



# CITY OF RIDGECREST

100 West California Avenue  
Ridgecrest, CA 93555

## MINUTES

### MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION

City Council Chambers  
Tuesday, November 13, 2007 at 7:00 p.m.

**Commissioners:** Chair, Mike Biddlingmeier, Vice-Chair, Jerry Taylor, Commissioners, Lois Beres; Howard Laire, and Nellavan Jeglum

*Next Resolution # 07 - 17*

**1. CALL TO ORDER**

The meeting was called to order at 7:08 p.m.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**Present:** Chairman Biddlingmeier, Commissioners Beres, Laire and Jeglum

**Absent:** Vice-Chair Taylor

**Staff Present:** Public Services Director Jim McRea, City Planner Matthew Alexander, Administrative Secretary Danielle Valentine

**4. APPROVAL OF AGENDA**

A motion was moved by Commissioner Laire and seconded Commissioner Beres to approve the Agenda. The Agenda was approved as submitted.

AYES: Biddlingmeier, Beres, Laire, Jeglum

NAYES: None

Absent: Taylor

**5. APPROVAL OF MINUTES**

A motion was moved by Commissioner Jeglum and seconded by Commissioner Laire to approve the Agenda. The Agenda was approved as submitted.

AYES: Biddlingmeier, Beres, Laire, Jeglum

NAYES: None

Absent: Taylor

**6. PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA**

Fred Etosh of 100 Cielo addressed the Commission saying he had been involved in public service for the City for quite a few years. He said that for the last 10 years he had lived on Cielo and had been maintaining the sidewalk outside of people's property in the four streets before the College – Cielo to Jarvis. He requested that the City now take over the task of maintaining landscaping citing the property as City property and seeking direction from the Planning Commission.

Chairman Biddlingmeier asked Planner Alexander to address the request. Commissioner Jeglum asked Mr. Etosh if he was talking about the area at the back of the sidewalk between the fences and Mr. Etosh responded affirmatively.

Planner Alexander explained that the only relief could come from the City Parks and Recreation Department and committed to contacting Jim Ponek (Parks, Recreation and Cultural Affairs Director) to see what that departments' schedule was.

Mr. Etosh said he would like to hear that he had the City's support given the property was owned by the City. Commissioner Jeglum explained that the said property was in the right of way that was the ingress and egress granted for College Heights at the time the tract was developed but that the abutting property owners are responsible for what is adjacent to their property. Mr. Etosh said he thought it was the City's responsibility. After discussion back and forth Planner Alexander committed to reporting back to the Commission as to the ownership of the said property.

## **7. PUBLIC HEARINGS**

### **CONTINUED ITEMS: Continued from September 25, 2007 PC Meeting**

**7.a GPA-07-01 A** General Plan Amendment from Medium Density Residential (MD) to Industrial (I) and Commercial (C) and **ZC-07-01 A** Zone Change from Multi-Family Residential -2,000 (R-3) to Light Industrial (M-1) and Professional Office (PO)

Project is located on 28.81 acres of Medium Density east of Chelsea St and north of Rowe Ave along the City Limit Line. A GPA of 28.71 acres from MD to I and a ZC of the southerly 5 acres from R-3 to PO and of the remaining 23.81 acres from R-3 to M-1 is proposed.

APN: Portion A (5.18 ac.) of APN-033-050-23 and Portion B (23.63 ac.) of APN 033-050-24 Section 27 T26S R40E

**7.b GPA-07-01 B** General Plan Amendment from Medium Density Residential (MD) to Industrial (I) and **ZC-07-01 B** Zone Change from Multi-Family Residential -3,000 (R-2) and -2000 (R-3) to Light Industrial (M-1)

Project is located on 13.33 acres of Medium Density south of Ridgecrest Blvd and East of Lumill St. and west of Bowman Easement. A GPA of 13.33 acres from MD to I and a ZC of 6.51 acres from R-2 and 6.40 acres from R-3 to M-1 is proposed.

APN: 343-361-03,05,07,08 and a .42 ac. portion of 343-361-02 Section 2 T27S R40E

**7.c GPA-07-01 C** General Plan Amendment (GPA) from Medium Density Residential (MD) to Estate Density (ED) Project is located on 36 acres of Medium Density south of Upjohn Ave, west of and abutting Guam St., north of and abutting Bowman Road and east of and abutting Brady St, along the westerly city limit boundary. A GPA of 36 acres from MD to ED is proposed.

