

MUNICIPAL DISTRICT OF BIGHORN NO. 8

MUNICIPAL PLANNING COMMISSION MEETING

HELD OCTOBER 20, 2010 AT THE MUNICIPAL OFFICE IN EXSHAW

- PRESENT:** CAROLYN MONTGOMERY CHAIRPERSON
 MARIA DUNKI MPC MEMBER (Council)
 JOHN HAASEN MPC MEMBER
 RHODY LITSCHKE MPC MEMBER
- ABSENT:** PAUL ADAMS MPC MEMBER (Council)
- STAFF:** JANICE THOMPSON DEVELOPMENT OFFICER
- GUESTS:** DAVE AND ANN MALLORY, BRENDA LEIBEL. Attendance varied throughout the meeting.

I. CALL TO ORDER

The Chair called the meeting to order at 9:03 a.m.

II. APPROVAL OF AGENDA

The Chair asked if there were any additions or deletions to the agenda. The Chair noted that there was a typographical error on the agenda under item V.A.1 as it related to the DP Number. She said the DP Number should be 42/09 and not 49/09. There were no other additions or deletions expressed by either the MPC members or staff.

MOTION 01.10.10 HAASEN THAT

the Municipal Planning Commission approve the agenda with a correction to item V.A.1 changing reference to "DP 49/09" to read instead "DP 42/09".

CARRIED UNANIMOUSLY

III. APPROVAL OF MINUTES

A. September 15, 2010 - Regular

The Chair asked if there were any errors or omissions to the September 15, 2010 MPC minutes. No errors or omissions were noted by either the MPC members or by staff.

MOTION 02.10.10 LITSCHKE THAT

the Municipal Planning Commission approve the minutes of the September 15, 2010 meeting as presented.

CARRIED UNANIMOUSLY



IV. BUSINESS ARISING FROM MINUTES

1. Letter to the Donnelly's – Withdrawal of DP Application No. 03/10

Ms. Thompson explained that this item was briefly discussed last meeting and then reiterated that a confirmatory letter has been sent to the Donnelly's asking them to confirm their verbal withdrawal of the bed and breakfast application to Bighorn's CAO. She said that if there is no response within 30 days to the confirmatory request, then the CAO has directed staff to send one final letter outlining that the applicants have not responded to either confirm or refute the verbal withdrawal so the MD is deeming the application formally withdrawn and that the letter should also reaffirm that no bed and breakfast operation is to be conducted on the property unless approval for such is approved by the MD of Bighorn. The matter will be formally removed from the MPC agenda next month (November, 2010).

2. Site Plan – Ravendale Kennel

Ms. Thompson stated that MPC members may recall granting a renewal to the Ravendale Commercial Kennel back in 2008 (DP 38/08). She said that following approval by the MPC for the renewal, the application was appealed by an area resident. She said that the appeal was with respect to an additional clause proposed to be added to the MPC approval regarding noise and noise attenuation. She said that the decision of the Subdivision and Development Appeal Board following the hearing was to uphold the MPC approval of the renewal but to alter Condition No. 8 to add a sentence that outlines that the approval is subject to cancellation if adverse noise issues cannot be resolved to the satisfaction of the Development Officer. She said that a copy of the amended development approval is contained within the agenda package and upon review the MPC will see the modification to Condition No. 8 reflected in the decision. Ms. Thompson continued to explain that members will likely also notice upon review of the development permit that Condition No. 9 outlined the need for the applicants to submit a revised site plan because the one submitted with the renewal application was the original plan submitted and given that there had been changes to the property over the past several years, the MPC felt that an updated site plan should be provided. Ms. Thompson stated that a kennel layout and picture was submitted to both the S/DAB at the hearing and then later to the MPC at the November, 2008 meeting. She said that upon review by the MPC, the members determined that while the picture and kennel area layout was helpful, it was not what the MPC was expecting. She said that it was explained that the MPC was looking for a similar layout of the entire parcel much like one would find on a real property report, except that the plan can be hand-drawn. She said that the MPC outlined that they would like to see a plan showing such things as all of the buildings on the property, the driveway, all the kennel structures and any other features relative to the property boundaries. Ms. Thompson stated that she had to remind the landowners of this obligation on a couple of occasions and the subject today is for MPC to consider the most recently submitted site plan and determine if it is acceptable.

The MPC members reviewed the submitted new site plan, including pictures and the original plan submitted. There was a discussion regarding this. In the end, the MPC members commented that while the proposed new plan was not really detailed or to scale, the landowners have provided what the MPC members had asked for.

