

**Meeting Minutes of the
Hailey Planning & Zoning Commission
October 5, 2009**

The meeting was opened at 6:30 p.m. by Commission Chair Owen Scanlon. Commissioners present were Mike Pogue, David Lloyd, Mark Johnstone, and Geoff Moore. Staff present was Planning Director Beth Robrahn, Planner Mariel Platt, and Planning Assistant Becky Mead.

Public Comment for items not on the agenda

John Gaeddert, 1 Quigley Road said last meeting the Commission approved the application for the biodiesel bus CUP and the school district wanted to thank the Commission on their behalf. They will not be building anything right now. He said they understand there are still concerns and they are willing to sit down and talk with the neighbors on a continuing basis. He said after the plant facility levy hopefully passes on October 29, 2009 that will allow the district in a greater sense to know all of its options. He said they are appreciative for all the time and effort that has been put forth with the bus CUP.

Consent Agenda

- Tab 1 Findings of Fact – Approval of Helms Residence Design Review No Substantial Impact
- Tab 2 Findings of Fact – Approval of Blaine County School District Conditional Use Permit for an above ground biodiesel storage and dispensing tank.
- Tab 3 Findings of Fact – Approval of Blaine County School District amendment to its existing Bus Maintenance Facility CUP, issued in 2003 and amended in 2005, to allow an on-site fuel storage tank and dispensing.
- Tab 4 Approval of request by Albertson's for a six month extension of their October 20, 2008 Design Review Approval
- Tab 5 Approval of new exterior colors for La India Restaurant

Commissioner Moore pulled Tab 1.

Commissioner Johnstone moved to approve Tabs 2-5 of the consent agenda. Commissioner Lloyd seconded; Commissioners Moore and Scanlon voted in favor and Commissioner Pogue abstained, the motion passed.

Tab 1 Findings of Fact – Approval of Helms Residence Design Review No Substantial Impact
Commissioner Moore said the findings stated that the proposed addition is below the existing roof line and he wanted to know how far below the roof line it will be. He said hopefully it does not exceed 15 feet with a 6 foot setback.

Commissioner Scanlon asked Commissioner Moore if he was questioning the overall height of the addition. Commissioner Moore said a 6 foot setback according to the table in the code should not exceed 15 feet.

Director Robrahn stated the plans do not show the height of the addition. Commissioner Moore stated it could be a condition of approval for a 6 foot setback, as referenced in table 2 diagram 1; the height would not exceed 15 feet.

Commissioner Moore moved to approve Tab 1 with the addition of the condition for a 6 foot setback the addition not exceed 15 feet in height. Commissioner Lloyd seconded, the motion passed unanimously.

New Business

City of Hailey Woodside Fire Station CUP and Design Review

An application by the City of Hailey for a Conditional Use Permit and Design Review for the Woodside Fire Station, located on Parcel O2, Block 62, Woodside Subdivision No. 15 (2582 Woodside Blvd.) with the General Residential (GR) district. A public service facility is a permitted conditional use with this zone with approval of a Conditional Use Permit. **Tabled.**

Unfinished Business

Hartland Development Company LLC for Colorado Gulch Preserve Annexation

A public hearing continued from September 28, 2009, upon an application by Hartland Development Company LLC for annexation of 21.81 acres of the Colorado Gulch Preserve, located within Lot 1, Block 1, Stevens Family Ranch, LLC Subdivision (70 Broadford Road). The parcel is located west of Airport West Subdivision and south of Della View/Broadford Estates Subdivision. The applicant is requesting General Residential (GR) zoning of the property should annexation be approved.

Director Robrahn said the applicant would summarize the wildlife assessment and bus routes and deem if they would be necessary; they do not. After the presentation the Commission should have adequate information to begin deliberation. She suggested in the staff report; begin with land use and density. She incorporated some conditions that would be hammered out by the city council.

Commissioner Pogue recused himself from this application because the applicant is a client of the firm he is employed by.

Brian Yeager, Galena Engineering on behalf of the applicant reviewed the updated traffic study requested by the City Engineer and preparation of a water model Yeager stated the City Engineer requested the original 2004 traffic counts be used which are higher than they are today. Yeager said the conclusion of the analysis is basically the same and there was no real change. Yeager said this traffic update is part of the record that has been submitted to the city. He said they were requested to do a water model to demonstrate the impacts from this development to pressure within the surrounding areas in the city. He said he has been working with the City Engineer on this model. He said it is not finished yet but will be within the next day or two. He said the preliminary results show that all junctions of concern within the development and Airport West and to the north in Della View will flow at 40 psi during fire flow, which is the criteria that the City Engineer asked him to look at.