APN 081-350-03,06,07,08 and 09 Section 5 T27S R40E

Planner Alexander made a slide presentation covering all three general plan amendments:-

Patton Property – 28.8 acres –closest right of way Rowe Ave and adjacent to Vieweg School. Planner Alexander said it was staff's understanding that the school was primarily storage but has some students at this time. Planner Alexander identified a sump owned by the City surrounded by the Patton Property. He said that most of the property is proposed to become industrial with a little to office – in recognition of the school's existence.

AMG Property – 13.3 acres – adjacent to Mahan Street.

ZIMMER Property -36 acres - adjacent to Bowman and Guam, south of Faller School.

Planner Alexander advised that originally these hearings had been scheduled for September but had been continued in order to allow opportunity for Captain Gleason to make a public presentation of the AICUZ study. He said the primary reason staff was recommending land use and zoning changes was to be consistent with the desires of good planning in the military influence area. He then read from the AICUZ in reference to the MIA.

Planner Alexander went on to say that properties A & B were currently designated for multi-family housing and it was staff's opinion with concurrence from the base that these land use changes are in order.

He referred to property C – and said that in the opinion of the staff it is not appropriate to have medium family residential within the MIA and therefore staff was recommending lowering zoning to estate residential and that the General Plan designation remain as is.

Planner Alexander then went on to say that the staff had also considered the Ridgecrest Housing Element saying that staff wanted to be sure that the City's ability to provide adequate land for housing would not be affected. He said that staff found there would be vacant land available for single family homes – 1500 acres and multi-family dwellings – 306 acres. He continued saying that in 2002 there was a total of 232 acres available and in 2007 that had increased to 247 (the Patton property was zoned to multi-family in 2004). Planner Alexander said that result of these proposed amendments would be that the City would still have 306 acres available.

Planner Alexander then showed a slide of multi-family housing projects approved in 2006. He said the approvals alone came out to 704 multi family dwelling units. He advised that the Larkspur apartments are currently under construction and that the City will have met their affordable housing goals by virtue of this one project – let alone the other 6 approved in 2006.

Planner Alexander concluded by saying that staff was recommending that the General Plan be amended for properties A, B and C and the zoning changes for properties A & B.

Commissioner Beres asked how many times were available per year to make amendments and questioned why these changes were being proposed now?

Planner Alexander responded that four General Plan Amendments are permitted per year. He said that in order to go through the environmental review process and ensure public input, it would most likely be Christmas of 2008 before the GPAC changes could be adopted and in the opinion of the staff these three areas being discussed could not wait until that GPAC process was completed.

Commissioner Jeglum asked if the biggest influence on this recommendation was the AICUZ study and this was confirmed by Planner Alexander.

Chairman Biddlingmeier opened the floor for public comment at 7:30 p.m.

Floyd Waters of 418 N Norma Street spoke to the Commission in regards to Properties A & B. He said he had hoped to have some slides he could work with and had asked three weeks ago if his slides could be ready and found out 10 minutes before the meeting that they could not. He provided a booklet he had prepared to Planning Commissioners and others attending the meeting. Mr. Walters said he would like to ask a question of the City Attorney – “If the two members of the Planning Commission working on the base – does the City have a conflict of interest and does it constitute a conflict of interest for them?”

Mr. Walters said that his first slide was showing relative land usage versus noise levels and that up to 65 dB is a normal range and that 65-75 is normally unacceptable however with modern building technologies and sound installation this rate could be higher. He asked Planner Alexander for a slide of baseline noise level and Planner Alexander referred him to a map in the Chambers indicating noise levels and MIAs.

Mr. Walters referred to the 70 dB curve line and said that there is very little of the 70 dB in Ridgecrest. He went on to say that 99.99 percent of Ridgecrest is suitable for residential development. Mr. Walters said that the number of flight operations per day out of China Lake was 68 with a projection of expanding to 85t. He then referred to the Bakersfield airport as a comparison to China Lake. Mr. Walters then said he needed to come back as it was a waste of his time to speak to the Commission without his slide presentation.

