

Rockville Planning Commission
February 19, 2013
Rockville Community Center

1. **CALL TO ORDER AND ROLL CALL**– Vice Chair Vivian Cropper called the meeting to order at 7:00 p.m. The following members of the Rockville Planning Commission were present: Rob Snyder, Linda Brinkley, and Logan Hebner. Chair Sharon Hatfield was excused. Town Clerk Elaine Harris recorded the meeting.

Vivian and the other Planning Commissioners expressed their appreciation to Logan Hebner for nine years of outstanding service.

2. **DECLARATION OF CONFLICTS OF INTEREST WITH AN AGENDA ITEM** – Rob Snyder reminded the Planning Commission members to disclose any ex parte communications or relationships regarding agenda items. He noted that he often has a conflict between his roles with the water company and in the Town, and he works hard to keep his roles separate.

3. **PUBLIC COMMENT PERIOD** – There were no public comments.

4. **ACTION ON AN APPLICATION FOR A TEMPORARY USE/SPECIAL EVENT – MATT GUNN, ULTRA ADVENTURES, LLC** – The application was presented by Ms. Danika Gunn and Mr. George Walsh. Ms. Gunn indicated that the permit would be for a 100 mile race planned for April 19th and 20th. Mr. Walsh outlined the proposed race route. Clerk Harris requested a copy of the map of the race route for the Town’s records. Ms. Gunn and Mr. Walsh also identified aid station locations. They anticipate approximately 300 participants. A portion of the proceeds generated by the race will be donated to the Grafton Heritage Partnership Project. Logan expressed his concern about the lack of information included with the application. He would not feel comfortable voting on an incomplete application.

Mr. Barry Sochat, a Rockville resident, expressed his concern about over publicizing the back country since it was indicated they plan on filming portions of the event.

Ms. Megan Honer-Orton, also a Rockville resident, expressed her concern about the impact of the proposed event. She worries that the race will turn Rockville into a recreational venue.

Mr. Tracy Dutson, a Rockville resident, has participated in numerous road marathons and trail events. He explained that most trail runners are very concerned about maintaining the natural environment. He thinks the race would have a positive impact on the area and the community.

Mr. Robert Ford, a Rockville resident, asked about potential conflict between runners and ATVs and/or mountain bikers. Ms. Gunn indicated that signs will be posted to alert other users.

The agenda item was left open temporarily while the applicants obtained a map. After a map was obtained and distributed to the Planning Commissioners, they discussed the route and identified private land and other potential problems. Logan suggested making approval of the permit contingent on the applicant obtaining approval from the Grafton Heritage Partnership for the use of their land.

The Planning Commission has reviewed the plans and maps and has consulted with project coordinators with respect to the Zion 100 Road Race to be held April 19th, 2013. Because the application meets the requirements for a Special Event Permit, Rob Snyder **MOVED** to approve the application with the following conditions: runners shall stay on the main road when running to and from the Eagle Crags Trailhead, and applicants shall obtain a letter of permission from the Grafton

Heritage Partnership. There is also to be a revised map submitted eliminating the route through private land. Logan Hebner **SECONDED** the motion.

Vote on motion:

Rob Snyder – Aye

Vivian Cropper – Aye

Logan Hebner – Aye

Linda Brinkley – Aye

The motion passed unanimously.

5. **ACTION ON A BUILDING PERMIT APPLICATION FOR A RESIDENCE – ERIC AND LUCI BRANTLEY**– Mr. Peter Stempel, from Stempel Form Architects, presented the application. He identified steps taken to minimize the visual and environmental impact of the home. The Commissioners discussed easements, water, and sensitive lands. Mr. Stempel assured the Commission that he and the civil engineer worked to ensure that the plans comply with the relevant requirements and restrictions. Vivian reminded the applicants to address the new, more specific lighting restrictions set forth in the Land Use Code.

Because the plans comply with Rockville ordinances, Logan Hebner **MOVED** to approve the Brantley’s building permit application. Linda Brinkley **SECONDED** the motion.

Vote on motion:

Rob Snyder – Aye

Vivian Cropper – Aye

Logan Hebner – Aye

Linda Brinkley – Aye

The motion passed unanimously.

6. **DISCUSS THE PROPER AND NECESSARY APPLICATION OF THE SENSITIVE LAND OVERLAY ZONE TO ZONE AND RE-ZONE APPLICATIONS – BRUCE JENKINS REPRESENTING ROBERT ATTIYEH**–

Vivian Cropper: Vice-Chair Cropper invited Mr. Jenkins to address the Commission.