Jeff Pfaeffle, applicant commented on Kaz Thea's wildlife report. He mentioned that she would be present later in the meeting to give her report. He said he went through the staff report and looked at the comprehensive plan summary and he feels this application fits within the considerations, it is sitting within the business core, it is not an example of sprawl and it is not in the wildlife corridors. He said what will really become clear within the City Council process will be the development of trails, potential donations and dedications. He explained the trails proposed and the connection they would provide from Colorado Gulch to Lions and Heagle Park.

Commissioner Scanlon asked if this property had been ranched and for and how long. Pfaeffle said it was previously owned by the Justus family who ran cattle. Pfaeffle explained their 2004 annexation

request included the property in the floodplain. He said the council wanted to see the density put back up on the bench and they didn't want to be involved with the rest of the ranch because it was in the county and not in the ACI. The Stevens family has a ranch in Hagermann and has their cattle there; they bring the cattle here during the summer and tried fencing them in but when people cut the fences the cattle would get out. He said that is a big motivator to come up with a plan to end the confrontation between the people coming through the property and to immediately create a trail system that would go through the property. He said the goal would be to get the areas on either side of the bridge and south donated to the Land Trust for public use. Pfaeffle said those areas are in the county and asked for the Commission to trust them on that goal.

Commissioner Scanlon asked if the Stevens Family would continue to bring cattle on to the property. Pfaeffle said they would until there was development. Commissioner Scanlon asked about the floodplain area. He said at the last presentation there was talk about making public easements through that area; is that still going to be conflict between livestock and people in that area. Pfaeffle stated once the development begins the cattle will not be down in that area. He said there are two different parcels and if the council asked this it would be reasonable to suggest that the cattle would be gone.

Commissioner Scanlon asked when he presented this in 2004 was it presented to Planning and Zoning or the City Council. Pfaeffle said it was presented to both. Commissioner Scanlon asked whether Planning and Zoning recommended it and then when it went to City Council they denied it. Pfaeffle said yes, they had a full plan and it was turned down due to the development proposed in the floodplain. Commissioner Scanlon asked if this was developed in the county how many units would there be. Pfaeffle said with a PUD and density of 1 unit per acre on 22 acres, it would be 22 units plus a 30% bonus. Pfaeffle said to do a county development they would have to use septic systems, which is probably not a very good idea being that it is very close to city water and sewer lines there on Broadford Road. He said when talking with the Health Department, their preference would be for their sewage go into the city services. He said in talking with Jeff Adams he indicated that there are areas that are close to the city where the County would like to see more than 5 units per acre. He said they have laid out 3 ½ units per acre plus community housing at 20%, which comes out to about 4 ½ units per acre. Pfaeffle said he is not trying to push density here; he is trying to create something that would work with the industrial and the surrounding areas.

Commissioner Scanlon asked Yeager whether the water pressure he anticipated would be 40psi. Yeager said the 40psi is the threshold that you do not want to go below for public water supply. He said when he put their network on the pipeline system into the city's water model, he ran that up to the maximum daily demand and attached fire flows to that and they did not drop below 40 psi, they were about 60 or something greater than that. Commissioner Scanlon asked what the model was based on and stated the reason for asking that was because they have had applicants submit an application with denser developments in residential areas and all the neighbors commented that they did not have enough water pressure as it was and adding development would make it worse. Yeager said the model he used was provided by the City Engineer. He said he had a copy of it that he has not submitted yet because he wanted to go over it with the City Engineer first. The model is the City of Hailey's hydraulic model provided to him on September 2nd by the City Engineer. He said the model had been updated by a consultant on that same day. Yeager said there are different pressure zones within Hailey and some are worse; pressure on the Northridge bench for instance because of the elevation.