Mr. Walters went on to refer Commissioners' to the page in his booklet showing Bakersfield noise contours and instrument approaches. He said the Bakersfield airport had 342 flight operations per day compared to China Lake's 85 flights per day. He pointed out developments surrounding the Bakersfield Airport. He then referred to Burbank Airport and the residential and commercial

developments adjacent to the airport. He referred to the instrument approaches originating Van Nyes Airport – stating that planes at that airport got down to 200 feet. Mr. Walters said that 26% of flights into Burbank were commercial listing off the different airlines flying into that airport. He indicated that approximately 114 flights per day were instrument flights compared to the three per day at China Lake. He then made comparisons to other airports – all as having more traffic and more instrument flights than China Lake and the coinciding developments adjacent to those airports. He said that those airplanes took off with many bodies on board compared to few bodies on board at China Lake. He also referred to traffic patterns outside of some of those airports.

Mr. Walters referred to Figure 3.2 from the AICUZ study showing flight path approaches and including flight paths not shown. He referred to the MIA map saying that the red line indicated a 60dB curb – he said “perfectly acceptable for residential areas”. Mr. Walters said the base would not do any hazardous recovery or flight training over Ridgecrest. Mr. Walters noted Burroughs High School, Faller School and Vieweg School are all located within the MIA. He questioned if students could be on site when 90% of the flight activity was going on why could residents not be on site when 10% of the flight activity was going on.

Chairman Biddlingmeier asked Mr. Walters to wrap up his presentation as he had been speaking for more than 20 minutes. Mr. Walters responded stating it was not his fault. He said that had Mr. Patton not exchanged valuable land with the City for the sump area it would have caused the City to use more valuable land from the Business Park. The City agreed to what Mr. Patton asked for – the zoning changes and land uses done outside of escrow. He went on to say that the City should have known about these proposed changes and made Mr. Patton aware of any intentions they may have had.

Chairman Biddlingmeier asked for any further comment from the public?

Jim Heiser of 1768 West Bowman spoke to the Commission saying he had been an Engineer for 30 years and had never compared a military aircraft with commercial aircraft. Watch DVD. He said comparing China Lake with a commercial airport was not practical. He explained that the China Lake airplanes go mach 2 to 3 and a Cessna 150 would go about 150 miles per hour. Further he said that China Lake aircraft have the ability to generate the noise and from what he could tell living under the flight path - had chosen not to. He summarized saying that the China Lake aircrafts were different in design – a different “animal”.

Chairman Biddlingmeier then asked Commissioners and staff for comments at 7:57 p.m..

Commissioner Jeglum asked Planner Alexander if China Lake looked at staff's recommendation and made any comments and if so if the comments were contained within the staff report? Planner Alexander advised that Mr. O'Gara and Mr. Warren were here from the base and were available to make comment.

Commissioner Jeglum then asked if the recommendation was based on the AICUZ study and if there was concurrence from China Lake that this was the direction to go. Planner Alexander responded affirmatively advising that he had a memorandum from the base indicating that these recommendations were consistent with their own mission.

Commissioners Beres and Laire advised they had no comment.

Chairman Biddlingmeier said that comparing research and development with commercial aircraft did not work. He said that the CNEL had not been mentioned by Mr. Walters and that was a misquoting learned about through the AICUZ presentation and he did not think that this community wanted to make the same mistakes as those airports mentioned by Mr. Walters did in allowing those developments to occur.

Chairman Biddlingmeier asked Commissioners for comments on Item 7B.

There were none

Chairman Biddlingmeier opened the floor for public comment on Property B at 8:01 p.m.

Kathy Lewis of AMG Land, 1500 Rademacher Street spoke to the Commission advising she was representing herself and AMG Land. She said they had started engineering on the AMG property and the other residential property she owned. She said they had spent \$15,000 on engineering however they did support the changes proposed as she believed there was a glut in housing entitlements already and did not have a large amount of industrial zoning available within City limits. She said that she was asking for prompt approval and consideration to waive the City fees in lieu of the engineering loss. She asked this be reflected in a title or agreement.

Joe Hoberman of 1241 E Church then addressed the Commission. He said he lived off the south tip of the blue area on the map and owned the lot to the left and to the middle and therefore it appeared was within the area concerned. He asked if property he had recently purchased would be affected if he planned to develop it saying it was appropriate for 8 – 12 units. He asked what effect this recommendation had on the noise abatement area around the identified parcel. He said if he could not develop the lot as multi-family it basically had no value.

Planner Alexander responded saying that staff had identified the three major properties in the MIA and that each situation would have to be evaluated on its own merits. He said the guidance received from the base indicated it would be better for Mr. Hoberman's property to be light industrial as opposed to multi-family residential but said not knowing the unique circumstances of his property he could not make a recommendation at this time.