Mr. Jenkins: Bruce Jenkins introduced himself stating he was speaking on behalf of the Attiyehs:

And this is where we come to comment on what I understand is consideration of perhaps recommending a change to the zoning with respect to the Sensitive Land Overlay Zone and the application process for a rezone or a zone change.

Vivian Cropper: I just wanted to point out that in the last minutes, you were not audible a lot of the time. So I think part of it is making sure you are facing the microphone and then speaking just a little louder.

Mr. Jenkins: So the reason that I want to go through this is because I think that the General Plan and the Sensitive Land Overlay Zone were carefully crafted and that a departure from having the Sensitive Land Overlay apply at a zone change stage may be – may have unintended consequences as I would like to explain today. And to suggest that, as written, it is appropriate. So Elaine has copied things that will help me walk through that. And I believe she has given them to you. And we will start with the General Plan, Chapter 5. If you have that there, we will walk through that a little bit. And I won't take quite as much time in that part, but it is clear from your General Plan, Chapter 5, that Rockville takes great pride, if you will, in a desire to protect the natural landscapes for a number of the – not just aesthetics, but for the reason that over the course of time people have seen how developing on hillsides and in stream corridors has been detrimental to the community as well as to the sensitive areas. So part of what is identified is Horse Valley Wash and Wire Valley Wash. Those two merge just above the Sanchez property and then, if I remember right, it is the Wire Valley that continues the rest of the way down.

Logan Hebner: Actually, it is Horse Valley.

Mr. Jenkins: Horse Valley is the wash that continues on down. So the General Plan identifies that as a sensitive area. And then, under paragraph or section 4, at Chapter 5, states that a comprehensive land ordinance will be created in and prepared addressing sensitive lands. And so that's what was done. The first step of the General Plan is to establish a Sensitive Land Overlay Zone. Now, if we wanted to walk through the ordinances, I want to talk a little bit about why I think Rockville did it this way. Of course, I wasn't here when they did it. But, Rockville is a town that – as I have listened to people - confirms that you live within your means.

So if one is going to identify sensitive lands, other than calling them out by name, and maybe see where they might cross your property, identify the scope, breadth, width, of that area. The Town has two choices. They hire someone to go out and measure and identify a layout of the width and breadth of that zone. Or they shift the burden to the applicant who is coming before the town asking for something. And the applicant is, presumably, the party with more means than the Town. Or if they really want it bad enough to make such a change, they need to acquire such a means because we are dealing with sensitive lands.

So again, your Sensitive Lands Overlay Zone, as I said before, is an evolving document. So that every time a land or parcel of land comes before the Commission and a request is made to do something with it, and we have one of these sensitive areas, I'll say minimally delineated, it shows a wash goes through, then the overlay zone shifts the burden to identify the scope of that to the applicant. Not just for subdivision, development, and building – but for use purposes. And I think it is helpful to see why.

So if we turn to the Sensitive Land Overlay Zone. If you look at 25.1, from Introduction. The very first paragraph. It says the intent and purpose of this code is to protect the health, safety, and welfare of the general public and citizens

of Rockville and to mitigate public and private losses due to conditions found in critical and sensitive areas such as steep slopes, unstable soils, flood zones, earthquake potential, potential rock falls, et cetera. So it begins by identifying characteristics, some of which are on the land in question, the Sanchez property. They have slopes between 15 and 30 percent. And they have the Horse Valley Wash that goes through there.

Now drop down to the third paragraph, which is the last paragraph of 25.1. It says the Overlay Zone establishes the standards and guidelines for uses and development activities. Let's stop right there. Two fold. Identify uses and development activities. Your zones take care of uses. Your zones identify in this zone is a list of permitted uses. And then the zoning ordinance takes care of the development standards. Overlay Zone wants some attention paid at both phases. And I know it might sound like, well, jeez, that's kind of onerous on the guy who just wants to change the zone, but I don't think so. It might be an expense, but who is going to bear that expense? The Town to identify in advance what the scope of that zone is, or the applicant when he comes before you? So, I'll go on to help you understand why I think it is applicable to both uses and development.

