



WASHOE COUNTY PLANNING COMMISSION Meeting Minutes

Planning Commission Members

James Barnes, Chair
Sarah Chvilicek, Vice Chair
Larry Chesney
Thomas Daly
Roger Edwards
Philip Horan
Greg Prough
Carl R. Webb, Jr., AICP, Secretary

Tuesday, October 6, 2015
6:30 p.m.

Washoe County Commission Chambers
1001 East Ninth Street
Reno, NV

The Washoe County Planning Commission met in a scheduled session on Tuesday, October 6, 2015, in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada.

1. *Determination of Quorum

Chair Barnes called the meeting to order at 6:30 p.m. The following Commissioners and staff were present:

Commissioners present: James Barnes, Chair
Sarah Chvilicek, Vice Chair
Larry Chesney
Roger Edwards
Greg Prough

Commissioners absent: Philip Horan
Thomas Daly

Staff present: Carl R. Webb, Jr., AICP, Secretary, Planning and Development
Roger Pelham, MPA, Senior Planner, Planning and Development
Kelly Mullin, Planner, Planning and Development
Lora Robb, Water Management Planner, Planning and Development
Trevor Lloyd, Senior Planner, Planning and Development
Michael Large, Deputy District Attorney, District Attorney's Office
Kathy Emerson, Recording Secretary, Planning and Development
Katy Stark, Office Support Specialist, Planning and Development

2. *Pledge of Allegiance

Commissioner Chesney led the pledge to the flag.

3. *Ethics Law Announcement

Deputy District Attorney Large provided the ethics procedure for disclosures.

4. *Appeal Procedure

Secretary Webb recited the appeal procedure for items heard before the Planning Commission.

Mr. Webb introduced Lora Robb.

5. *Public Comment

Chair Barnes opened the Public Comment period.

Cathy Brandhorst spoke about the post office and banks.

There were no additional requests to speak.

6. Approval of Agenda

In accordance with the Open Meeting Law, Commissioner Edwards moved to approve the agenda for the October 6, 2015 meeting as written. Vice Chair Chvilicek seconded the motion, which passed with a vote of five for, none against, two absent.

7. Approval of September 1, 2015 Draft Minutes

Commissioner Prough moved to approve the minutes for the September 1, 2015, Planning Commission meeting as written. Commissioner Chesney seconded the motion, which passed with a vote of five for, none against, two absent.

8. Consent Item

A. Extension Request for Tentative Subdivision Map Case Number TM11-001 for Monte Vista at the Estates at Mt. Rose – Possible action to approve an extension of time, based upon a timely request, until September 6, 2017, for a 23-lot single-family subdivision on one parcel, with common open space as authorized in Articles 408 and 608 of the Washoe County Development Code. The subdivision was originally approved by the Planning Commission on September 6, 2011.

- Location: North of Mt. Rose Highway/Callahan Road Intersection
- Assessor's Parcel Number: 150-460-05
- Parcel Size: 82.38
- Regulatory Zone: High Density Rural (HDR) and General Rural (GR)
- Area Plan: Southwest Truckee Meadows, within the Timberland Wildland Transition Suburban Character Management Area (TSCMA)
- Citizen Advisory Board: Southwest Truckee Meadows
- Commission District: 2 – Commissioner Lucey
- Development Code: Authorized in Article 608 Tentative Subdivision Maps, and Article 408 Common Open Space Development
- TMSA: Within the Truckee Meadows Service Area
- Section/Township/Range: Within Section 35, T18N, R19E, MDM

Chair Barnes asked if any of the Commissioners wanted this item taken off the consent agenda. The Commissioners did not want the item removed from the consent agenda, and the item proceeded as a consent item.

Chair Barnes opened public comment.

Cathy Brandhorst spoke about new buildings and gas and electric services in the Mt. Rose area.

Chair Barnes invited Commissioner Edwards to speak to the item.

Commissioner Edwards moved that the Washoe County Planning Commission conditionally approve, until September 6, 2017, the two-year Extension Request for Tentative Subdivision Map Case Number TM11-001 for Monte Vista at the Estates at Mt. Rose subject to the attached conditions of approval (Action Order Dated September 6, 2011), having made the findings that the conditions of approval ensure consideration of the items enumerated in NRS 278.349, that the original findings remain valid, and that the circumstances have not appreciably changed since the original approval.

Commissioner Chesney seconded the motion.

Chair Barnes asked the Commission for any discussion.

Commissioner Prough asked why a two-year extension is necessary.