Mr. Hoberman said that any future property exchanges needed to have a burden attached to them in regards to disclosure.

MA said that staff complied with all the rules and regulations of the state of California and that to discuss a piece of property not part of the agenda of the evening would not be fair to staff or the planning commission.

Public comment closed at 8:08 p.m.

Chairman Biddlingmeier asked for questions/comments from Commissioners on property C and hearing none opened the floor to public comment at 8:09 p.m.

Craig Smith – attorney for Ridgecrest Willow Partners and Mr. Zimmer – business address 2101 Ventura Blvd, Suite 450 Woodland Hills California spoke to the Commission. Mr. Smith thanked the Commission for their time and said he thought Commissioner Beres asked the most pointed question in addressing the proposed changes. He said that the rationale given in the staff report said that the change was being made as the property designated "C" is in a military MIA. He referred to quotations regarding the establishment of the MIA and its rationale. He said taking action on these three parcels whilst undertaking the GPAC process was not appropriate.

Mr. Smith went on to say that the flight routes indicated in figure 3-6 were far west of the property. Additionally, he said, in the AICUZ report section 6.6 the report discussed the land use restrictions that the AICUZ recommended. He said zoning changes proposed could not be justified by the documents provided by NAWS. Mr. Smith said that the change requested for properties A & B would affect the Housing Element for Ridgecrest. Most importantly he said the changes requested would completely diminish the economic value of property C and therefore constitute a taking of the property. Mr. Smith said this was not a good position for the City to take and just compensation would be required. He said he had not read the comments from China Lake but he could see that the proposed change to parcel C was not necessarily consistent with AICUZ report – though not inconsistent with the report and therefore would not negatively impact the base.

Steve Zimmer – Ridgecrest Willow Partners – 23705 Van Owen Street, West Hills California 91307, then addressed the Commission in regards Property C. He said the subject properties consisted of 5 parcels located in the northwest corner of Bowman Road and Guam Street. He said Ridgecrest Willow Partners had interest in 4 of the parcels. Mr. Zimmer advised that the property was located adjacent to Faller Elementary School and that the current designation and zoning had been in place for several decades. Mr. Zimmer said that the alignment sought by the base in their presentation to the City Council in October of 2007. He said it addresses noise and safety concerns as they pertain to the naval base.

Mr. Zimmer said that medium density currently allowed for 6-25 units per acre whereas estate allowed 1 unit per acre – the result for him a negative 864 units. Mr. Zimmer said that Ridgecrest Willow Partners has an investment in the project including consultation meetings with the City of Ridgecrest Planning Department and Public Works – ongoing since June 2005 including much time of his own and his consultants' time. He said that this proposed change would render the property worthless and constitute a "taking". Mr. Zimmer said the smaller 5<sup>th</sup> parcel would be rendered undevelopable by the proposed change. Mr. Zimmer said that the recently released 2007 AICUZ had long been anticipated by the City. As well he said the developer of this property has exercised patience and was pleased to find out that the Navy's decision to adjust departure tracks not only benefited several projects but also better safety to the students of Faller Elementary school. He said Commander Gleason was recently quoted in the Daily Independent "we decided we don't have to fly down the middle of this town.....".

Mr. Zimmer went on to say that the City was not legally bound to incorporate the AICUZ into its General Plan and that private property rights were constitutional. He said that the MIA was a blanket of influence but held no relevant value on community concerns for safety or noise. Mr. Zimmer said he relied on the Commission to keep in place the current designation and zoning and asked that they prevent an action involving possible long and expensive legal action.

Mr. Floyd Walters spoke again to the Commission reading a quotation from the California Advisory Handbook for Community and Military Compatibility.

Public comment closed at 8:29 p.m. at which time Chairman Biddlingmeier asked for final comment from Commissioners and questions of staff.

Commissioner Jeglum asked what the actual title of the brown squared off area shown on the map was and asked if the line indicating decibel levels was a center line rather than a line indicating where planes fly. This was confirmed by Planner Alexander.

Chairman Biddlingmeier reminded Commissioners that final studies were due in February of 2008 which could change things yet again making it probably more noisy. He said that Captain Gleason said planes rarely fly on center lines. He said he thought that the Commission was not in a position of take or inverse condemnation as they had not told people they could not develop their property. He said his own personal feelings were that the Commission was being proactive in protecting the community's future.

