HALL IN WILLISTON, NORTH DAKOTA.**

**President Glenn Boyeff called the meeting to order at 5:30PM. Roll call was taken. A quorum was present.**

**MEMBERS PRESENT:** Chris Brostuen, Deeann Long, Jon Maristuen, Nick Haugen, Cynthia Aafedt, Jerry Fleck, Glenn Boyeff.

**MEMBERS ABSENT:** None.

**OTHERS PRESENT:** Kent Jarcik, City Planner, Elaine Sinness, Assistant Planner, Monte Meiers, Engineer, Jordan Evert, Attorney, Ward Koeser, Howard Klug, City Commissioners.

**DISPOSITION OF MINUTES:**

MOTION BY FLECK SECOND BY BROSTUEN, to approve the October 3, 2011 special meeting minutes be approved as presented. MOTION CARRIED ON VOICE VOTE.

Boyeff indicated a correction on Page 2 is necessary . MOTION BY BROSTUEN, SECOND BY AAFEDT to approve the October 17, 2011 minutes as corrected. MOTION CARRIED ON VOICE VOTE

**PUBLIC HEARING:**

**1. Proposed Zone Change from A: Agricultural to C-3: Restricted Commercial for Sundown Subdivision – Dakota Parkway Investments/Shaw**

Boyeff said we have two hearings this evening. The first one is for a zone change from agricultural to restricted commercial for a future medical facility. He opened the public hearing and asked Jarcik to present. Jarcik indicated the location of the property is just off the corner of 11<sup>th</sup> Street and Highway 2/85 across from Herman Oil. The proposal is to allow for a commercial development. He indicated an Ad Hoc did meet to discuss the proposal and the main topics were the sewer availability and access issue, (11<sup>th</sup> Street intersection). Jarcik said commissioners in attendance felt the area was appropriate for commercial use as long as the access and other infrastructure was made adequate. He then referred to a possible site plan for the future medical facility, which would be using 11<sup>th</sup> street intersection. Jarcik said a letter was submitted by Frank Keogh on behalf of the adjoining owner, Kathleen Hagen, asking about the intended use and the need for stabilization of the west side of the property. He said planning's recommendation is that zoning be contingent on permanent intersection improvements at 11<sup>th</sup> be made prior to any change and the need for a traffic study done for the build out of the property and impacts on the intersection. Jarcik said the developer/applicant may have comments.

Troy Tooz, representing Lightowler Associates and Dakota Parkway Investments, said the developer is proposing a medical facility on this acreage. He said at this point they are in the early stages. The site plan is only preliminary because the exact size of the building has yet to be determined (5,000 to 25,000 sq. ft.)

Mr. Tooz said they are well aware of the water/sewer issues and the intersection congestion and are willing to provide traffic studies and to help with improvements to the area. Tooz said they have met with the Department of Transportation (DOT) and City Engineer and know about the concerns but feels they can be addressed as the development moves forward and that the agricultural zoning does not work for the future use of the property.

Boyeff asked for public comments. Frank Keogh, representing Kathleen Hagen, approached the board and said the Gunderson's have been good neighbors and are not resisting development of the property. He said the West Side of the 12 acres has been gradually making a transition into Sand Creek for years, making the property very unstable. He said the Hagen's have tolerated that fact over the years but the problem should be addressed for a different use of the land. Mr. Keogh alluded to the fact that the traffic is a real concern. Mr. Tooz said a soil evaluation has been completed and that a right hand turn lane along with several alternatives has been discussed with Walt Peterson from the DOT. The meeting with him indicated additional access off of the highway is not being allowed at this time. He said other consultants (SRF) have been working on the proposed intersection improvements who are looking at escalating the time frame (2013) for needed improvements and are working in unison with all parties involved including the City. Boyeff asked Mr. Tooz what can be done about the soil stabilization. He said as a civil engineer, he recommends a retaining wall, fabric/grids, etc. Boyeff asked if those changes are being considered with the developer. Mr. Tooz answered yes they are well aware of the need to stabilize the west side and feels with 12+ acres, there is adequate space for future facilities and needed parking, etc.