Roger Pelham addressed Commissioner Prough's question and explained that this situation is not uncommon. When a subdivision is approved, the applicant is given a four-year timeframe. They may ask for a two-year extension. Often technical considerations lead to the need for an extension. It takes that period of time to get all of the final engineering and final details in place before the applicant can record their first map.

Commissioner Prough asked if the applicant has done anything yet.

Roger Pelham responded that the applicant has done very much. A set of drawings has been prepared, but the drawings require a little bit more work, and the applicant needs time to complete the engineering.

Commissioner Barnes asked the Commission for any further questions for Mr. Pelham. There were no further questions.

Commissioner Barnes stated that a motion and a second had been provided and asked the Commission for any additional questions.

With no further questions, the motion passed with a vote of five for, none against, two absent.

9. Public Hearings

A. Abandonment Case Number AB15-004 (Botich/Bowering) – Hearing, discussion, and possible action to approve the abandonment of a 20-foot-wide drainage easement on one property; to abandon two 10-foot-wide public utility and drainage easements on that property and an adjoining property; and to relocate the abandoned 10-foot easements into one 10-foot-wide public utility and drainage easement along the adjoining property line.

- Applicants: Michael Botich and Lynn Bowering
- Property Owners: Michael & Nancy Botich Trust; Lynn Bowering
- Location: 6655 Timberline Court, and the adjacent parcel to the east. These properties are approximately ½

- mile north of the intersection of Timberline Drive and Mt. Rose Highway.
- Assessor's Parcel Numbers: 049-860-11 and 049-860-12
- Parcel Size: ±2.373-ac. and ±2.402-ac.
- Master Plan Category: Suburban Residential
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: Forest
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Article 806, Vacations and Abandonments of Easements or Streets
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 34, T18N, R19E, MDM, Washoe County, NV

Chair Barnes requested that Mr. Webb identify the nature of the proceeding.

Chair Barnes asked for ethics or ex parte disclosures. Commissioner Edwards stated that he received a message from Katherine Stark – the same information that the Commission received that night.

Chair Barnes opened the public hearing. Kelly Mullin reviewed her staff report dated September 15, 2015.

Chair Barnes asked if there was an applicant presentation. There was not an applicant presentation, and Chair Barnes opened public comment.

Cathy Brandhorst spoke about evictions.

Chair Barnes invited any Commission questions; no Commissioners raised questions. Chair Barnes closed the public hearing and called for any discussion among the Commissioners – no discussion. Chair Barnes called for a motion.

Commissioner Edwards moved that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Abandonment Case Number AB15-004 for Botich/Bowering, having made all three findings in accordance with Washoe County Code Section 110.806.20, as enumerated in the staff report.

1. Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Forest Area Plan; and
2. No Detriment. The abandonment or vacation does not result in a material injury to the public; and
3. Existing Easements. Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.

Commissioner Chesney seconded the motion, which passed with a vote of five for, none against, two absent.

B. Regulatory Zone Amendment Case Number RZA15-004 – Hearing, discussion and possible action to adopt by resolution an amendment to the Southwest Truckee Meadows

Regulatory Zone map. The amendment is required in order to correct a regulatory zone error created by Washoe County when a boundary line adjustment was completed in 2004. The amendment would change the current regulatory zone on a 0.317-acre portion of the 1.083-acre subject property from Public Semi-Public Facilities (PSP) to Medium Density Suburban (MDS).

- Applicant: Washoe County
- Property Owner: Karen Thomas
- Location: 5300 Canyon Drive
Reno, NV 89519
- Assessor's Parcel No: 009-105-03
- Parcel Size: 1.083 acres
- Current Regulatory Zone: Public Semi-Public Facilities (PSP)
- Proposed Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: West Truckee Meadows
- Development Code: Article 821, Amendment of Regulatory Zone
- Commission District: 1 – Commissioner Berkbigler
- Section/Township/Range: Sec 20, T19N, R19E, MDM

Mr. Webb summarized the general nature of the proceeding, at the request of Chair Barnes.

Chair Barnes asked for ethics or ex parte disclosures. There were none. Chair Barnes opened the public hearing. Lora Robb reviewed her staff report dated September 21, 2015.

Chair Barnes asked if there was an applicant presentation. There was not.

Chair Barnes opened public comment. There was no public comment.

Chair Barnes invited questions from the Commission. There were no questions.

Chair Barnes closed the public hearing and asked for any discussion among the Commission. There was no discussion, and Chair Barnes called for a motion.

Commissioner Prough moved that based on the motion as written in the staff report, I move to approve Regulatory Zone Amendment Case Number RZA15-004, based on all 6 of the findings as outlined in the staff report: consistency with the Master Plan, compatible land uses, response to changed conditions, availability of facilities, Master Plan policies and action programs, and it is part of the desired pattern of growth.