Public Services Director Jim McRea spoke saying that part of the recommendation stemmed from the fact that in 2001/02 the City certified its Housing Element. He said that statutes further indicate that once the Housing Element is certified the circulation and land use elements must then be compatible and so in 2002 and 2003 two of the three properties sprung up as the zoning and designation are not compatible. He said that the general plan for properties C and B were most likely envisioned as part of the Bowman Highway at the time it was designated. He said there was no mandatory requirement that the General Plan be amended every few years but if this process was not undertaken the City would be subject to certain other requirements relative to the General Plan. Mr. McRea said that the AICUZ was just a study, the JLUS was just a study, the General Plan was a living document.

There were no further comments from Commissioners.

Commissioner Jeglum moved to approve the staff's recommendations –, zone changes and general plan amendments.

Chairman Biddlingmeier clarified that the recommended motions from staff were

A resolution of the Ridgecrest Planning Commission approving a mitigated negative declaration for General Plan Amendment GPA07-01 A, B & C and zone change AZ 07-01 A & B.

A resolution of the Commission of the City of Ridgecrest making recommendation to the City Council to approve General Plan Amendments GPA 07-01 A, B and C and Zone Changes ZC 07-01 A & B, a request for amendments to the City of Ridgecrest General Plan and related zoning

ordinance map to ensure compatibility with the Naval Air Weapons Station (NAWS) AIR Installation Compatible Use Zone Study (AICUZ)

This motion was seconded by Commissioner Laire.

AYES: Biddlingmeier, Taylor, Jeglum, Beres, Laire  
NAYES: None  
ABSENT: Taylor

Planner Alexander noted there was a 10 day appeal period but that the project would be forwarded to the City Council whether appealed or not. He said therefore it was almost moot to appeal them but that that right existed.

## NEW ITEMS

- 7.d TTM 6221 2<sup>nd</sup> Extension:** a request for a second 1 year extension to an approved TTM 6221 dated November 18, 2003 and extended to November 18, 2007. TTM 6221 is a request to create a 51 lot subdivision with lots ranging from 20,000 s.f. to 40,000 s.f. in size in and E-2 zone, located at College Heights Blvd and Franklin Ave. on 40 acres. Unit A (18 lots) has recorded, Unit B and C are in various stages of improvements. APN 509-020-43 and 44; Applicant: Neil Christman

Planner Alexander provided slides showing that Phase 1 of the development had been completed but that Unit B and Unit C were yet to be provided. He said staff were concerned that there was no sidewalk along College Heights Boulevard along Unit B nor on College Heights along Unit C. Mr. Alexander reminded Commissioners of the original conditions of the original approval granted by the Planning Commission in 2003 and noted those conditions had not been met.

Planner Alexander said staff recommendation was to approve the extension.

Commissioner Beres asked for clarification of the allowable extension and Planner Alexander confirmed that state law allowed the City to extend a tentative tract map in 24 month increments but the City's ordinance allowed only 12 months up to a total of 36 months.

Commissioner Jeglum asked for clarification of what had not been done and this was provided.

Chairman Biddlingmeier opened the floor for public comments at 8:45 p.m.

Neil Christman of 129 W. Franklin said the next phase was to continue the sidewalk when funding was received. He said that the development is a phased development and indicated he had gone ahead and installed sewer, water and graded the sites. He said he had put the block wall along the full length of College Heights. He said that currently he did not have money to put into further improvements but assured the Commission that monies received from future sales would provide that opportunity. He said he was working towards resolution on Warner and said that if Warner was going to go ahead and be a street he would like to cooperate but if it was not he did not see the purpose.

Commissioner Jeglum asked if a condition of completing sidewalk along B & C would be prohibitive and Mr. Christman responded that his plans were to finish improvements on B & C and then finish the sidewalk.

Chair Biddlingmeier opened the floor for public comment at 8:52 p.m.

No comments

Chairman Biddlingmeier asked Commissioners for final comments and questions.

Chairman Beres asked if the excavations shown on the slide presentation could be smoothed out and Mr. Christman said that had been accomplished about two weeks ago.

Commissioner Beres moved and Commissioner Laire seconded a motion to approve a resolution for a second 1 year extension on TTM 6221.

AYES: Biddlingmeier, Jeglum, Beres, Laire

NAYES:None

ABSENT: Taylor

## 8. DISCUSSION ITEMS

**8.a. Contined Discussion** – Request by Darrell Whitten, Cornerstone Engineering, regarding PAM's 175 acre site at the NE corner of Ridgecrest Blvd and Mahan.