Boyeff asked three times for public comment, hearing none, closed the hearing and asked for board comments. Aafedt asked Mr. Tooz what the DOT said regarding the 2013 timeline for the intersection. Mr. Tooz said the DOT plans to provide for the intersection upgrade as proposed by SRF Consultants by 2013. He said the cost would be 4-5 million dollars but the DOT is first looking at the truck bypass, which would have a significant impact for this site, by reducing approximately 4,000 truck traffic a day. Boyeff said what is the developer's time frame. Mr. Tooz said they want to get started on site preparations this spring (2012).

Aafedt wondered who at DOT said 2013. He said Steve Solway and Paul Benning. Boyeff asked if any additional access has been discussed, such as from the south of the property. Mr. Tooz said he is aware of other developers looking at the property to the south but have not had any contact as of this date. Hagen asked about a possible frontage road. Mr. Tooz said that has been discussed and that the improvements outlined by SRF does show a frontage road which would help with congestion a great deal. Boyeff said in adhoc it was discussed that increasing traffic at the intersection (11<sup>th</sup>) is not a good idea for the area but if a solution can be determined as to how to minimize the congestion he feels this project could be workable. Mr. Tooz said with the size of acreage he feels solutions are attainable for the area. Brostuen asked Meiers if the traffic study is conducted does he feel it would help provide additional information. Meiers responded by saying he discourages developing the property. He said maybe if there was a right in-right out but he still believes the intersection would still be utilized to enter the property. He said until a permanent signal traffic is going to continually block the property to the south as well Mrs. Hagen's roadway and the driveway in to Herman Oil.

Meiers said if the owners want to rezone the property with contingencies until improvements are completed or another source of access is determined. Fleck asked if a bridge or culverts could be considered to the south. Meiers said a bridge would be necessary. He said the issue is the sewer for the area. Meiers then referred to the southern portion having no access to the south (VO Subdivision), only a 20' easement is shown on the plat. Boyeff said it appears there could be a future plan to provide for a possible frontage proposed for in the future.

A lengthy discussion took place regarding the future plans for the revamping of the intersection and the possible frontage road, future turn lanes, timeline for the intersection (2013), need for dollars, traffic studies becoming obsolete, allowing for a commercial development, compounding the traffic problems with new construction in the area, need for a bridge, stabilization, sewer & water, timelines for the developers, tabling action until further information is provided, rights of the developer if delayed, size of the building an unknown, further time to study needed, consider future use of a possible frontage road, and contingencies being placed on future building permits. Commissioner Klug spoke to the issue regarding taking of any right of way, the need to work with the DOT, whether the 2013 timeline is realistic.

MOTION BY FLECK, SECOND BY BROSTUEN, to table the zone change request until there is a better idea of how the traffic situation can be resolved on the intersection (11<sup>th</sup> Street) to accommodate the ingress and egress for the property. AYES: Aafedt, Maristuen, Long, Brostuen, Fleck, Haugen. NAYES: Boyeff. MOTION CARRIED.

## **2. Proposed Zone Change from A: Agricultural to M-2: Heavy Industrial for Lot(s) 1&3, Wickum Subdivision, City of Williston – Baker Hughes/Rowbottom**

Boyeff said the next public hearing is for a zone change from agricultural to heavy industrial for lots in the Wickum Subdivision, City of Williston, requested by Baker Hughes. He indicated this property was already zoned commercial/industrial by the County but has since been annexed and the zoning will need to follow City regulations which will also be requiring special use permits. Boyeff opened the public hearing and asked Jarcik to present. Jarcik pointed out the property, which is located east of 139<sup>th</sup> Avenue and North of Lindsey Implement. The proposed change will allow for an oil and gas field operation service including a request for special use permits for storage of hazardous material for a chemical storage warehouse, acid and blending plant, radioactive source storage and explosives. Jarcik indicated an adhoc met to review the zone change and the special permitted uses and recommends approval. He indicated the applicant's representative is here, should the board have questions. Boyeff said the zone change would need to be handled at this time, followed by the use permits. He asked for public comments.

Ron Rowbottom, representing Baker Hughes, addressed the board and explained that the construction of the buildings (warehouse, chemical/explosive storage, office, mud/cement plant, truck wash and fueling station) on site (30 acres) were started earlier under the County zoning regulations but now with the annexation taken place the corporation wishes to be in compliance with the City regulation and asked for approval of the zone change and use permits. He indicated that the district manager and contractor are in attendance to answer questions.