You go down to 25.2, first paragraph. In the Sensitive Area Overlay Zone, as depicted on the Rockville Sensitive Lands Overlay Map, the following application and analysis requirements and standards shall apply. Map and the chapter require that the following analysis be conducted to determine the exact boundaries of the sensitive areas and does not in and of itself define these sensitive areas. So to get back to what I said before, you have the map, right now your Zoning Map, Land Use Map, that shows the wash. It shows some areas. That, in and of itself, does not define the scope and the width of a Sensitive Overlay Zone that is affecting that part of the property. We know that it applies to the property, we just don't know how broadly it applies to the property.

So you look at the next sentence of 25.2, the next paragraph. Land in or partially consisting of Sensitive Lands Overlay Zone, as depicted in the Land Use Map, Rockville's Sensitive Lands Overlay Map, and Zoning District Map, as well as other similar areas outside of the Overlay Zone, as determined by the Planning Commission to possibly be sensitive, require the developer to perform the following application and environmental impact studies, consisting of analysis of each of the elements of 25.2.1 and 25.2.2, listed below and as designated by the Planning Commission. Now be focused on 25.2.1 and 25.2.2 because I think there is a critical distinction between those two sections and why they are both focused on. But the next sentence is also important to why I say that. It says, the study shall follow all standards that apply to this chapter and provide enough information to the Town to be able to reasonably designate the sensitive lands areas as well as providing adequate treatment and mitigation alternatives for dealing with the development impacts. So, if we look at 25.2.1, that's the one where I pointed to you the last time that any applications for development approval. Those things would be required then for rezone, zoning, building permits, subdivisions, [last example inaudible due to background noise]. All that would be required. But it is sort of just the surface of things. You're looking for the slope in 25.2.1.1. The next category, the ridgelines. That's a problem with

the Sanchez property. Vegetative cover – a bit of that. 25.2.1.4 – Entry Corridors, the entry corridor for the Town. I thought a particular area. But, you get to the next one – 25.2.1.5, wetlands, 25.2.1.6 is stream corridors, 25.2.1.7, Wildlife Habitats.

So at the zone change stage, where your current ordinance currently reads, so I think it's appropriate, is you get this broad brush. I see the wash goes through there, I see the ridgeline expand that point. How broadly does that really cut? I have to look at the high water mark. And then it's only how far out that zone goes. I have to look at the flood maps to determine how far out that zone goes. 25.2.2, if you look at that carefully, in that first paragraph, it talks about the Town may require the things in 25.2.2 for development proposals. Now, we look at 25.2.2, it goes into more depth. You might have to have a soils report. You might have to have a geotechnical report. You may have to have a fire protection report. And a hydrology report. But that's at the development stage. So the first part, 25.2.1, it's both – zoning and development. And again it's using the first biggest broadest brush. How wide of an area does this affect? And then, when we go to develop, they would take care of 25.2.2, which goes into more depth. Which again to me makes sense. And that's where the greater costs are incurred in all the various reports.

Now why is that important? It's important for a number of reasons. Because when you go back and you look at 25.2.1 it calls out the stream corridors and wildlife corridors. You put that firmly into the zoning ordinance. You talk about ridgelines and steep slopes. And I started to do those, and if you want me to, I will, but it talks about density. And the reason is you need to know the scope of those Sensitive Lands Overlay Zones that affect density. And yet you can't build in the areas around the washes and to step back beyond that, you can't build on certain slopes. Then the ordinance, to avoid taking issues, allows for density transfers. As little as 25% or as much as 100% of the density which was assigned to the areas that is now in a Sensitive Land Area gets moved from the Sensitive Land Area over into the non-sensitive land areas.

So, what does that mean to you at the zone change stage? If you thought you were zoning a property for five-acre lots, you will end up with lots of smaller acreages. You will have to, because you have a sensitive land that overlays it and you can't build in those areas. So they get the right to move the density they would have had if it was all flat, nice even ground. They get to move it from sensitive areas into the non-sensitive areas. So you may want to be considering, in a zone change stage, really what that is going to look like when you say yes, I'm approving five-acre lots. Well, no you're not really. You might be approving a bunch of smaller lots.

And so that's why I think 25.2.1 is so big brush – tell me how large this area is that I'm dealing with. So it'll give you an idea of how much density I'm transferring from sensitive areas to the non-sensitive areas. Help me figure that out. Frankly, you move up from the Sanchez property to go where the confluence is between Horse Valley and Wire Valley. And you look at the ridge top areas there. You look at that parcel down. If that was one subject to the zone

change request, there's a lot of ground there that is sensitive land. If you say well that's a zone change, five-acre lots, that's okay. Well, by the time you see your density transfers you might be down to . . . I haven't done the calculations nor could I because those areas have yet to be identified, but I can clearly say, without question, you will end up with smaller lots than what you thought you were granting if you just simply look at the zone that is being applied for.