MOTION 03.10.10 HAASEN THAT

the Municipal Planning Commission accept the revised site plan, submitted and dated September 10, 2010, for the Ravendale Ranche Dog Kennel, as required by Condition No. 9 of Development Permit No. 38/08.

CARRIED UNANIMOUSLY



V. DEVELOPMENT APPLICATIONS

A. Applications Referred to the Municipal Planning Commission

1. Extension to DP 42/09

Ms. Thompson provided the background information regarding the subject amendment to DP 42/09 as per the Development Officer's Report. She reiterated that originally the applicant had outlined, as part of the application for a new log dwelling on the property, that the existing mobile home would be removed immediately from the property. She said that Condition No. 2 of DP 42/09 reflected this commitment. Ms. Thompson stated that a couple of months following approval, the applicant had reconsidered the mobile home removal and felt that construction would likely progress quicker if the mobile home was on the property and he was not travelling back and forth. Accordingly, the applicant applied for the first amendment to Condition No. 2. She said that the MPC approved of Amendment #1 application and gave the applicant until October 21, 2010 to keep the mobile home on the property. She said that this brings us to the subject Amendment #2. She said this request is for a further extension to the October 21, 2010 deadline. Ms. Thompson reported that the applicant had stated that the new log home is very near completion, but probably would not be occupiable by October 21st. She said that he expects to be completed by the end of December, but with winter setting in asked for until June of 2011 to have the mobile home off of the property. She ended with stating that staff are recommending approval of the extension request subject to the conditions outlined.

MOTION 04.10.10 DUNKI THAT

the Municipal Planning Commission grant a second amendment to DP 42/09 representing a time extension to Condition No. 2 (as reflected in Amendment #1 decision) thus allowing the existing mobile home to remain on the property during construction of the new log home until **June 21, 2011** subject to the following condition:

1. The conditions of approval as outlined in Development Permit No. 42/09 and subsequent Amendment #1 to Development Permit No. 42/09 dated November 11, 2009 remain in effect.

CARRIED UNANIMOUSLY

2. DP Application No. 52/10

Dave and Ann Mallory were present and joined MPC at the table, and then introductions were made. Ms. Thompson outlined the background information of the application as per the Development Officer's Report. She reiterated that the property is located near the Whispering Pines Road in the North Ranchlands portion of the MD and comprises approximately 156 acres. She said that a first parcel out subdivision was approved on the property back in 1987, which comprises approximately four acres. She said that the application is for three things. Firstly, she said, the applicants are seeking approval for a second single family dwelling on the property. She said that the property is designated as Agriculture Conservation (AC) District and that the Land Use Bylaw 19/96 in Sections 12.20.5 and 12.20.6 provide for additional dwellings on parcels of land in excess of 80 acres. The subject parcel is, in fact, over 80 acres in size. Secondly, Ms. Thompson stated that the application is for five accessory buildings (existing cabins to be converted for storage purposes). Ms. Thompson stated that all of the subject structures (proposed dwelling and five accessory buildings) already exist on the site and have been on the property for a number of years. She said that to explain this, she needs to provide the MPC with some history on the property. Ms. Thompson began by stating that the applicants recently purchased the property approximately one and one half years ago. She continued to state that approximately 10 years ago the landowner of that day applied to redesignate the subject property from Agriculture Conservation

(AC) District to Direct Control (DC) District as a possible remedy to a non-conforming situation that was occurring on the property. She said that, in short, the then landowners either brought or constructed a number of residential cabins on the property without municipal approval, and rented them out to various individuals on both a short and long term basis. She said that the MD records did not reveal any approvals for this activity. Ms. Thompson stated that there were, however, other activities taking place on the property that were approved, such as a gun range. Additionally Ms. Thompson stated that the property was also used on many occasions by the Boy Scouts and other children's groups. Ms. Thompson continued to explain that the land re-designation application to a Direct Control District was a remedy sought by the landowner to remedy the situation and be able to continue to use the property in this manner. She said that at the public hearing Council heard much objection to the proposal and it was interesting as to the objection. To paraphrase, Ms. Thompson stated that it appeared the residents of the area did not so much mind the landowner having approval for the residential cabin uses, but they did not want this type of activity to be a permanent approval. She said the then owner was an elderly widow who was trying to make a living so she could stay on the property. Ms. Thompson stated that Bighorn Council, in the end, denied the re-designation and instead issued a Stop Order to take effect in 10 years. The property was caveated with the Stop Order. She said that this meant that over that next 10 years, the landowner was required to remove the residential cabins and cease the use as the rental leases expired. The requirements of the Stop Order must be met by December 19, 2010. Ms. Thompson stated that this takes us now to the present application before the MPC. She said that while the new landowners have removed, recycled, demolished and hauled away to a landfill most of the buildings and debris pursuant to the stop order, they would like to keep one cabin that is in good shape as a second single family dwelling, and keep five of the cabins as accessory buildings for storage. She added that a couple of the existing cabins were altered to be three-sided horse shelters. Ms. Thompson stated that separately, with respect to the stop order, that staff have attended the site and have determined that the new landowners are complying with the stop order in so far as renting the cabins for residential uses. They are now, and have been for the past year or so, in the process of removing the structures. She said that, based on this inspection, staff were more comfortable with the application.