Commissioner Moore wanted to confirm what Pfaeffle said about the density and asked within the county zoning that he would be allowed 110 units for 22 acres. Pfaeffle said no; currently it is zoned R1 and he said the discussions he has had with Jeff Adams, specifically regarding properties that are adjoining the city limits or light industrial or business area, the county is trying to reduce the densities in

the out lining areas. He said Adams goal would be to go 5 units per acre. He said if this was done in the county there would be no benefits and control within the city. He said the density aspect is not currently in force at the County; it is something that has been discussed. Pfaeffle said this property from one end to the other is sitting next to sort of the economic engine of the city. He said the business area will become more developed and if the airport moves there will be opportunities there for development.

Public Hearing Opened

Carl Hjelm, 212 Second Avenue South is in favor of the annexation. He said there has been talk about annexing the Justus property for at least 20 years. He said he had a couple of concerns he would like to raise for the Commission's attention. (1) The Land Trust and the city are working on transfer and development rights and proposal for a number of years. He said he liked the idea of for the density to be transferred from the lower riparian areas along the bench is a wonderful idea; he is leery of the whole "you are doing to have to trust us" idea. Hjelm suggested a concurrent dedication of those development rights to a non profit like the Land Trust along with the annexation of the property is an appropriate step. He said while those two do not have to happen in an order he believed they could happen concurrently. (2) Transportation, the intersection of Cedar, Main and Broadford Road is less than serviceable now and something needs to happen there. He said he understood the development proposed does not create a ton of traffic but it would be the last straw on the camel's back. He believed that the municipality of the city needs to work with the LDS church, the transportation department and a few other people and do something with the transportation scheme there. He said years ago they tried to do a round about intersection there. He said there are ways to handle the costs and he did not feel that the cost should be born by this development but he definitely feels that road needs to be improved prior to additional traffic on Broadford Road which improvements should be part of this development, and maybe not solely to the applicant's cost. Hjelm encouraged the city to allow for is the exploration of any kind of residential use on that property that will be market appropriate.

Sue Martin, 213 Broadford Highlands asked if that was the scale of the proposed housing development to the rest of the property as a whole. Yeager stated yes. Martin said and to the west side of the river is a steep cliff area, it is not flat. Yeager said yes.

Carrie York, coordinator for the Wood River Land Trust confirmed that the Wood River Land trust has completed two conservation easement agreements with the applicant that were completed in 2008. She said one is on the west side of the river next to Colorado Gulch and the other on the east side. She commented on the protection of floodplain and riparian habitat along the Big Wood River and said the Wood River Land Trust, the City of Hailey, and Hailey's Parks and Lands Board have been working cooperatively for a number of years to protect the floodplain and riparian habitat along the Big Wood River from Colorado Gulch Bridge up to Bullion bridge and have protected that land either in city parks or conservation easements. York said the primary reasons for protection of this habitat are for wildlife habitat and public access to the river. She said the Wood River Land Trust supports the access trail in the proposed Colorado Gulch Preserve because it would expand the existing trail system, the property to the south would allow people to travel from the floodplain all the way up to the Bullion Bridge which would be a great amenity to Hailey residents and all other users. She said in general, Wood River Land Trust supports projects where density is planned in and around existing infrastructure or that proposed logical expansion boundaries are around city boundaries that are protecting wildlife and open space.

Tony Evans, Mountain Express said Pfaeffle mentioned two possible home sites within the riparian area that he and or his partner had long range plans for. He asked what plans they had today for those sites or if they fall into the easements that the Land Trust has put together. He asked for any details on those spots.

John Flint, 331 Golconda has enjoyed using the trail and said it would be great to have that available to the public, it is very nice there.

Public Hearing Closed

Director Robrahn said she asked Kaz Thea to present the wildlife assessment because it was not included in the Commission's packet; she would get a copy of it to the Commission.

