



CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, August 4, 2022
6:30 P.M.

1ST FLOOR PUBLIC MEETING ROOM SUITE 130, CANYON COUNTY ADMINISTRATION BUILDING

Commissioners Present : Robert Sturgill, Chairman
Patrick Williamson, Vice Chairman
Brian Sheets, Commissioner
Ron Amarel, Commissioner
Miguel Villafana, Commissioner

Staff Members Present: Dan Lister, Planning Official
Elizabeth Allen, Planner
Bonnie Puleo, Recording Secretary

Chairman Robert Sturgill, called the meeting to order at 6:30 p.m.

Commissioner Sheets, read the testimony guidelines and proceeded to the business item on the agenda.

Chairman Sturgill asked if there were any changes to the agenda. Planner Elizabeth Allen said the applicant for case number SD2021-0034, Lago Vista Estates Subdivision, had requested to table their item until a date certain of October 20, 2022 to allow their attorney, Borton-Lakey Law, time to review the staff report and staff's recommendation of denial and termination of the development agreement. Planner Elizabeth Allen described the timeline in which they received the staff report and what the denial/termination of the development agreement entails.

MOTION: No motion to table the item. Case number SD2021-0034 will be heard on the night's agenda.

- **Case No. RZ2022-0007/Greg & Ann Obendorf:** The applicant, Curtis Crystal, representing Gregory & Ann Obendorf, is requesting a zoning map amendment (rezone) of a 12.6-acre portion of parcel R32686 from an "A" (Agricultural) zone to a "C-2" (Service Commercial) zone. The 40.4-acre property is located on the northeast corner of Farmway Road and Karcher Road, Caldwell; also referenced as a portion of the SW¼ of Section 09, Township 3N, Range 3W; BM; Canyon County, Idaho.

Planner Dan Lister, reviewed the Staff report for the record including late exhibits.

Chairman Robert Sturgill entered the late exhibits into the record and affirmed the witnesses to testify.

Testimony:

Curtis Crystal – Applicant (Representative) – IN FAVOR – 2301 Parkside Dr. Boise ID

Mr. Crystal agrees with staff's report and the conditions of approval. In answer to a Commissioner's question, he doesn't know what they are going to do with the remaining 10-plus acre water rights

associated with the property. He said he assumed they will use it for the remaining farmland. He also said for the indefinite future, the rest of the land will be used for farmland. They have plans for the petroleum-based storage tanks and have worked with Southwest District Health for plans on the fuel containment. It is a very strenuous, regulated process. Southwest District Health deferred a lot of that to the Department of Environmental Quality who was concerned about location of the water well in relation to the septic system. They would look at the food service portion when they apply for their building permit. The tanks in the ground are double-lined tanks with sensors active all the time and they will be checked monthly with additional annual tests. Mr. Crystal discussed the filters, drains and secondary containment chamber that would be put in place and which would be emptied periodically. The applicants, the Obendorfs, are farmers and they thought this (rezone) would be a good opportunity. Mr. Crystal said Southwest District Health had no concerns about the proximity of this development to Lake Lowell.

Patrick Colwell – IN FAVOR – 323 Broadmore Way Nampa ID 83677

Mr. Colwell said that Southwest District Health accepted their proposed septic system (in concept) and the Department of Environmental Quality accepted the well design and issued a permit. He said they have submitted traffic impact studies which were approved by Idaho Department of Transportation and Canyon Highway District #4. Access permits have been submitted and conceptually approved by the two agencies also. The access will be designed per Canyon Highway District #4 requirements and their plan meets all the requirements of the Highway 55 access plan. He said Idaho Department of Transportation has the ultimate authority on access and can put any requirements on the project they think are necessary. All stormwater would be retained on site. He said the remaining water rights will probably be retained by the owners as they have thousands of acres of agricultural ground in the valley and they will probably find a place to use them. He said the access point of the property is outside the widening plan of Highway 55.

John Kernkamp – IN OPPOSITION – 15635 Riverside Rd. Caldwell ID

Mr. Kernkamp lives about a ¼ of a mile south from the intersection of Karcher and Riverside. He said a gas station and convenience store is already there; it's off Karcher Road so people using it aren't trying to get on and off Karcher Road. It doesn't have the same impact on the ambience of Karcher Road because it is off the road. He said having a new station right on the road is the beginning of urban sprawl. The intersection of Karcher and Farmway is already very busy because long haul semi's try to take a short cut from Simplot to the highway. There is a huge amount of semi (truck) traffic on that road already. He has lived there ten years and now, semi's use their engine brakes at all hours of the night and he can't sleep with his windows open during summer because of it. He is amazed at the number of additional car trips quoted. It is one vehicle trip per minute, and it will really impact the quality of life in that area and not in a good way. He felt there was a lot of undefined possibilities for the use of this property.