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and Regulatory Zone Map.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board

of County Commissioners, and the requested amendment represents a more desirable utilization of land.

4. Availability of Facilities. There are, or are planned to be, adequate transportation, recreation, utility and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. Master Plan Policies and Action Programs. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

Commissioner Edwards seconded the motion. Chair Barnes asked for any further discussion; there was none. The motion passed with a vote of five for, none against, two absent.

C. Master Plan Amendment Case Number MPA15-002 and Regulatory Zone Amendment Case Number RZA15-003 – Hearing, discussion, and possible action:

- (1) To adopt by resolution an amendment to the Forest Area Plan, Master Plan Map, changing the Master Plan Category from Open Space (OS) to Rural (R) on thirteen parcels along the Mt. Rose Highway near the Sky Tavern Ski Area (APNs 048-091-01 & 02 and 048-151-05, 06, 07, 08, 09, 10, 11, 12, 13, 14 & 15); and,
- (2) Subject to final approvals of the associated master plan changes, to approve a resolution recommending an amendment to the Forest Regulatory Zone Map, changing the regulatory zone from Open Space (OS) to General Rural (GR) on thirteen parcels along the Mt. Rose Highway near the Sky Tavern Ski Area (APNs 048-091-01 & 02 and 048-151-05, 06, 07, 08, 09, 10, 11, 12, 13, 14 & 15).

To reflect changes requested within this application and to maintain currency of general area plan data, administrative changes to the Forest Area Plan and the Forest Regulatory Zone Map are proposed. These administrative changes include a revised map series with updated parcel base and updated applicable text, and other matters properly relating thereto without prejudice to the final dispensation of the proposed amendments.

- Applicant: Washoe County
- Property Owners: Various
- Property Location: Sky Tavern Road and Old Mt. Rose Highway near the Sky Tavern Ski Area.
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Area Plan: Forest
- TMSA: Outside the Truckee Meadows Service Area
- Existing Master Plan: Open Space (OS)
- Existing Regulatory Zone: Open Space (OS)
- Proposed Master Plan: General Rural

- Proposed Regulatory Zone: General Rural
- Assessor's Parcel No(s): 048-091-01 & 02 and 048-151-05, 06, 07, 08, 09,10,11, 12, 13, 14 & 15
- Section/Township/Range: Within Sections 17, T17N, R19E, MDM
Washoe County, NV
- Development Code: Authorized in Article 820, Amendment of Master Plan
Authorized in Article 821, Amendment of Regulatory Zone
- Commission Districts: 1 – Commissioner Berkbigler and
2 – Commissioner Lucey

Mr. Webb explained the general nature of the proceeding, at Chair Barnes' request. Additionally, Mr. Webb explained that if the Planning Commission made these changes, then there would also be associated administrative changes to the Forest Area Plan and the Forest Regulatory Zone Map.

Chair Barnes asked for ethics or ex parte disclosures. There were none.

Chair Barnes opened the public hearing. Trevor Lloyd reviewed his staff report.

Chair Barnes invited the applicant to make a presentation. There was no applicant presentation.

Chair Barnes opened public comment.

Garrett Gordon, law firm of Lewis Roca Rothgerber, spoke on behalf of the Honorable Judge Scott Freeman. Garrett Gordon attempted to process a zoning application for Judge Freeman and discovered the correction that needed to be made. They appreciate the County, Bill Whitney, and Trevor Lloyd for processing the correction. Mr. Gordon believes the correction is fortuitous, as it impacts not only Judge Freeman's property, but also twelve others. Mr. Gordon offered to answer any questions from the Commission.

Chair Barnes invited questions from the Commission.

Commissioner Prough asked Garrett Gordon if the approval of the change from Open Space to Rural would allow Judge Scott Freeman and the other applicants to build residential dwellings on their properties.

Garrett Gordon affirmed that yes, the issue was whether the current zoning would allow for a residential unit. Open Space did not, when everyone believed, including County staff, that it is appropriate to have a residential unit there. This change would correct the issue and allow them to move forward.

Commissioner Prough asked if that is the plan.

Garrett Gordon affirmed that it is.

A member of the public indicated that he would like to offer public comment, as well. Mr. Webb asked the member of the public to step forward and requested that he see the Recording Secretary after speaking in order to fill out the Request-to-speak card.

Jesse Jennings disclosed that he lives off Old Mount Rose Highway and purchased two of the parcels, one lot, 39 he believes. He purchased the property in 2012, and his purchase was partly motivated by the lack of people. He would like the future building in his area kept to a minimum.