Thirdly, Ms. Thompson outlined that, while all of the structures appear to comply with the required setback distances to property boundaries, there is one proposed accessory building (shown as Building No. 6 and named "gwen" on the site plan) that is only 49 feet or 14.93 m from the property boundary adjacent to the first parcel out lot. Ms. Thompson handed out a hand-drawn site plan provided by the applicant that was received after the MPC agenda package had been sent out to the members for information. She said that, while the Municipal Planning Commission has 20% discretionary variance power subject to Section 4.3.4 a) of Land Use Bylaw No. 19/96 (ability to relax the side yard setback distance down to 24 m) at a distance of only 14.93 m from the side property boundary, the MPC does not have the ability to grant a relaxation for this building. She said the rest of the proposed accessory buildings appear to comply with the required setback distances to property boundaries.

Ms. Thompson ended with stating that the applicants wish to keep these six structures because they are in really good shape. She said with respect to the proposed second single family dwelling that the justification for it should be elaborated on by the applicants. She said there is an existing outhouse for the proposed second single family dwelling as it is unserviced with the exception of power.

The Chair asked the applicants if they had anything further to add. Dave Mallory stated that Ms. Thompson had summarized the subject application adequately. He continued to state that they were aware of the stop order prior to purchasing the property and that back then they had spoken with staff regarding it. He said that the previous landowner had to give everyone notice to vacate and that a lot of

the tenants left a big mess behind. He said there was an unbelievable amount of junk and that they have been working diligently since April to clean the property up. He said that they recycled what they could and hauled the remainder to a nearby landfill. He said they removed all the shingles and then burnt three buildings. He said seven more are slated for burning this winter. He said they hauled some five tons of shingles to Didsbury. Mr. Mallory continued to state that they will comply with the stop order so that it will be removed from the property title by the MD. He said that four of the cabins were removed from the property (not demolished) and the final step are these subject six structures that he would like to keep for storage with one being for a second dwelling for their hired hand. He said that they use the property on the weekends for recreational purposes. He said the gun range has been closed. Mr. Mallory then described how he opened his property up to the RCMP for special forces training. He said that the RCMP were appreciative of this because they don't often have this type of opportunity for live training. He said they set up scenarios, such as a hostage taking, and broke through roofs and walls of several of the buildings. They did some night training as well. He said that there were some 30 Mounties on site for a week this past May. He said the RCMP will come back once more (next Tuesday) to train using a few remaining structures which, upon completion, will be burned with a permit being obtained prior to doing so. He said there was a big write up in the "Hitching Post" newspaper. He said each time the RCMP came to the site part of the deal was that the RCMP provide a bin for the debris and that this helped them in the clean up.

John Haasen asked why they needed so many cabins for storage. Mr. Mallory responded that the house on the property is very small and they have a lot of stuff.

Rhody Litschke asked if the buildings were serviced. Mr. Mallory stated that only one of the cabins is totally unserviced while the others had electricity to them but none of the structures contain any water or sewage service.

Mr. Litschke asked what, previously, the tenants used for services. Mr. Mallory stated outhouses and there was one shower building. Mr. Litschke asked if the applicants were reclaiming the outhouses. Mr. Mallory stated eventually they will. Mr. Mallory added that the main dwelling has water and sewage handling services but because the cabins were only used on weekends, outhouses were used.

Maria Dunki asked if the proposed second dwelling was serviced. Mr. Mallory responded saying only with power and an outhouse. He said there are no current plans to service it.

Rhody Litschke commented that normally dwellings are connected to water and sewer. He asked if there was a wood cook stove. Mr. Mallory stated that there is a propane stove.