Darrell Whitten spoke to the Commission on the 175 acre site at the NE corner of Ridgecrest Blvd and Mahan. He said he had spoken to the Commission a month ago regarding a proposed development and had been hopeful that he would receive comment from the Navy regarding the military influence area. He provided slides saying that the area in yellow reflected the zoning and general plan designation for the area. He said the remainder of the property would require a zone change to E1.5 (20,000 sq. ft. lots)

Mr. Whitten briefed the Commission on the layout of the proposed development inclusive of alleys for horse trailers, a main street, an equestrian center and petal shaped cul-de-sacs allowing for guest parking and landscaping at the center. He said he had hoped to receive unvarnished opinions from the Planning Commission as he had concern in regards to what had happened to Carole Vaughn's project. He noted that his development had a compatible land use with adjacent property owners.

Mr. Whitten asked the following questions:

1. The existing south 336 feet is commercial – would all development west of that piece be residential?
2. Asked for opinion on the street design, alleys, cul-de-sacs and general feelings on proposed ½ acre lots and land use

Chairman Biddlingmeier asked Commissioners to respond to questions proposed by Mr. Whitten.

Commissioner Beres said she liked the concept but that one acre lots would be consistent with other decisions made by the Planning Commission in that area.

Commissioner Jeglum said it was a great project but she wished it was on another piece of land as the proposed location was on the same corridor as the Vaughn property. She asked if the project could be re-worked so that current density requirements were not exceeded – no more than 40,000 square foot units.

Commissioner Laire said he liked the project but that he had concern with the density – he felt it needed to be kept at low density.

Chairman Biddlingmeier said that many years ago there had been great anticipation with what could be developed. He said he felt there was a market for the proposed development. He said for the sake of consistency and today's common view the E1 zone designation was appropriate – that a precedent had been set. Chairman Biddlingmeier said that given the closeness of the NAWS area the zoning should remain unchanged. He commented that he could not think of a commercial endeavor appropriate to the area in regards to the commercial zoned area adjacent to the proposed site.

Mr. Whitten asked why the military had left the MIA area in tact given that three of the four flight paths had been moved and Chairman Biddlingmeier responded saying that he felt the military had drawn a box around what was important – something that had not been done in the past.

Mr. Whitten thanked the Commission for their time.

Chairman Biddlingmeier asked for comments from the public at 9:10 p.m.

Denise Garman of 1321 E Bowman Road said she supported this project stating that the community could really use an equestrian center. She asked for the Commission's support and noted that the 40,000 sq. ft. lot requirement was important.

Public comment closed at 9:11 p.m.

**8.b. Billboards within city limits** – At the October 23 PC meeting, staff was asked to review the existing billboards in town and make a report to the Planning Commission.

Planner Alexander briefed the Commission on the billboards found via review to have expired CUPs. He noted that only two streets within the City would allow billboard advertising and presented a chart identifying those billboards inventoried by staff including. Five billboards had expired CUPS, there were two more for which no paperwork was found.

Commissioner Jeglum noted that one committee was looking into CUP and conditions etc noting that an action would need to be taken however there was a process to follow.

Planner Alexander concurred stating that Mr. McRea had explained that for the billboards to be taken down there would be a requirement of a revocation hearing.

Commissioner Beres said that a system should be set up whereby attention was brought to expired CUPS via an automated system. She also said that the fairground sign needed review as it included advertising as opposed to direction information.

Commissioner Laire said the sign didn't need to be removed rather that the advertising on the sign be removed.

Planner Alexander noted that the Community Development Committee had asked staff to bring back a laundry list of CUPs in February – including conditions and status.

Commissioner Jeglum noted that February was the due date given the time needed for research and including time away for holidays.

- 9. FUTURE AGENDA ITEMS:**  
**No Planning Commission Meeting November 27<sup>th</sup>.**  
**Next Meeting will be a Special Meeting Date of December 4<sup>th</sup>.**

*OTHER COMMENTS:-*

Commissioner Jeglum announced her intention to run for City Council and asked for the Community's support saying she loved this town and wanted to "do her part".

Chairman Biddlingmeier said as we closed out the year it had been an incredible year and he saluted the Commissioners for standing beside the values and beliefs shared by Commissioners for their community. He wished all a "great Thanksgiving" and adjourned the Commission with a special meeting to be held on December 4<sup>th</sup>.

- 10. ADJOURN**  
The meeting was adjourned at 9:25 p.m.