Cheyne Weston – IN OPPOSITION – 16316 Orchard Ave. Caldwell ID 83607

Mr. Weston said long ago, these meeting used to start off with a public needs statement saying why the project is needed. He said there is a problem when you don't state the need for a gas station like this. There are already lots of gas stations around. He doesn't see where there is a need to begin with and most of the people who use this will be non-local. Mr. Weston said he is concerned about Caldwell's Dark Sky ordinance. Truck stops are generally well lit and the lights will obliterate the view of Bogus Basin. That disrupts the quality of life for him and his neighbors. He also has groundwater concerns. Lake Lowell is only a half mile away and any breach in the tanks will send adverse water conditions to the Lake. He is on the Board of Caldwell Parks and he said they want sidewalks along that stretch. He wants them to use city sewer or water; he thinks all phases should use city sewer and water when you come out this far. He feels this project is premature until Idaho Department of Transportation's project gets done.

Andrew Haumesser – IN OPPOSITION – 15981 Lunar Way Caldwell ID 83607

Mr. Haumesser lives less than half a mile south from this intersection. He wanted to talk about the need or the lack thereof for this project. He asked how convenient do convenience stores really need to be? They already have one 7/10's of a mile from this intersection with four more going into Caldwell. He said we need this like a hole in the head, especially when there is going to be one across the road on the other corner. He was a certified, professional geologist and part of his job was to remove buried fuel tanks. Mr. Haumesser said 75% of the tanks he removed were leaking and it was the plumbing going up to the pumps that leaked, not the tank itself. This project location is on the aquifer with several thousands of people using it for drinking water. It affects every irrigation well in the area and could affect Lake Lowell with pollution. He felt if they approve this project, one of the conditions should be the hours of operation: what is to prevent them from going to 24 hour-a-day operations in the future? That should be a restriction. He said they should be connected to city services and pointed out the letter from the City of Caldwell states the new development should be connected to city services such as sewer and water. He said no one has discussed how many gallons of fuel will be stored here.

Mike Gann – IN OPPOSITION – 15951 Malt Road Caldwell ID 83607

Mr. Gann lives on the corner of Malt Road and Highway 55. The prior testimony has expressed his concerns on traffic, traffic safety, environmental impacts, groundwater.

Deborah Haumesser – IN OPPOSITION – 15981 Lunar Way Caldwell ID 83607

Ms. Haumesser was part of the opposition to the development on adjacent land known as Karcher Farms. She believes they should have to do a traffic impact study and it needs to be done during peak hours: the photos presented are not the way traffic looks during peak hours. Prior to the Karcher Farms development approval, she counted 167 vehicles coming past her back patio in one hour. Because of the noise from the semi-trucks and double dump trucks, she can't sit on her patio anymore and have conversations. Ms. Haumesser said they wear earplugs at night to sleep because, beginning at 5:00 am in the morning, the traffic is very loud. They never have their windows open any more. It is a quality of life issue: they moved out to the area because of the cows and farmland. To have two adjacent fuel stations on those two corners; this is going to add another 1770 vehicle to that intersection each day. That is not good for their quality of life. She loves the blue sky and the fresh air. She said her home is no longer a quiet place in the county.

Curtis Crystal – Applicant (Representative) – REBUTTAL – 2301 Parkside Dr. Boise ID

Mr. Crystal said with regards to lighting, they are always conscious of making sure down lighting is a high priority. There will be improvements on Farmway with sidewalks, landscaping and pathways put in at the appropriate time. The intent of a convenience store is to provide food, products and services within walking distance of local neighborhoods. He has been out to the property a couple of times. He agrees with the owners of the property that there is a need there. He said they will be storing about 40,000 gallons of fuel and would agree to a permanent limit on the hours of operation.

MOTION: Commissioner Sheets moved to close public testimony on Case RZ2022-0007 seconded by Commissioner Amarel. Voice vote, motion carried.