And so, again, 25.2.1 is the point applied to zone applications, because you are trying to identify use and density, as well as development. And then the more detailed, the more costly part to 25.2.2 is what you can require when it comes to the development stage. And then 25.2.2 refers you to later sections that say, okay, if we're dealing with corridors for wildlife, you've got to do this. If it's a waterway corridor, you've got to do this. And I get that that was more focused on the development stage, but if you read back . . . and so I'll pick one for example. And it was Slope Regulations, 25.3.1. When you go through 25.3, you look at the requirements that one must follow. And then this definitely gets into the areas of density issues and the density transfers. Like I said, that's why it is important.

Let me read one more, sorry, and then I'll shut up and if you have questions I'll help you by trying to answer those. Now look at 25.2.4. I think it helps a bit. It says the Planning Commission or staff shall delineate all sensitive lands or areas on the parcel, including the steep slopes, ridgeline areas, entry corridors and wetland areas, in stream corridors and other areas based upon the information presented pursuant to this section including any other information gathered they feel is required by the Town and analysis thereof. Now this is why it is important to have this information. Such delineation shall be used as the basis for calculations of open space, density, buffers, setbacks, and density transfers permitted or required by this chapter. So if you don't have that information before you, how can you make a zone change or something that affects density and affects use? So that's why, in my view, and my client's view, as written, the General Plan and the Sensitive Land Overlay ordinance isn't too burdensome, because it is actually a staged approach.

If you come to me, and you've got sensitive lands, and I have a town that has enough money to have policies of the breadth of that boundary. You want to do something with it? You spend the money. You tell me so with the Town I know really what I am dealing with. And under 25.2.1, here's where the broad brush thinking. You've got to tell me. Now we go to development. You really have to begin to apply 25.2.2 and do more things, soil studies and fire studies, all those other things that really are going to affect development. But I've got to know the information in 25.2.1 so I can deal with density and uses. And I think you guys need to apply it here.

Logan Hebner: What you're saying is that you understand that it is onerous on the property owner just at the zone change phase. So yeah, this is a lot. But, looking to you for confirmation, is that you're saying is that if they get that zoning, five-acre zoning, and they are forced off of that because of sensitive lands, they have a right to that lot and that if you have that five-acre lot and some four acres is gone,

then they have the right to go, we have four or five other parcels here, and now actually we are going to squish two houses on this one because we've lost one.

Mr. Jenkins: Yes.

Logan Hebner: You say that that density right continues through the Sensitive Land Overlay. Is that your understanding?

Clerk Harris: It's my understanding of what he is saying.

Logan Hebner: But is that true?

Clerk Harris: Oh, I'm not an attorney.

Mr. Jenkins: I know you understand that I am trying to tell you what I think is true about your ordinance. And I will tell you that I'm trying to be sensitive to that, because if I look at 25.2.2, and if I just want to argue my point and get as much mileage as I want, I would tell you that 25.2.2 applies even at the zone change stage.

Logan Hebner: No, I really appreciate your thoughts and all the work you put into this.

Mr. Jenkins: But your ordinance doesn't say that on 25.2.2. It involves a development. If you look at the definition of development, development is some profits are made by which you sell things, put together a building or structure or something, which to me suggests that it is intentionally something more that the Town may require when they get to the development stage.

Logan Hebner: And often there's a [inaudible] land and [inaudible] ordinances where it is understood that all of these other sensitive land studies our (inaudible) would come right at the development stage. But to identify the lands is not that big of a deal.

Mr. Jenkins: That's not that big of deal.

Logan Hebner: And that's sort of untangling or settling those issues out is both appropriate and beneficial.

Mr. Jenkins: That would be an accurate summary of what I am saying.

Logan Hebner: No. I hadn't thought of it.

Mr. Jenkins: Because, again, the Town doesn't have the money to do the math to identify the breadth of that sensitive land area. They just told the people, hey, if it crosses your parcel, it's sensitive. If you want to do something with your parcel that's going to affect that, you come tell me how much it did affect your parcel. But I the Town don't have the money to do it myself. And it is [inaudible] and they use the terms in different portions of it, I think, wisely. I don't think it was a mistake.