Kaz Thea, Wildlife Ecologist said she had done an initial assessment to determine any possible impacts that might be from the proposed development. She said she inquired with the State and Federal agencies like Idaho Fish and Game; Mike McDonald addressed some questions she had, Fish and Wildlife Service provided some species list for any threatened or endangered species that she should be concerned with, and the Fish and Game CDC, the conservation program of Idaho Fish and Game, provided any sensitive species list from a five mile radius of the proposed project. Thea stated she did a site survey of the property and addressed these species and addressed whether she thought there would be any impacts. She said the property sits adjacent to subdivided land to the north, to the south Colorado Gulch, and across Broadford Road is light industrial, the property is just outside of the city limits. She said this is a likely place for the city to have additional housing. She said there are a couple things about the property that provide sensitive habitat to certain species. She pointed out where the wildlife corridors were on the property. She said there are deer and elk there; the deer leave in the winter and the elk move in. Thea said there is artificial feeding going on so there are probably more elk there because of that. She said none of the habitat in the bench is significant or important because it is well away from the riparian area. She said one of the sensitive species that were listed by the CDC was wolverine habitat; she said there might have been a historic sighting but nothing today that is known or seen; she said the wolverines like high mountain areas well away from people. She said the CDC listed sage habitat, it is no where near, a five mile radius; she said the site is a cottonwood forest; no signs of pigmy rabbit on site; it is a sensitive species that needs mature sagebrush habitat; lynx might use some of the riparian area but would not use the development area, she did not see a problem with this. She said there are some sage grouse within the 5 mile radius, there is no habitat for sage grouse on site, they need open sage habitat which there is none on the property. She said with all the species that she has addressed with the proposal that the riparian area will be well buffered and protected; she did not see that there were any issues from a sensitive species prospective. Thea said if this does get accepted and when dirt starts to move if the riparian areas are protected from any dirt thrown there, which was a commitment of the property owners, she did not see an issue. She said there is definitely a substantial buffer proposed and it is well beyond the city's buffer requirement for riparian areas. She said she does not know about the current grazing practices. She said this is a simple project as long as the riparian areas are well protected.

Pfaeffle addressed public comments:

To answer the question of future home sites; currently there are only two parcels; there is the parcel that is suggested for annexation and there is the original parcel which is in the county where there is the ability for a home to be built. He said from the previous annexation there were cross sections every 100 feet from the south to the north to establish areas of the 100 year floodplain. He said they are sites that would accommodate the building area of a home. Pfaeffle pointed out this area on the map, saying they are elevated from the 100 year floodplain. He said there are three areas where a house could be located on the parcel; there are no plans to subdivide that parcel. Evans asked where the conservation easement begins and ends. Pfaeffle pointed this out on the map and said the conservation easement is the entire property except for the proposed annexation.

Public Hearing Opened to allow comments on the wildlife assessment.

Sue Martin asked Kaz Thea if she saw any indication of wolves and mountain lions in the area. Thea said she did not but that does not mean that they are not there.

Public Hearing Closed

Commissioner Scanlon asked Pfaeffle, if annexed what would be built first. Pfaeffle said out of courtesy to his neighbors to the north, he would start building from the south along the bench, but a lot is market driven. He said the market will dictate what the need would be.

Director Robrahn stated that the applicant submitted a phasing plan. She said there should be a draft condition that refers to phasing; if not that would be something the Commission could add to the conditions.

Commissioner Moore expressed concern with view corridors and said the Comprehensive Plans states they should be focusing on an entry way not a garage door fronting Broadford Road. He would like to add LR1 and possibly LR2 zoning. He said the density exceeds our 4 or 5 units per acre and in land use we should see a little bit less density towards the fringes. He expressed concern for the berm that exists; he asked if something could be put in the development agreement that would address berms on this application. He said he did not want to see a berm as a method to block out the garage doors.

Commissioner Johnstone said what is problematic for him is that they have been told by the applicant that this is a conceptual idea; how will the Commission determine if it is going to appear and fit into the design of Hailey.

Commissioner Lloyd agreed and would like to see a less conceptual design plan. He said he is not fully against the density the way it is proposed.

Commissioner Scanlon agreed but he does have problems with the density there. He thinks this is a nice looking project but he is leery; if he was a neighbor he would want to know what was going to be built. He has a hard time conceptually visioning this density. He said the homes in the surrounding neighborhood are homes with acreage and there will be some county islands between the proposed annexation and the city. He said personally he does not want to be involved in any forced annexation.

Commissioner Moore asked with forced annexation how do they look at the land component on these forced properties; how do they treat the Barfuss residence, the horse facility to the north, for 18 years they have had horses and if they become annexed with the size property that he has he said he does not want to see that changed and feels Darin and Kathy have the right to maintain that. He suggested a plat note for the people who buy in the development recognizing that there is an adjacent horse property which will harbor flies and manure.

Director Robrahn said in terms of zoning it makes sense to recommend a portion of the site be zoned LR. In terms of the existing uses the code does allow for existing nonconforming uses.