DELIBERATION:

Commissioner Villafana questioned the number of one-way trips; would that be adding that number of trips or is that the amount traffic that flows through that area now? Staff was unable to answer. Commissioner Villafana said he hates to see the loss of farmland but he has seen tractors working up to the edge of Highway 55 and he thinks that is dangerous because traffic moves so fast. He thinks there is a need for a gas station because every time he drives down Karcher, all the gas stations are full. He

thinks the farmer's market is a nice idea. He is torn because he hates to see the loss of farmland but he but he thinks they do have a good plan. There is going to be a larger population in the area because of a development that is coming close to this parcel. He reiterated that he feels it is a good plan. Commissioner Sheets thinks this is a facility that is best suited within the city and cities are better equipped to handle these types of things. In that case, they would be using city services and applying city landscaping and lighting ordinances. He feels this development is better handled in a city jurisdiction rather than a county jurisdiction. He also said the Idaho Transportation Department information is critical to this: not having any information about what they think about it (is a concern). You can do a farmer's market on agricultural land; it's an allowed use. He doesn't think this intensive use is appropriate and he won't be able to support it. Commissioner Williamson said if city services were there it would make more sense to him. Sidewalks next to Highway 55 is an incredibly dangerous idea because of how fast the cars are moving. There are a lot of trucks on Farmway also and Idaho Transportation Department doesn't seem to be aware of that. He believes cities would handle this type of project better. He would feel better if they were bringing city services down to the property. Commissioner Williamson also believes this will cause a cascade of development although having two gas stations across from each other would be good because it will create competition and lower gas prices. As it stands right now, he is in favor of a farmer's market but the other two portions, he can't support. Commissioner Amarel said the 1770 trips are because it is a convenience store. He believes this is a better fit for a city environment.

MOTION: Commissioner Sheets moved to deny Case RZ2022-0007 including revising the Findings of Facts, Conclusions of Law and conditions of approval and bring them back to the next hearing, forwarding the recommendation to the Board of Canyon County Commissioners. Motion seconded by Commissioner Williamson. Roll call vote 3 in favor, 2 opposed, motion passed.

- **Case No. ZV2022-0004/RLM Investments:** Ryan Myhre, representing RLM Investments I, LLC, is requesting a Variance of 4.4 feet and 16.9 feet to the front setback requirement of 30 feet within an "A" (Agricultural) Zoning District. The subject property is located at 10586 Lake Shore Dr, Nampa (R29612), also referenced as a portion of the NW ¼ of Section 17, Township 2N, Range 2W; BM; Canyon County, Idaho.

Planner Dan Lister reviewed the Staff report for the record.

Chairman Robert Sturgill affirmed the witnesses to testify.

Testimony:

Ryan Myhre – Applicant (Representative) – IN FAVOR – 301 E. Bower St., Meridian ID 83642

Mr. Myhre is the owner of the property and reviewed the background of the case. He was in contact with a County Planner before he bought the property: he was told he could move one lot to encompass the current manufactured home and he would have an additional administrative split, giving him access to three lots. When he submitted all the information, he was told no, he would need a private drive because there are more than two lots. He had already spent \$25,000 to build a foundation to put the mobile home on but then found out he couldn't do it (the split). He is asking for a variance so he can get to that third lot. He was going to sell the front two lots and keep the back (third) lot to build on for himself. He showed where his lot would be on the map. He said he can't keep any of the lots now because his holding costs have been so high (since January). Per the Highway District, it has to be accessed by the driveway and he can't build an access between his property and the neighbors. There was discussion about the distances

between the two existing homes, the new, proposed driveway length and the surveying the applicant has done in preparation for splitting the lot.

MOTION: Commissioner Williamson moved to close public testimony on Case ZV2022-0004 seconded by Commissioner Sheets. Voice vote, motion carried.

DELIBERATION:

Commissioner Sheets knows where the applicant is coming from; landlocked parcels have issues when it comes to access and frontage roads. He agrees that it is a hardship.

MOTION: Commissioner Sheets moved to approve Case ZV2022-0004 including the Findings of Facts, Conclusions of Law and conditions of approval and order. Motion seconded by Commissioner Williamson. Roll call vote: 5 in favor, 0 opposed, motion passed.