- Logan Hebner: No, but I don't think our language is that clear. Unfortunately, it is not as clear as you are.
- Mr. Jenkins: It could be . . . okay, if you're in my business, and you have to read this stuff in a technical way, I can make it very clear. I can go back to definitions and say this is what this definition says and you've got to put it. . . . but that is cumbersome. It could be more clear to say, 25.2.15 zone change application [inaudible]. 25.2.2 applies at the subdivision and development stages. And you could make it so you don't have to sit hearing this bookworm attorney here to read through it and see how it fetters down. Because having to go back to the definition, back and forth, flip it back and forth, is a bit cumbersome. But I will tell you it is the right approach.
- Rob Snyder: Do you feel that it was written that way on purpose in order to give us. . . . in order to cover . . . sort of broader, so in order to cover more of the different options like zone changes versus other types of uses or changes that might come on --
- Mr. Jenkins: Well, I think that in managing your code, I think it was very purposeful that in 25.2.1, they said, first phrase, *any* applicant for *any* development approval. And then they list [inaudible]. It's not the whole of the ordinance, it's [inaudible]. Any application, you've got to do this. And I think that when you get to 25.2.2, even though I would like to argue it for my benefit proper, it's not broader, it says that additional information for all development proposals. Well your definition of development is to basically do something to erect something.
- Logan Hebner: But I think what you're meaning is that flipping back and forth between regulations and definitions, you can take a number of narratives and this is just one. And I think we need to tighten up our intent here.
- Mr. Jenkins: Yeah, I don't think you might lose. I don't think you can. So we can try to twist the narratives, but I think the way I've read it is the only way you can take it given your definitions. But make them audible. After we're trying to [inaudible] anyone else wants to tell you. Speak up. Both sides are on both sides. I'm just trying, frankly, to not to argue with sides so much as argue for what I think your ordinance says and why I think it's right. There will be another day, if I'm here for the Attiyehs on opposing that I would argue for a particular position. But really tonight, I think I am arguing for your ordinances. I would hate to see you give this up at the zone change stage. Not just for the property that I've been hired to – for the Sanchez application. I [inaudible] when I see all these other properties. And I'd hate to see you give up that tool.
- Any questions about exactly why I think that your ordinance maybe could be clearer, but as I'm reading it, as I'm understanding it, I think it's the right way to go.
- Rob Snyder: I did have one thought, that I was wondering how this would affect it in terms of the things that we're thinking about doing. And I would be curious. If I can even make my question clear. I'd be curious to see if I [inaudible] is looking at it

from the opposite direction also. In case we wanted to put five-acre lots into twenty. If we were to be doing a zone change the opposite direction, and it included. . . . and so we were trying to protect more land, and yet we were trying to decrease the density, and yet if we included sensitive lands, we would have to go through, you know, maybe an onerous level of review. When, in fact, we're going lower density instead of higher density.

Mr. Jenkins: That may be the case, but again, let me suggest to you that either way you go on the density scale, up or down, that because the Town hasn't had the money to identify the breadth of the sensitive land areas, you are basically identifying that when the applicant comes to you. So, you might view the zone one way one decade, and then another decade the other way, and it is still subject to being moved the next decade. But if you fix the breadth of that land, it's sort of done. Your map is better refined. And you're not questioning it every time the question comes up. With, gee, what's the breadth of this? We've got to do this all over again. You've had it fixed for you. Now someone might need to update that because we all know washes. They change their courses in this town depending on how big a flood you get one year or the other. But I think that when I deal with overlay zones, I am going to be taking a truly overlay and laying it over and seeing how much of my property it affects. And if I did that with the overlay zone, today, I lay it over and I see this little hair line that goes through. And I have no real understanding about how it is affecting my zone.

Clerk Harris: Can I just make a comment here, on that point? We do have those overlays. We decided at one point to combine and put that overlay on your zoning map. I do have the big sheet with the plastic overlay that goes over it.

Mr. Jenkins: Yes. And so, to clarify my position clearly, I guess, you usually want to have an overlay that covers a geographic area. Because it is identified with the whole breadth and width and scope of that area. Just like your zone, your zone covers a geographic area. Your Sensitive Overlay Zone is intended to cover a geographic area. But by its own admission, its own statement in 25.1, the introduction, these lines under that end up in subs and not identified a zone. You haven't had the money to do that. You've been having the applicant go in 25.2.1 and help you understand how big of an area you really are dealing with. So you guys, you do have the overlay, but that overlay is a hairline.