Boyeff asked for any further comments. Frank Keogh, representing Kathleen Hagen, said this property is on the west side of the Hagen property and said he did attend the County meetings regarding this property and there was opposition to the special use permits. He said the bunkers were installed prior to the construction of the project. Mr. Keogh asked about the time frame for special use permits. Boyeff indicated that once a use permit is granted, it remains with the property unless the use is discontinued for a three year period of time, then the permit would become null and void. Mr. Keogh said there are acres of cement, which will cause drainage problems for the adjoining property (Hagen) and wondered how that is to be handled.

Patrick Wagner, adjoining owner to the south along 139<sup>th</sup>, said there is no roads going west or east. Mr. Wagner said he has two approaches to his property and there was a prairie trail along the north approach to his property but is beginning to get wider with its usage. Mr. Wagner said he has no intention of donating that land to the public for a roadway (Commercial Drive w/ sign) and feels people are trespassing. Meiers said he is unaware of who placed (Township or County) the signs, being the property is not platted and/or on the section. Mr. Wagner said his concern is a right turning lane and all the encroachment coming onto his northwest corner.

A short discussion took place regarding the unplatted road, site plan for Baker Hughes, the property to the south not being annexed, usage of existing approaches, repair of 139<sup>th</sup>, cost of culverts/improvements, drainage issues for neighbors downflow, and water shed plan for Baker Hughes. A short discussion took place regarding the need for Baker Hughes to work with adjoining owners, which they are willing to meet with necessary parties. Mr. Wagner did not have a problem with the zone change and he just wants his concerns known regarding the use of the unplatted roadway (Commercial Drive). Boyeff called three times for public comment, hearing none, closed the public hearing. He asked the board for action relating to the zone change.

MOTION BY BROSTUEN SECOND BY MARISTUEN, to recommend approval of the Zone Change from Agricultural to M-2 for Lot(s) 1&3, Wickum Subdivision, City of Williston, requested by Baker Hughes Corporation.

Fleck asked if the drainage needs to be addressed by Baker Hughes. Mr. Rowbottom said they are more than willing to work together with government and property owners. Meiers said the County Water Board is working on water table issues in the area and that each facility will be required to have a storm water permit filed with the state health department and other agencies. Fleck asked that Mr. Keogh and others consider attending upcoming County meetings.

AYES: Maristuen, Long, Brostuen, Fleck, Haugen, Aafedt, Boyeff. NAYES: None. MOTION CARRIED.

Boyeff asked the board to allow for the Special Use Permits (three) to be handled prior to the Unfinished Business. Board agreed.

**NEW BUSINESS:****1. Special Permitted Use for Storage of Hazardous Materials/Explosives for Lot 1, Wickum Subdivision – Baker Hughes/Rowbottom.**

Boyeff said the three (3) applications for Storage of Hazardous Materials will need to be reviewed individually and asked Jarcik if he had any comments. Jarcik said the three uses were reviewed in adhoc for (1) a chemical storage warehouse, acid and mud plant; (2) radioactive source storage and calibration building; and, (3) explosives storage bunker (400lbs). He said the adhoc recommended approval of each application contingent on the zone change, meeting all building and fire codes and setback requirements, drainage plan, providing emergency response plans to the County, and that a copy of the permit from the Nuclear Regulatory Commission and ATF be submitted to the planning office. Boyeff asked if the applicant or board had any comments. Fleck indicated that Dan Kalil called him and said the County did not approve any of the special use permits that are before this board. He did say he was concerned about the radioactive materials. Fleck said he told him that in adhoc it was determined that the exposure is actually less then getting ones teeth x-rayed. Mr. Rowbottom explained that the reason why the County did not deal with the use permits back in May was because the annexation process was beginning and it was felt that all three uses needed to be dealt with through the City regulations. He said the only permit filed with the county was for the explosives and that Baker Hughes was asked that the permit be handled at the City level along with the chemical warehouse and radioactive sources.

**2. Special Permitted Use for Storage of Hazardous Materials/Warehouse for Lot 1, Wickum Subdivision – Baker Hughes/Rowbottom.**

Boyeff said the first one will be for the storage of hazardous materials for a chemical storage warehouse, acid and mud (blending) plant. He referred to the site plan showing the location. Boyeff said in adhoc Mike Hallsey from County Disaster Emergency said the emergency response plans and handling are currently in place and the Fire Chief did not have any concerns. He said Baker Hughes will be regulated and watched by other agencies and that berms/containment are required and set by the Environmental Protection Agency (EPA). Boyeff asked if the board had any comments relating to the first application for storage of hazardous materials.