- **Case No. SD2021-0034/Lago Vista Estates Subdivision:** The applicant, Mason and Associates, INC., representing IMH Boise Heritage LLC, is requesting approval of a preliminary plat (with drainage, grading, hillside, and irrigation plan) for Lago Vista Estates Subdivision which proposes 101 residential lots, and seven common lots. The two properties are zoned "CR-R-R" (Conditional Rezone – Rural Residential). The properties (R30072013 & R30072011) totaling approximately 206.93-acres is located southeast of the Locust Lane and Pump Road intersection; also referenced as a portion of the NE and SW ¼ of Section 11, T2N, R3W, Canyon County, Idaho.

Planner Elizabeth Allen, reviewed the Staff report for the record including late exhibits.

Chairman Robert Sturgill entered the late exhibits into the record and affirmed the witnesses to testify.

Testimony:

Darren Mann – Applicant (Representative) – IN FAVOR – 868 E. Riverside Dr. #200, Eagle ID 83616

Mr. Mann is the principle for IMH Companies in Idaho. He is requesting a continuance for this project based on the information contained in their attorney's letter submitted to the Commission. They only received knowledge of the staff report on Friday and that gave them only three days to review it. They would appreciate the time so they can address the concerns of the Commission and the neighbors. They are not interested in making trouble. They consider themselves a friendly builder and are not in the business of entitling land. Mr. Mann said they came to the project with a development agreement and took it on because it was what they like to build. It is a beautiful area. They plan on building beautiful estate homes and increasing the value of the neighbors' properties. He said they also have concerns when it comes to the water: they have hired a company to do all the work to alleviate those anxieties. There will be no sewer treatment. Brown water will be maintained on that one lot and each property will have holding tanks for the solids. They will be pumped out annually by the HOA and be taken off site. He said they are in the process of doing their research on the water (issues). It is a bit troubling that it has been 400 days since they have submitted: they are not sure why staff accepted their submittal if they were looking at getting rid of the development agreement. Mr. Mann said they don't understand why staff didn't bring this up when they met on February 7th. They have spent hundreds of thousands of dollars putting this project together with consultants, architects and engineers. They are able to perform all the requests that are required for traffic and water and are asking for a continuance until the second meeting in October so they can address everyone's concerns, including the neighbors. They are not here to fight; they are good neighbors and a good builder and are here to enhance the communities in which they do

business. Mr. Mann said they hired HDR Incorporated and they are getting ready to drill test wells. They should have all that completed before the second meeting in October. He said they would like to talk to the owner of the apple orchard property next to them as their orchard well is on the property line and they may be able to get some well data from them. He explained the two lots for the sewer are leach fields for gray water only. Each lot will have its own tank for solids and those will be pumped out annually or as needed. It will be small high pressure lines which will pump the gray water into the fields. The system is almost completely designed. He said they haven't had any conversations with Upper Deer Flat Fire District but they are planning on having a fire suppression system on site and fire sprinklers in every home. He could not answer whether that information was contained on the preliminary plat. He reiterated they are doing fire hydrants and sprinklers in the homes. The community well will be for the 99 homes and the irrigation of lots. They are still in the process of designing the water system. He said it will be at least a two well system and there are two well lots on the plat right now. They will do another traffic study: they were not told when they first started this project that they needed to do a new traffic study. They will address Fire Department response time in their report in October.

Karryn Davlin – IN OPPOSITION – 9586 Pump Rd., Nampa ID 83686

Ms. Davlin doesn't mind progress but she is very concerned about the well system. She said we have had droughts for several years and this is the first time she has owned a home on a well system. Everyone needs water and she wants to be sure there is water for everyone. Wells are going dry in their area. She said the homes they are building are not little homes; they are family homes and they use lots of water. She asked where is it going to come from? Can it sustain that (all the homes)? If they don't have water, they aren't going to be able to live there anymore. She hopes they all see that and how important water is for them and their livestock.