Rhody Litschke commented that normally a Real Property Report is provided to show where everything is (e.g., buildings) and setbacks to property lines. He said he was having difficulty in picturing where everything is. He said he would have liked to have seen a Real Property Report.

Maria Dunki asked what the size of the proposed second dwelling is and asked Ms. Thompson if there are minimum dwelling sizes required in the Land Use Bylaw. Mr. Mallory responded that the size of the dwelling is 489.75 ft² and Ms. Thompson stated that Section 14.4.5 requires a minimum dwelling size of 55 m² or 592.02 ft².



Carolyn Montgomery was concerned if allowing the second single family dwelling as well as the requested five accessory buildings complies with the stop order requirements. The other MPC members agreed.

Rhody Litschke stated that he was equally concerned with the size of the dwelling not meeting the minimum size as required in Land Use Bylaw No. 19/96, and added that the MPC does not have the ability to relax minimum dwelling size requirements. He added that he is concerned that there are no water and sewer services. He then asked Mr. Mallory where water is obtained. Mr. Mallory stated that they fill jugs from an existing water well.

Mr. Litschke then asked the other members if they were comfortable allowing a dwelling without any water or sewer services.

Maria Dunki commented that she does not think that it is in the best interests of the MD (in moving forward not backward) to overlook requiring water and sewage services for a dwelling and that there are many options for sewage handling. She said, however, that she understands the need for accessory buildings to store stuff including the need for horse shelters and finds that part acceptable.

Carolyn Montgomery asked if the MD can approve part of an application but refuse another? Ms. Thompson stated that the MPC has done this in the past, but when there has been appeal, the S/DAB has found this type of decision confusing in the past.

Rhody Litschke stated that he is prepared to make a motion for refusal for the proposed second single family dwelling.

MOTION 05.10.10 LITSCHKE THAT

the Municipal Planning Commission REFUSE that portion of Development Permit Application No. 52/10 as it relates to a second single family dwelling for the following reasons:

1. The size of the proposed second single family dwelling does not meet the minimum dwelling size of 55 m² (592.02 ft²) as referenced in Section 14.4.5 of Land Use Bylaw No. 19/96.
2. There are no water or sewage handling facilities proposed for the proposed second single family dwelling.

AND FURTHER, if the subject refusal is appealed to the Subdivision and Development Appeal Board, then that board should consider Alberta Building Code requirements in any decision making.

CARRIED UNANIMOUSLY

The MPC members then continued with discussion of the second and third parts of the application as it related to the five accessory buildings and the side yard setback variance for building No. 6 (titled "gwen" on the site plan).

John Haasen stated that he is not comfortable in terms of the stop order requirements. The members asked Ms. Thompson if they could see the stop order and associated letters that have been referred to.

Ms. Thompson stated that MPC could see this information but suggested that MPC go in camera to review and discuss it.

Mrs. Mallory described the uses that were taking place on the property prior to their purchase of it. She said that some 20 or 30 RV's would pull in, use the shooting range and there was very intensive activity. She said that this has ceased now, that they have burned three cabins, removed from the property four more and seven are slated for demolition. She said that they are only asking to keep the five left to use for storage.

Mr. Mallory added that there was also extensive ATV use and confirmed that all of these uses have ceased in accordance with the stop order. He said that the property is being used for grazing and that in terms of their adjacent grazing leases, more animals will be brought on.

Mr. Litschke explained to the applicants that the MPC is not trying to shut them down with respect to the second single family dwelling proposal; he said that the MPC just did not have the ability to allow it. He said in terms of the five accessory buildings that the MPC is considering this and acknowledge all the work done to date. He said that the MPC's concern is the stop order and they would like to review it to ensure that any decisions made are in compliance with it.

MOTION 06.10.10 LITSCHKE THAT

the Municipal Planning Commission go in camera at 10:26 a.m.

CARRIED UNANIMOUSLY

MOTION 07.10.10 DUNKI THAT

the Municipal Planning Commission come out of camera at 11:14 a.m.

CARRIED UNANIMOUSLY

The Chair summarized that the MPC had now had a chance to review the stop order letters and based on their interpretation of the intent, had made a decision.