MOTION BY BROSTUEN, SECOND BY AAFEDT to approve the first application for the storage of hazardous materials for a chemical storage warehouse, acid and mud (blending) plant, (Located on a 95,000 square foot area within Lot 1, Wickum Subdivision) contingent upon meeting all building and fire codes, providing an emergency response plan and meeting all other local & stare regulations. AYES: Long, Brostuen, Fleck, Haugen, Aafedt, Maristuen, Boyeff. NAYES: None. MOTION CARRIED.

**2. Special Permitted Use for Storage of Hazardous Materials/Radioactive for Lot 1, Wickum Subdivision – Baker Hughes/Rowbottom.**

Boyeff said the second application is for the storage of hazardous materials for Radioactive Source Storage and Calibration building/downhole tools. He referred to the site plan. Fleck said that in adhoc the committee asked for a sample or copy of what the capsule/container looks like. Shane White with Baker Hughes said the size of the containers are not very large. He explained that there are three container systems which are then placed into the proper tools which are transported to the well site. He indicated the area will be gated and fenced. Mr. White went on to say quarterly monitoring is required to check the sources. Fleck asked how long has Baker Hughes been using the sources. Mr. Rowbottom said 50 years. He showed the board a picture of the containers. Boyeff asked who is the overseeing agency. Mr. White said the Nuclear Regulatory Commission (NRC) and the site has to be monitored by a Radiation Officer. Discussion took place regarding other companies storing radioactive sources and permits required for transporting (ATF). Boyeff asked for action from the board.

MOTION BY MARISTUEN, SECOND BY HAUGEN to approve the second application for the storage of hazardous materials for Radioactive source storage and a calibration building/down hole tools (Located on a 6,000 square foot area within Lot 1, Wickum Subdivision).

Fleck commented there needs to be a response plan for the site as a whole and the transporting of materials. Mr. White said under the NRC regulations it is required that a radioactive safety plan be filed which requires a log of what sources are on site and those in transit.

AYES: Fleck, Haugen, Aafedt, Maristuen, Long, Brostuen, Boyeff. NAYES: None. MOTION CARRIED.

**3. Special Permitted Use for Storage of Hazardous Materials/Explosives for Lot 1, Wickum Subdivision – Baker Hughes/Rowbottom.**

Boyeff said the third application is for Explosives Storage Bunker (400lbs.) and downhole tools/gun loading. Boyeff referred to the site plan showing the location. He said the ATF is the agency that regulates this use which needs to be met and those permits will be filed once the facility is completed.

MOTION BY MARISTUEN, SECOND BY BROSTUEN, to approve the Explosives Storage Bunker and down hole/gun loading building (Located on a 10,000 Square foot area within Lot 1, Wickum Subdivision), subject to ATF permitting.

Fleck asked what is the maximum amount of storage allowed on site. Mr. Rowbottom said the total maximum weight can't exceed more than 400lbs. He said ATF required a certain amount of circle distances around the bunker and gun loading. He said all those distances meet requirements.

AYES: Haugen, Aafedt, Maristuen, Long, Brostuen, Fleck, Boyeff. NAYES: None. MOTION CARRIED.

**UNFINISHED BUSINESS:****1. Review Request to Release a 10' Utility Easement for Lot 1R&2R, Williston Basin Mineral Technology Subdivision- Packers Plus Energy Services/Muscha**

Boyeff said this item was tabled last month in order to receive more information from the applicant. He said the request is to vacate/release a 10' utility easement along the eastern edge of the property located in Lot(s) 1R and 2R, Williston Basin Mineral Technology Subdivision. He referred to the plat showing the 10' utility easement located west of the Midway Bar. Sinness explained that the only comment received was from Nemont (Phone) saying they had no issue with the release, provided Lot 1R&2R are developed together.

Sinness explained that there are no utilities in the easement and the applicant (Packers plus Energy Services) plans to construct a building which will encompass both lots; therefore, neither lot could be sold separately. Boyeff said the board will need to send a recommendation to the City Commission.