Claudia Haynes – IN OPPOSITION – 8830 Deer Sky Ranch Trail Nampa ID 83686

Ms. Haynes lives within a half a mile of the proposed subdivision. She has lived there 20 years and was at the original hearing for the subdivision. They never submitted the plat drawing. Their attorney said the Nampa city impact area would come around Lake Lowell within a short period of time, but it has been 14 – 16 years and that hasn't happened. In that period of time, there has been a lot of development and people moving into the area. She has copies of bills totaling over half a million dollars from people who have had to drop their wells, drill new wells or put in new motors and electronics because the aquifer is dropping. She has provided this evidence over the past few years, submitted in writing to both the Planning and Zoning Commission and Board of County Commissioners from the head hydrologist from the State of Idaho. She said this application started a long time ago; it's great they are talking about new traffic studies. Ms. Haynes said whatever has to be done to finish his project, it looks like they are traveling down the right road. She talked to the Upper Deer Flat Fire Marshal directly; he said they don't have the facilities to support (fire service for) this property but he said they could apply to Marsing Fire. She provided documents showing the rest of her concerns and has given them documentation including articles in the newspaper showing conflicting information about water. She spent \$30,000 last October to drill down 20 feet: the next bill will be \$50,000. She also provided a copy of a bill from her neighbor that showed he just drilled a new well in May 2022 which cost \$50,000 and the reason was because he was out of water. She said we are not making this up or trying to stack what this applicant is trying to do. We would like to give him until October and let him do his studies. He can come back and do his presentation and they will come back and do a presentation also.

Kim Yanecko – IN OPPOSITION – 13038 Skyview Street Nampa ID 83686

Ms. Yanecko said she was there representing a group of 160 people in Canyon County. She read a letter from the group that discussed their concerns about residential development and the lack of regard for water resources, public safety and property rights protections. They cited the short amount of time that

the staff report was made available for review and response. Ms. Yanecko discussed the water resources in the area: she pointed out that the Taylor Jene plat was denied by the Board of County Commissioners because of water and even though the applicant has asked the Board to hear the project again, they expect it to be denied. She said just because Idaho Department of Water Resources granted the water right doesn't guarantee water will be available 365 days a year to the new homeowners, much less the existing homeowners. Ms. Yanecko talked about a 2020 statement from a Canyon County planner who noted that "South Canyon area has been identified by Boise River Basin feasibility study in this area as having water supply issues." She also discussed the lack of monitoring of wells during the irrigation season. She said their answer is if a well goes dry, turn off their pumps for hours or days and wait for the aquifer to recharge. The land is currently using for grazing and no irrigation is currently used. Ms. Yanecko said the newest residential well is 800+ feet west of this proposed subdivision. She said a community well is not the answer either. Her community wells (they have two) are stressed with 33 homes. The lot size of this proposal is also lower than the average 2 acre lot size. She said the school district needs to plan for 38,000 new students in grades K – 8. They have asked to stop growth as there are not enough resources, especially if the bond doesn't pass. There will be more traffic on rural roads: West Lewis Lane is classified as a rural road, minor arterial. She said with 101 new homes, that would be 960 additional trips on the roadway. Ms. Yanecko said with the County's liability insurance being cancelled in October 2022 and the possibility of the County having to be self-insured, if there are problems with the lack of water, will the liability rest with the developer even if the County approved the development? There should have been an annual review of this agreement. 13 – 16 years doesn't constitute "time is of the essence" and she said allowing the development to continue could place the liability burden back on the County. She said this proposal should be required to comply with any new laws. The County should have a hearing and reverse the zoning decision, reverting it back to agricultural land, with a new application for a new zoning request for any development. She stated Idaho code 67-65-09 gives the County the ability to terminate this agreement and rezone it back to agricultural land.

Beverly Cavazos – IN OPPOSITION – 10140 Vista Del Lago Lane Nampa ID 83686

Ms. Cavazos lives about a half mile down the road from this new development. They had a meeting with Idaho Department of Water Resources at a local park by Sky Ranch and the Idaho Department of Water Resources explained to them with graphs and projections about water and aquifer levels. The Department of Water Resources showed them a presentation which showed the aquifer has so many wells on it right now, it periodically goes dry. It takes two to four days for the aquifer to replenish the water level with the number of people on it right now. She said that means for two days, they can't do anything: wash clothes, take showers, etc. She wonders with another 101 homes, how long they will be without water now? They are trying to get the Commission to understand that every time they approve even one home build, it makes it even worse for the aquifer. She can't imagine what it is going to be like with another 101 homes. They do not have the water to sustain these homes. She suggested the Commission request Idaho Department of Water Resources come and make a presentation to them. Developers twist the situation and claim there is going to be water. She said there will always be water but there is a possibility of a long period of time when there will be no water in these homes. People need to know this. The developers have been able to twist the figures and seem like there is plenty of water and there isn't.