MOTION 08.10.10 HAASEN THAT

the Municipal Planning Commission REFUSE that portion of Development Permit No. 52/10 as it relates to the five accessory buildings as well as the variance for building No. 6 (described as "gwen" on the site plan provided") for the following reasons:

1. The Municipal Planning Commission does not believe that allowing five structures to remain on the property is consistent with the spirit of the Stop Order issued and secured on the subject property title. Such Stop Order outlines that all cabins are to be removed from the property by December 19, 2010.
2. At least one of the five structures (building No. 6 referred to as "gwen" on the provided site plan) appears to be in a non-conforming position, being shown on the site plan as situated 14.92 m (49 ft.) from the side property boundary. The requirement is for a setback of 30 m, pursuant to Land Use Bylaw No. 19/96, and without a Real Property Report, the Municipal Planning Commission is unable to render a decision relevant to setbacks from property boundaries.

3. Given there is no verification of any legal instruments being attached to the property (such as any gas pipelines) this further makes it impossible to consider any variance as to appropriate setback requirements.

CARRIED UNANIMOUSLY

The members explained that the spirit and intent of the stop order is for the residential cabin use being ceased and the cabins removed by December 19, 2010 and the MPC must support this.

Maria Dunki added that having no Real Property Report (RPR) (known as a survey) was problematic because one of the cabins is non-conforming and MPC does not have any RPR which would otherwise show if any instruments such as pipelines that might influence any variances. She said that the stop order correspondence outlines over and over again the need for the structures to be removed so that is why the MPC made the decision that they did. Ms. Dunki stated that the applicants have the right to appeal the MPC's decision to the Subdivision and Development Appeal Board and asked that Janice Thompson explain this process to the applicants. Ms. Thompson obliged and explained, generally, that once they receive the written decision then they have 14-days to appeal the refusal, in writing and outlining the reasons, to the Subdivision and Development Appeal Board. She said there is a fee of \$100.00 for this. She said that she would be happy to speak with them on the telephone or by email at their convenience to further describe the process.

MOTION 09.10.10 LITSCHKE THAT

the Municipal Planning Commission recess at 11:25 a.m.

CARRIED UNANIMOUSLY

The Chair called the meeting back to order at 11:29 a.m. and the members agreed to move to item VI. 1 on the agenda given that the applicant was present.

VI. SUBDIVISION APPLICATIONS

1. Application No. 68-22-16(3)E -- Leibel et al

Ms. Brenda Leibel was present and joined MPC at the table, and introductions were made.

Janice Thompson outlined the background information of the subdivision application as per the Development Officer's Report. She began by stating that Ms. Leibel is the agent for the four landowners involved in the subdivision and a letter has been signed by all landowners consenting to this. She said that the MD of Bighorn has implicitly consented to the subdivision through a letter from the CAO dated August 27, 2010 and contained within the agenda material. She described the subdivision as involving land described as Lot 15 MR which is located in the Hamlet of Exshaw near Windridge Road. She showed the MPC on a site plan where Lot 15 MR is located. She said that the proposal is to subdivide a 4.5 m X 70.848 m strip of land from Lot 15 MR and consolidate, proportionately, the lands into Lots 4 through 7, Block 1, Plan 8610481. She said that there were maps contained within the agenda material that show this. Ms. Thompson provided some history as to how this proposed subdivision began. She said that it all started with some encroachment issues. She said that the MD became aware that some private landowners were using portions of Lot 15 MR for private purposes. She said originally the MD stated that the encroachments had to be removed. She said that following this a number of landowners inquired as to the possibility of purchasing a portion of the municipal reserve. She said that Council considered the matter and ultimately decided, at the July 13, 2010 Council meeting, that this would be acceptable. Resolution 154/10 was passed consenting to the sale of a strip of municipal reserve land.

She said that Council's direction was that a strip of land be subdivided out and consolidated, proportionately, into the existing residential lots. Ms. Thompson reported that there are specific Municipal Government Act requirements when a municipality desires to sell municipal reserve land. In particular she said Section 674 outlines the need for a public hearing and that notice of the public hearing be provided. She said that Section 675 outlines that a Designated Officer of the Municipality is to notify the Registrar of Land Titles to remove the MR designation. In short, Ms. Thompson stated that everything that was required to be done has been done with the exception of the notification to the Registrar of Land Titles. She said this will be provided at the time of endorsement. Ms. Thompson continued to explain that the subdivision application was circulated to the required agencies and the responses received have been placed in the MPC's agenda material. She said that no objections were received. Ms. Thompson stated that she had not had an opportunity to undertake a site inspection of the subject area prior to the agenda package being sent out to members but she has now done so and she passed out a memo with attached pictures of the site. She described each one including the areas where some improvements would still be encroaching even after including the consolidated lands (such as a fire pit and play house). She said that those encroachments must be removed from the residual MR lands prior to endorsement. In particular she said there was a disturbed area that would still remain on the residual MR that also must be reclaimed to pre-encroachment state prior to endorsement. She ended with stating that Municipal Reserves are not required pursuant to Section 663 of the Municipal Government Act and that staff are recommending approval of the subdivision subject to the staff recommendation.