MOTION BY BROSTUEN , SECOND BY AAFEDT, to recommend to the City Commission approval to release/vacate the a 10' Utility Easement located in Lot 1R&2R, Williston Basin Mineral Technology Subdivision as requested.

Haugen asked if there is need to combine the lots. Sinness said because both lots have one owner, they are able to build over the plot line so the lots would never be sold separately. AYES: Aafedt, Maristuen, Long, Brostuen, Fleck, Haugen, Boyeff. NAYES: None. MOTION CARRIED.

**2. Preliminary Plat for Replat of Lot 1, Block 1, Plaza 26 Subdivision and allow variance/access from public street – West-Dak Properties/Schmaltz**

Boyeff said the next unfinished business is for the replat of Lot 1, Plaza 26 Subdivision. He asked Jarcik to present. Jarcik indicated this item was tabled October 17<sup>th</sup>. Since that time, the applicant has asked that Lot 5 be removed and to only include the southern lot (Lot 6) in the replat, which is south of the location of the existing building. (Tractor Supply). He referred to the letter submitted by the applicant regarding additional parking available being Lot 5 has been removed, method to provide permit requirements and fire protection needs, and access points from the West (25<sup>th</sup> Street) and East (25' easement). Jarcik said an adhoc met and discussion took place regarding adequate access off 25<sup>th</sup> Street through an irregular lot, the secondary shared access to the East, future commercial type uses being adjacent to residential property to the south, that the original property (WalMart) not working well next to residential uses, possible neighbor conflicts depending on future use, proper buffering, possible deed restriction (use), and fire protection. No recommendation was made by the adhoc committee.

Dan Schmaltz, representing West-Dak Properties, addressed the board. He indicated that the property was purchased three years ago and owners have been working on a number of development proposals for the property (11+ acres). He said one plan is for a storage complex on Lot 6 (2+ acres). The main intent was having the lot separated to get bank approval for another use. He said the existing building (Tractor Supply & Halliburton) has leases from another seven years. He said both uses do no demand a lot of parking. He said any possible tenant would require a site plan dependent on the future type of use.

Mr. Schmaltz said for fire protection and tenant access there would be enough room for the circulation of traffic. Boyeff asked how much room is there from the west property line to the existing building. Mr. Schmaltz said approximately 150'. He said an outside storage (fenced) facility has been built (20' access). There are existing loading docks next to the current building. Fleck said the fire chief had real concerns about trucks being able to turn around because of only a 35' west access.

Mr. Schmaltz said the plan would be to allow for a truck to circle around. The utility easements were of concern (southern). Meiers said when WalMart was built there was a walkway access only and buffering required. Boyeff said it appears an existing facility and lot is being looked at to try to attempt new development by dealing with existing infrastructure which can be challenging. Mr. Schmaltz said the intent is to take the 2+ acres south of the existing facility and to optimize the best use of the property (cold storage) to increase the value, which currently has no economic value being undeveloped. Fleck said the concerns at adhoc were allowing for the replat and the number of uses that could be allowed in Lot 6 being its zoned commercial. A short discussion took place regarding possible uses and he need to provide a deed restriction to prevent uses such as bars, etc. next to residential because of the C-2 zoning currently in place, should the existing building be converted.

Mr. Schmaltz said the trees will remain and that the homes all face south so the neighbor's back yards would help buffer any commercial uses. Discussion continued regarding possible uses that could result behind the existing building and all the safety concerns regarding potential commercial/retail business, such as a liquor establishment. Meiers said the issue regarding no public street access is a concern and would require a variance to the subdivision regulations because the lot only has utility easements. He said there is no way emergency vehicles can make access through the 35' west access. In addition, he said garbage trucks would have problems also. Haugen said he has a problem with the ability to build up to the property line, which could create a potential hazard. Attorney Evert indicated that a deed restriction pertaining to uses is not desirable but can be an option, should the City feel it necessary. Boyeff said this would be a recommendation to the City Commission regarding the replat along with a variance to the subdivision regulation pertaining to not having access to a public street.

MOTION BY FLECK, SECOND BY HAUGEN, to not recommend approval of the preliminary plat and variance for a replat of Lot 1, Block 1, Plaza 26 Subdivision, City of Williston.