Clerk Harris: I understand.

Mr. Jenkins: Basically. To make [inaudible] decisions, I think it would help to have more information. I think besides the overall geographic area that that covers. That's why it is important at the zone change and the re-zone change stage to get a look at that because you aren't thinking. . . .

Logan Hebner: I think it's okay for five-acre lots, but I'd hate to see three-acre lots.

Mr. Jenkins: Well, by the time the sensitive lands gives you density transfers, you might be there.

Vivian Cropper thanked Mr. Jenkins.

7. **RECOMMENDATION TO TOWN COUNCIL FOR REVIEW REGARDING PROPOSED AMENDMENTS TO THE LAND USE CODE**– Clerk Harris and Pam Leach, who have been working on the project with Chair Hatfield, explained the proposed amendments. Clerk Harris clarified that the Planning Commission will not vote on the amendments, but will review them to determine whether they are ready to submit to the Town Council for review, public hearing, and possible adoption.
- a. Sensitive Lands Overlay analysis requirements;
 - b. Correct Sections 1.10, 1.16, and the Notice Matrix regarding posting requirements;
 - c. Amend Subdivision Ordinance to include requirements of the Washington County Treasurer regarding payment of property taxes;
 - d. Amend the definition of “Accessory Use or Building” to place regulatory restrictions into the body of the Code;
 - e. Amend applicable chapters of the Land Use Code regarding appeal authorities to be in compliance with Utah Code §10-9a-701;
 - f. Amend the Notice Matrix in Chapter 1 of the Land Use Code and correct noticing and filing time discrepancies within the Code.

Vivian suggested tabling the Sensitive Lands Overlay analysis amendment (item a.) to allow more discussion and possible incorporation of Mr. Jenkins’s comments. The other commissioners agreed. They agreed to submit the remaining items to the Town Council for consideration.

8. **DISCUSSION REGARDING PLANNING COMMISSION PRIORITIES FOR 2013** – Vice Chair Cropper reviewed the priorities for 2013 and the Commissioners discussed some of the items, possible approaches and appropriate prioritization.
9. **APPROVAL OF THE MINUTES OF THE JANUARY 08, 2013 PUBLIC HEARING AND REGULAR MEETING TO INCLUDE A CORRECTION IN THE MOTION FOR THE HEATH SNOW/NANCY SANCHEZ APPLICATION FOR A ZONE CHANGE**– Rob Snyder **MOVED** to clarify the motion for the Heath Snow/Nancy Sanchez zone change application which included the erroneous statement “whereas all of the adjacent landowners indicated their disapproval of this zone change” to be accurately stated “all adjacent land owners that commented indicated their disapproval of this zone change”, and to approve the minutes of the January 08, 2013, Public Hearing and regular meeting, as amended. Logan Hebner **SECONDED** the motion.

Vote on motion:
Rob Snyder – Aye
Vivian Cropper – Aye
Logan Hebner – Aye
Linda Brinkley – Aye

The motion passed unanimously.

10. **PLANNING COMMISSION ADMINISTRATIVE BUSINESS** –

Logan Hebner thanked the other Planning Commission members for his pleasant experience on serving on the Commission.

Rob Snyder attended an ex parte meeting with the Ty and Brittany Oler, who are contemplating purchasing the property in Rockville just past Amy Shima's. Mr. Oler has water rights that can be transferred to the property and a right-of-way, but no dedicated road frontage and the access crosses over Bureau of Land Management land. Moreover, the Olers are facing sensitive lands issues. In light of the potential for complications, they discussed their building plans with Rob and Clerk Harris.

Clerk Harris reported that Chair Hatfield also spoke with some potential buyers. They wanted to build a wash house on their property, and were concerned about violating the accessory building ordinance. They have since withdrawn their offer to purchase the property.

11. **ADJOURNMENT**– Logan Hebner **MOVED** to adjourn. Linda Brinkley **SECONDED** the motion.

Vote on motion:

Rob Snyder – Aye

Vivian Cropper – Aye

Logan Hebner – Aye

Linda Brinkley – Aye

The motion passed unanimously.

The Planning Commission Meeting adjourned at 9:20 p.m.

Minutes prepared by:

Teri Forbes, Owner

T Forbes Group

APPROVED:

Planning Commission Chair/Vice Chair