Maria Dunki suggested that Condition No. 5 be amended to add the requirement that the disturbed areas be reseeded using native grasses. The other MPC members agreed to this addition.

Rhody Litschke asked what percentage of slope there was in this area. He was wondering about people after the fact excavating and possibly installing retaining walls. Ms. Thompson stated that she did not know what the percentage of slope was but did know that the Land Use Bylaw requires any retaining walls over a certain height must be approved by the MD first, including the need for a building permit.

John Haasen wondered if just one strip of land is subdivided out will Land Titles actually allow that strip to be consolidated proportionately instead of creating four small parcels to consolidate. There was a brief discussion of this with the outcome being that staff recommendation No. 2 deals with this.

MOTION 10.10.10 DUNKI THAT

the Municipal Planning Commission acting as Subdivision Approving Authority **APPROVE** Subdivision Application No. 68-22-16(3)E as per the attached plan and subject to the following amended conditions:

1. All outstanding property taxes shall be paid or arrangements made which are satisfactory to the Municipal District of Bighorn No. 8.
2. The proposed subdivision shall be prepared and registered in a manner satisfactory to the Registrar of Land Titles.
3. The proposed new parcel shall be approximately 316 m² in size and consolidated, proportionately, into Lots 4 through 7, Block 1, Plan 8610481 as per the attached plan.
4. The applicants shall provide easements as necessary, or satisfy the requirements of any utility company as deemed necessary; for example, Fortis and ATCO Gas have registered interests with respect to utility rights-of-ways and associated infrastructure.

5. Prior to subdivision endorsement, any remaining encroachments onto Lot 15 MR, Block 1, Plan 8610481 shall be removed and the disturbed areas reclaimed back to predevelopment standard with the disturbed areas reseeded using native grasses to the satisfaction of the Development Officer.
6. Prior to subdivision endorsement the purchase of the subject land shall be finalized and the purchase amount paid to the MD of Bighorn to the satisfaction of the MD of Bighorn Council, or designate.

REASONS FOR DECISION:

- The subdivision application is consistent with the MD of Bighorn’s Land Use Bylaw and the Municipal Government Act as it relates to sale of municipal reserve land.
- The application meets the requirements of Alberta Regulation 43/2002 (Subdivision and Development Regulation of the Municipal Government Act) and is consistent with the Province’s Land Use Policies.
- There were no objections communicated to the municipality with respect to this subdivision application or the partial removal of the municipal reserve designation or sale of a portion of the municipal reserve.
- Access to the residual MR lot continues to be provided and the new lot being created will be consolidated into existing residential properties which already have legal access.
- Municipal Reserves are not required pursuant to Section 663 of the Municipal Government Act.

CARRIED UNANIMOUSLY

The MPC members moved back to item V.B.1 on the agenda and continued with the flow of the agenda.

V. DEVELOPMENT APPLICATIONS

B. Applications Processed by Development Officers

1. Notice of Decision No. 51/10

Ms. Thompson gave a brief explanation of the above decision approved by the Development Officer. Following this explanation the MPC members accepted the submitted decision as information.

VIII. NEW BUSINESS

1. Council Minutes – Regular Unadopted September 14, 2010

Council Minutes – Special Unadopted September 22, 2010

The MPC members accepted the submitted Council minutes as information.

Departing MPC member Maria Dunki took this opportunity to express her gratitude and thanks to the MPC members and to staff for the past several years of camaraderie while on the Municipal Planning Commission. She said she enjoyed her time working with them and it was a “great run”.

X. ADJOURNMENT

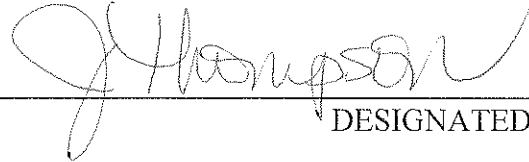
MOTION 11.10.10 HAASEN THAT
the Municipal Planning Commission meeting adjourn at 11:55 a.m.

CARRIED UNANIMOUSLY



A handwritten signature in cursive script, appearing to read "K. Rock", positioned above a horizontal line.

CHAIR



A handwritten signature in cursive script, appearing to read "J. Thompson", positioned above a horizontal line.

DESIGNATED OFFICER