Chair Barnes asked for any Commission questions. With no further questions, Chair Barnes closed the public hearing.

Chair Barnes called for any Commission discussion on the item.

Commissioner Prough wanted to clarify that sufficient utilities, water, etc., exist to service the area.

Trevor Lloyd replied that adequate services do exist for a single-family residence. It is expected that the result of the change in Master Plan and zoning will allow one property owner to construct a residence on one vacant lot. All of the rest is already built out. No other changes to these residential properties should ensue.

Commissioner Prough asked for clarification that this one property and potential residence belong to Judge Freeman.

Trevor Lloyd affirmed that the property is Judge Freeman's property.

Chair Barnes called for a motion.

Commissioner Edwards, based on the motion as written in the staff report, moved to approve Master Plan Amendment Case Number MPA15-002 and Regulatory Zone Amendment Case Number RZA15-003. Commissioner Edwards paused to ask counsel if these two cases required separate votes.

Deputy District Attorney Large explained that the votes could be taken in conjunction with each other.

Commissioner Edwards resumed the motion. Based on all of the findings as outlined in the staff report, Commissioner Edwards further moved to certify the resolutions and the proposed Amendments in MPA 15-002 and RZA15-003 as set forth in the staff report for submission to the Washoe County Board of Commissioners and authorized the chair to sign the resolutions on behalf of the Planning Commission. He made all five findings:

Findings for MPA15-002:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan;
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Changed Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land;

4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the Proposed Master Plan designation
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services; and,

Commissioner Chesney seconded the motion.

Mr. Webb offered clarification to the motion maker. There are five findings for the Master Plan Amendment and six findings for the Regulatory Zone Amendment.

Commissioner Edwards modified his motion to include the six Regulatory Zone Amendment findings.

Findings for RZA15-003:

1. Consistency with Master Plan The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and Regulatory Zone Map.
2. Compatible Land Uses The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities There are, or are planned to be, adequate transportation, recreation, utility and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. Master Plan Policies and Action Programs The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. Desired Pattern of Growth The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

Commissioner Chesney confirmed that he seconded the motion with the clarified findings. The motion passed with a vote of five for, none against, two absent.

10. Planning Items

A. Possible action to appoint a Member of the Washoe County Planning Commission to serve as an Alternate member on the Washoe County Design Review Committee.

Trevor Lloyd reviewed his staff report dated September 24, 2015. The Washoe County Design Review Committee is looking for an alternate member from the Planning Commission to serve on the Design Review Committee. The Committee has seen very little activity in the past couple of years, due to the slowed construction in Washoe County. As building is picking up, there is a need to put the Design Review Committee in order, in anticipation of upcoming design review projects. The Design Review Committee is a subcommittee of the Planning Commission, and includes two representatives from the Planning Commission – one primary and one alternate. The Design Review Committee also consists of one primary and one alternate representative from the Board of Adjustment, as well as three different disciplines, including landscape architects, architects, and representatives from the planning community. Trevor Lloyd invited a member of the Planning Commission to volunteer to serve on the Design Review Committee.

Mr. Webb clarified that Commissioner Edwards is the current primary representative on the Design Review Committee. The specific item being considered is the appointment of an alternate. Mr. Webb added that the Design Review Committee is meeting on Thursday (October 8, 2015) at 9:00 a.m. and invited the volunteer to attend the upcoming meeting if possible.

Chair Barnes asked the Commission if they would like to designate anyone as the alternate representative for the Design Review Committee. Chair Barnes asked for a volunteer.

Commissioner Chesney volunteered, but indicated that he could not make the October 8, 2015, meeting of the Design Review Committee.

Chair Barnes inquired if any additional members of the Commission would like to volunteer. There were no additional volunteers.

Commissioner Edwards moved to designate Larry Chesney as the Planning Commission's alternate to the Design Review Committee and further authorized the Chair to appoint Larry Chesney to serve as an alternate to the Design Review Committee.

Commissioner Prough seconded the motion. The motion passed with a vote of five for, none against, two absent.

11. Chair and Commission Items

***A. Future agenda items**

Commissioner Edwards requested that the review of the special use permit for the Golden Valley sand pit be placed on the agenda for the next meeting.