Boyeff said reasons for not recommending is because of potential commercial uses next to residential, no public access and safety concerns.

AYES: Maristuen, Long, Brostuen, Fleck, Haugen, Aafedt, Boyeff. NAYES: None. MOTION CARRIED

#### **NEW BUSINESS (CON'T):**

#### **4. Final Plat for Sundby Subdivision, SW1/4, Section 20, and NW1/4, Section 29, T154N, R100W, Stony Creek Township- Sundby/Weatherford**

Boyeff indicated the next item is for the final for Sundby Subdivision and asked Sinness to present. Sinness said the preliminary plat was approved on October 15, 2011 contingent on (7) seven conditions, (1) Development agreement, (2) Annexation, (3) Engineering's concerns, (4) New Access to 1804, (5) Agreement option for future wastewater plant, (6) Title Opinion, and (7) Final plat requirements.



Sinness said three of the seven have been submitted for review, those being a draft of a development agreement, necessary plat corrections, and title opinion. Sinness said a number of items are needed before final approval takes place relating to the necessary conditions.

Meiers indicated that things are coming together and should be ready by the December 13<sup>th</sup> meeting. He said utility easements, grading for the roadways are needed. Questions relating to access need answering, along with finalizing the development agreement. Sinness asked about the timeline for the annexation. Meiers said that should be completed by the 13<sup>th</sup>. She added that no park dedication will be required being the property is industrial.

MOTION BY BROSTUEN, SECOND FLECK to recommend to the City Commission approval of the final plat for Sundby Subdivision contingent on a development agreement, agreement for option relating to future sewer location, annexation, final plat requirements being met and the title opinion. AYES: Long, Brostuen, Fleck, Haugen, Aafedt, Maristuen, Boyeff NAYES: None. MOTION CARRIED.

#### **5. Final Plat for Saddle Ridge Subdivision, N1/2, Section 3, T154Nm R101W, Williston Township- Owan**

Boyeff said the final plat for Saddle Ridge Subdivision is next and asked Sinness to present. Sinness said after a lengthy timeline, the final plat for Saddle Ridge Subdivision is ready for approval. She said on October 25<sup>th</sup>, the City Commission approved the preliminary plat subject to a development plan and final plat requirements.

Sinness said the development plan has been reviewed and approved along a title opinion. She indicated the owner would be using individual water wells and septic system: therefore, a non-protest future annexation agreement will need to be signed along with a non-protest regarding future street improvements. No park dedication is necessary due to the property being zoned industrial. Sinness said one item needed for the plat will be to add a street name(interior). Charles Owan said Saddle Ridge Circle. Sinness indicated the plat is ready to submit to the City Commission with contingencies.

MOTION BY BROSTUEN, SECOND BY FLECK, to recommend to the City Commission approval of the final plat for Saddle Ridge Subdivision contingent on a development agreement, non-protest of future annexation, street improvement and necessary final plat corrections. AYES: Brostuen, Fleck, Haugen, Aafedt, Maristuen, Long, Boyeff NAYES: None. MOTION CARRIED.

#### **6. Review request to release a 10' Utility Easement, 22<sup>nd</sup> Avenue NE, Williston Rail Subdivision-MacBain/Sanje!**

Boyeff said the last item on the agenda is for the Release of a 10" Utility Easement requested by MacBain/Sanje!. He indicated that the utility company has already relocated the utility easement.

MOTION FLECK, SECOND BY MARISTUEN, to recommend to the City Commission approval of a request to release the 10" utility easement located in Lot(s)1 (part) 2, 3 and 4, Block 3, Williston Rail Industrial Park Subdivision, along side of 22<sup>nd</sup> Avenue NW. AYES: Fleck, Haugen, Aafedt, Maristuen, Long, Brostuen, Boyeff. NAYES: none. MOTION CARRIED.

Mayor Koeser approached the board and said he wanted to take a moment on behalf of the City Commission to let the board know how much they are appreciated. He said you all volunteer your time to make necessary recommendations. He said the commission knows you take a great deal of time to study the issues and to forward action, which is seldom overturned. He understands how difficult the unpopular decisions can be but wanted to say thanks to each of you for your time and dedication as board members.

Next meeting is set for December 19, 2011. Meeting Adjourned.

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Kent Jarcik, City Planner