Terry Mahoney – IN OPPOSITION – 13996 Lewis Lane Nampa ID 83686

Mr. Mahoney lives directly west of the property, in the middle of the apple orchard. His opposition is primarily the same as everyone else. He just drilled an 800 foot well two years ago. His big concern is what does he do when he has problems? How far down can he go? They were having trouble when they were drilling his agriculture-style well because they already knew there were problems and the driller was beginning to think they weren't going to find water. He said he may not have the opportunity to drill deeper. Mr. Mahoney's neighbors have also had problems. He showed the original well and other wells

that have had problems and spoke about the history of problems when drilling wells. He said having a development of this density in a rural area doesn't make sense. Not only is there aerial spraying but there is also 24 hour a day spraying with big jet propelled sprayers in the orchard itself. He said people are going to be surprised when they move in there.

Darren Mann – Applicant (Representative) – REBUTTAL – 868 E. Riverside Dr. #200, Eagle ID 83616

In response to questions from the Commission, Mr. Mann stated there are some surface water rights. He did not know if residents of the development would be allowed to use wells for irrigation water. Mr. Mann said he believes all the homes will be outside the 100 foot exclusion zone for aerial spraying. He also said there would be disclosures to the new residents about aerial spraying. There was discussion about the assessment of the risk of building homes with no water. Mr. Mann said they believe they have hired the best water consultant in the Treasure Valley to ascertain what they can and can't do. They were told when they began the project, there was 'substantial water' and multiple layers of aquifers to pull from and it would not endanger others. He said they are now in the test well phase. If there is not enough water, they would be foolish to move forward with 100 homes. They will need to start drilling test wells in the next three weeks.

MOTION: Commissioner Williamson moved to close public testimony on Case SD2021-0034 seconded by Commissioner Amarel. Voice vote, motion carried.

DELIBERATION: Commissioner Williamson said he was leaning towards voting for a continuation considering the applicant is willing to research the issues. While they can't complete a traffic study by the October hearing date, he would like a traffic impact study and to get additional information from the two Fire Districts. Commissioner Sheets said he comes from the school of thought that the Commission should evaluate the application that is in front of them. He said how many public hearings do we need to have on this? There is another step and that is going in front of the Board of County Commissioners. He hasn't seen any additional evidence to change his mind from agreeing with staff's recommendation. Commissioner Amarel said he was looking at the amount of information the Commission has had to review on the project and what the public has had to go through. He felt Mr. Mann seemed sincere; if he is doing the test wells, we could learn something from that. He said let's give him a chance to prove himself. Commissioner Williamson said that one of the parties in opposition also said that the applicant should be given the continuance. Commissioner Villafana said he is with Commissioner Sheets. He said there is no guarantee if they do a continuance that the applicant would have any of the information the Commission is asking for. He is in favor of making the decision based on what they have in front of them now. They will have the opportunity to address any questions brought up tonight with the Board of County Commissioners.

MOTION: Commissioner Williamson moved to continue Case SD2021-0034 until October 20, 2022 as requested by the applicant. Motion seconded by Commissioner Amarel. Roll call vote: 3 in favor, 2 opposed, motion passed.

APPROVAL OF MINUTES:

MOTION: Commissioner Sheets moved to approve the minutes from 7/7/2022, seconded by Commissioner Villafana. Voice vote motion carried.

DIRECTOR, PLANNER, COMMISSION COMMENTS:

Planner Elizabeth Allen discussed the County losing their liability insurance which means if there is a lawsuit, the County would need to defend itself. Planner Elizabeth Allen discussed the 2030

Comprehensive Plan hearing, scheduled from 5 pm to 10 pm and the public comments she has received. The presentation will be concise; the event will livestream on YouTube. There was discussion about the Commissioners providing short summaries on what was discussed during the public testimony portion of the Comprehensive Plan Hearing. Commissioner Amarel asked about having public entities providing information to the Commission on various topics, including traffic, water, fire and school capacity. Planner Elizabeth Allen said it was her plan to have some of the aforementioned agencies provide presentations to the Commission quarterly. She also felt that it would be helpful to have staff reports published more than one week in advance and is working on changing that timeframe.

ADJOURNMENT:

MOTION: Commissioner Williamson moved to adjourn, seconded by Commissioner Sheets. Voice vote motion carried. Hearing adjourned at 9:59 pm.

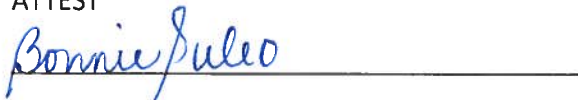
An audio recording is on file in the Development Services Departments' office.

Approved this 1st day of September, 2022.



Robert Sturgill, Chairman

ATTEST



Bonnie Puleo, Recording Secretary