Mr. Webb provided an update. Earlier in the week Mr. Webb assigned Planner Lora Robb to take the pit in Golden Valley under administrative review. There is a mandatory review requirement every five years for any aggregate pit that is approved inside the County. Part of this process was reviewed about a year ago was an interpretation of the Code that triggers the administrative review. The administrative review should be triggered by the aggregate pit owner or by the manager every five years. When this doesn't happen, we need to have a mechanism in place to allow this to occur. In this specific instance, Lora Robb is the staff Planner assigned to this pit. She has been asked to perform a site investigation and close the loop with Commissioner Edwards, as

the representative from North Valleys, to determine the status and proceed forward with the remainder of the administrative review process. The administrative review process includes a review of the special use permit conditions that were granted to the pit, an evaluation of possible complaints, and an evaluation of whether or not the current operations at the pit meet those particular special use permit conditions. If the pit is meeting all of its current conditions, then it can be an administrative decision by the Director to approve another five years. If there are issues or concerns, then there may be discussion about those conditions or potential modifications of those conditions at a public hearing that is held by the Director to come up with an administrative decision about whether or not that particular special use permit needs to go back to the board which approved it. Mr. Webb requested a deferral on the next agenda to allow Lora Robb to do her onsite investigation and speak with Commissioner Edwards to determine if the progress is sufficient to wait for an appropriate time in the administrative review process before providing a report to the Commission.

Commissioner Edwards asked if Lora Robb would not have enough time to complete her review by the next Planning Commission meeting. He asked if the following meeting in December would provide adequate time.

Mr. Webb explained that he did not want to commit to a specific meeting agenda date due to the undetermined time required for the administrative review. He committed to get back to the Commission.

Commissioner Edwards agreed and requested that the item be marked as tentative.

Vice Chair Chvilicek, also a North Valleys representative, asked to be included in the Golden Valley aggregate pit discussion.

***B. Requests for information from staff**

Chair Barnes stated that all of the Commissioners received a letter from lawyer Peter Chase Neumann regarding the Washoe County Outdoor Sign Ordinance and Regulations. Chair Barnes requested that the District Attorney review the letter and provide a report and written opinion of what Mr. Neumann has written in the letter at the next meeting.

Deputy District Attorney Michael Large agreed that Deputy District Attorney Nathan Edwards would provide the written report of the letter.

Vice Chair Chvilicek requested that future community meetings should not be set at times that conflict with Planning Commission meetings.

12. Director's and Legal Counsel's Items

***A. Report on previous Planning Commission items**

Mr. Webb provided an update on the Development Code amendments upon which the Commission acted at the previous meeting. The Code amendments for Article 422 dealing with the TMWA merger and the amendments regarding the cargo containers in Article 306 will be heard by the County Commission on October 13 and 27, 2015, hopefully with adoption on October 27, 2015. If adopted by the County Commission, then these amendments will be in effect during the first part of November. The Sun Valley Master Plan Amendment and Regulatory Zone Amendment will be heard by the County Commission on October 27, 2015. These Sun Valley amendments will then progress to the Regional Planning Commission for conformance review. A discussion

regarding impact fees had been specific to the discussion regarding the Sun Valley amendments. Director Whitney has been in discussion with the Director of Engineering and Capital Projects, Dwayne Smith. The Engineering and Capital Projects staff have been asked to participate in a couple of Master Plan Amendments that are moving forward for Spanish Springs to address some of the potential impact issues that the Planning Commission has raised. Planning has no leverage for the school issues that were addressed, but is trying to address impacts from the County service provisions of sanitary sewer and water, and, to a small degree, roads. The hope is to informally, rather than formally with an impact fee, begin to address some of those impacts as the Spanish Springs Master Plan Amendment moves forward and comes before the Commission.

Commissioner Edwards asked Mr. Webb if he meant that we are not trying to codify the impact fees, but are instead going to address the fees in the planning process.

Mr. Webb confirmed. Impact fees are regulated by NRS and are categorized regarding which impact fees can and cannot be charged. The hope is to use a broader method through the planning efforts to address those associated impacts that any development needs to address. These impacts are the water, the sewer, and the roads in this specific case. At this point in time, it would not be a code amendment, but it is possible that a code amendment could be generated. If the process works, then there may be a way to formalize it. Currently, only the planning process is being addressed.

***B** Legal information and updates

None

13. *General Public Comment

Cathy Brandhorst spoke about individuals on death row, law suits, and crime.

14. Adjournment

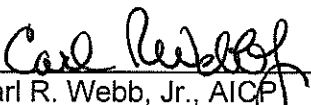
With no further business scheduled before the Planning Commission, the meeting adjourned at 7:29 p.m.

Respectfully submitted,



Kathy Emerson, Recording Secretary

Approved by Commission in session on November 3, 2015.



Carl R. Webb, Jr., AICP
Secretary to the Planning Commission