Commissioner Johnstone is also against forced annexation. Commissioner Scanlon said the Comprehensive Plan mentions to square up the city not make it look like the Sawtooth Mountains. Commissioner Lloyd said it is awkward.

Pfaeffle said as you drive along Broadford Road and pass this property and envision what would be ultimately to the east in the Airport West subdivision, it might not be pretty in the long run; there could be a lot of big boxy buildings in the industrial area and this type of development would impact is proposal if developed. He said the berms were to buffer his property from development across the road. He does not think that this property is surrounded with large acreages. He said there is a county peninsula that is surrounded by city property and it would be tough sell the two parcels surrounded by light industrial as general residential home sites. He said with their project they have always discussed the improvement of Broadford Road. Pfaeffle said as far as the Barfuss' are concerned, if the annexation is approved the first improvement would be to create public access. He said they offered to the Barfuss' that the building near their property would not be until the very end. He said there was not too much concern when light industrial went up across the street from them. He empathizes with the neighbors maintaining their use and feels there is a way that they can have their use the way they want it until they are ready to change it.

Commissioner Scanlon asked Director Robrahn if the Commission should start discussion land use and density or continue the hearing. Director Robrahn wanted to make some comments while they are on the subject of land use and density. She said they do not get a lot of opportunities to talk about growth management and land use and wanted to give information to the Commission to help them weigh their decision. She said in general, the Comprehensive Plan supports infill over the expansion of city boundaries but realistically there has to be some combination of the two. She said she tried to outline that in the staff report; on page 7 and 8 of the staff report she mentioned current land use efficiency or units per acre for Hailey. She said the city is currently at 1.31 units per acre if future development continued at 1.31 units, they would have to consume 19 acres per year to accommodate that trend in growth. She said future growth estimates could be argued about, or growth may stop for a period and then it may go back up, they do not know. She said that is an example of an expansion of city boundaries that does not factor in any infill. She said growth projections are at the bottom of page 7 of the staff report; the Hailey Wastewater Facility Plan used growth projections that estimate a population of approximately 19,000 in the year 2025; an increase of 10,000 people. She said if they were to plan for this growth without expanding city boundaries the land use efficiency in Hailey would have to change from current 1.31 units per acre to 9 units per acre. She said on the flip side, to accommodate for that growth without any infill the city would have to be expanded by approximately 2,982 acres. She gave examples of different results of expansion and infill for the city.

Hjelm asked if the city has a choice in order to accommodate anticipated future growth to either bump density to 9 units per acre or expand the city by 2,982 acres, what would happen if the city says no to either. Director Robrahn said the city has discussed in the past how growth could be limited. She does not think that would happen politically. Hjelm asked what would be the ramifications of limiting growth. Director Robrahn said she would have to do some research but there would probably be economic ramifications as far as business growth. Hjelm asked if it is fair to say there would be ramifications. Director Robrahn said yes.

Yeager said the community is suffering right now under a no growth scenario; this valley has prospered by the ability to pick and choose the development that is best. He said they do not expect to see any people living in any of these units on this property for quit some time. He said this is a planning process and the growth that would be seen in this neighborhood would not happen for a while. He said this is a planning opportunity. He said this is the city's opportunity to say if we want growth here, what we want it to look like. He said what they have attempted to do is to come to the city with a great amenity of the trail system and preserving these opportunities puts this development on track with where the city wanted to go. Regarding the forced annexation issue, he said where there is growth along the boundaries there is always some kind of growing pains whether it be forced annexation, use compatibilities, or

something like that. He said the use of the property is a separate issue. Yeager summarized, the amenities of this project is a long term plan that fits in nicely with the city's long term growth expectations and where the city wants to go. He said forced annexation can be as simple as a label change; there does not have to be any impact to that property. He said there could be a development agreement with no impact fees are paid by the affected property owners and uses can be grandfathered in.

Director Robrahn wanted to talk about the Commission's comments that the plan is too conceptual. She said although the applicant has talked about this project in a conceptual way, it is not in terms of the density, the general configuration and the zoning and these are the components the Commission needs to consider. In terms of the design, it is important for the Commission to keep in mind that this will have to go through subdivision and city standards. She said there are many layers of review that will be required. She said in terms of wanting to see a lot of detail, the Hailey annexation ordinance specifically states that there cannot be an annexation and a subdivision application considered at the same time. She said when looking at an application at the annexation level it is pretty conceptual and we still ask for a lot of specific information; in terms of wanting to see a lot of detail, it is not really the appropriate time. She repeated the Hailey Annexation Ordinance specifically states that cannot happen; that you cannot have an application for subdivision or a planned unit development at the same time.

Commissioner Scanlon said he would be more comfortable with the density with the single housing lots were continued down the north property line and have the density in the center part. Pfaëffle said they were trying to take this 4-5 unit density and see if it would be something that could be managed within this property. He explained the reasoning behind how he laid out the project.

Commissioner Moore said along with the concept of density along Broadford Road he thought that Limited Residential zoning should be incorporated into this. He said general residential zoning along the bench was not appropriate and wanted to make a condition that those lots are not part of that slope or the Toe of the Hill. He said it could become green space

Pfaëffle said he was a bit confused because it seemed like they were going back to a specific design and development. He said what he is looking for is for this parcel to be brought into the city and then he would expect these types of discussions regarding the type of housing and the lot sizes. He disagreed this proposal is a real departure from the character of what is adjoining it. He said the whole project adjoins light industrial. He asked what zoning next to light industrial would be appropriate would it be dense or less dense. Director Robrahn said it could go either way. She did not think that the issue was what is adjacent to this property she felt the issue was how growth is going to be managed and if more property is going to be allowed into the city what density would be appropriate.

Director Robrahn said the principle of having density in the core and then decreasing as you go out should be based on whether or not the baseline density is correct. She said she would argue that Hailey's current density at 1.31 units per acre is probably too low. She said on page 6 of the staff report she talked about this. She thinks the push and pull between the applicant not wanting to be very specific and the city wanting to see more specifics, she said there needs to be some of both. She said the city wants to see a proposal for some number of units, and a general configuration. She said for the applicant to say it could be anything is not what the city wants to hear. She said the Commission should be talking about the general idea of the proposal.

Commissioner Scanlon said he heard that the smaller units would be specifically screened from the light industrial with the triplexes. He said maybe some of that logic should apply coming from the north. Director Robrahn said the Commission has the ability to specify what they want to see. She said if the

Commission makes a recommendation to approve then there needs to be a list of recommended conditions which are things the Commission feels are important, not necessarily just what the applicant comes back with. Commission Scanlon asked if they could come back in a workshop format where each Commissioner brings a list of conditions and have a discussion. Pfaeffle said that would be fine with him. He said he is not married to this plan. He was trying to create affordable sites and affordable housing.

Director Robrahn asked if they wanted to cover any and all topics at the workshop. She suggested continuing the application to November 2, 2009. She said the Commission should bring their suggested conditions for the workshop.

Yeager asked what was the format of the workshop verses a public hearing. Commissioner Scanlon said it is less formal and questions from the audience could be answered directly. Yeager asked if the Commission would be going through deliberations or creating findings. Director Robrahn said at that workshop would result in a list of conditions.

Commissioner Moore asked Pfaeffle as he develops this property will he have a specific design per lot; will people be buying a lot and building whatever they want. Pfaeffle said as it is laid out now, where they wanted to develop a product type that would accommodate affordable or senior housing, this would have to be controlled and create something that was harmonious and would work together. He said there would be limitations and control on product type in some areas. Yeager said the tighter the density the more control there needs to be over the design type and the looser the density the less control is necessary.

Commissioner Moore asked if they knew how many lots, not including the triplexes, exceeded 7,000 square feet and would accessory dwelling units be allowed or would that be up to the individual, or would they be excluded from the CC&Rs.

Pfaeffle said that would be a topic of discussion and he would like to accommodate what all the Commission wanted to see. He said if you were talking about accessory dwelling units, they would create a lot more density. He said he wanted to control the traffic impact and the total number of units.

Director Robrahn gave an example of how the Commission could state what they wanted to see and what they would feel comfortable with recommending as conditions.

Commissioner Moore moved to continue of the Colorado Gulch Annexation application to November 2nd. Commissioner Johnstone seconded, the motion passed unanimously.

Workshop

Planner Platt said there will be a workshop on amendment to sign regulations at the next meeting.

Staff Reports and Discussion

Director Robrahn gave an update from first 2010 Comprehensive Plan neighborhood workshop.

Adjourn

Commissioner Moore moved to adjourn the meeting at 8:40 p.m. Commissioner Johnstone seconded, the motion passed unanimously.