



Archuleta County Development Services Department
ARCHULETA COUNTY PLANNING COMMISSION MINUTES

Archuleta County Planning Commission Minutes, Regular Meeting July 25, 2018

The Archuleta County Planning Commission held a meeting on Wednesday, July 25, 2018, at 6:00 PM at the Archuleta County Commissioners Meeting Room, 398 Lewis Street, Pagosa Springs, Colorado. Chairman Frederick called the meeting to order at 6:01pm.

Commissioners in attendance:

Michael Frederick, Anita Hooton, Betty Shahan, and Lisa Jensen. David Parker had an excused absence.

Staff in Attendance:

John Shepard, AICP; Planning Manager. Sherrie Vick, Planning Technician

Public in Attendance:

BP Representatives Naomi Azulai, Miles Venzara & Tom Dugan; BWD Representatives Ryan Searle and Jari Sage; Barb & Keith Swain, Nancy & David Cutright, Penny Holmes, Lana Jo Chapin, Elaine & George Nobriga, Angus Sanchez, Mary Owen, and Chris Mannara from the Pagosa Sun.

Consent:

None

Old Business:

BP Cox 3 Well Pad Special Exception, pt. SW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 14, T32N R6W NMPM, at 815 County Rd 988, Arboles (PLN18-094)

BP Production Company, represented by Naomi Azulai of Durango, CO, applied for Major Oil & Gas Facility Review for the **BP Cox 3 Well Pad Special Exception**, on a portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 14, T32N R6W NMPM, under a Surface Use Agreement with property owners Raymond Charles Egger and RaDawna Ann Egger, at 815 County Rd 988, Arboles, CO. This property is zoned Agricultural/Ranching (AR). (Case file 18-094.) This item was opened at the meeting of June 27, 2018, and continued to this date. The project was tabled to give BP more time to work on a solution for mitigation of impacts.

Commissioner Shahan stated she would abstain from voting on the BP Cox 3 Well Pad SE because she was not present at the last Commission meeting when the project was tabled. Chairman Frederick stated that Commissioner Shahan was allowed to participate in the discussion but not vote.

Chairman Frederick asked the BP Representatives if they had found a solution for the neighbors' concerns. Mr. Venzara explained that BP came to an agreement with the Swains to fund the planting of 80 trees and they would irrigate the trees. Mr. Venzara presented a revised visual and noise mitigation plan. As noted previously noise will be mitigated by electrifying the site. The pad would also be cut seven feet below the level of the road and BP would use low profile tanks which would reduce the visual impact from the road. There was some discussion and clarification from the exhibits.

RECOMMENDATION AND FINDINGS OF THE STAFF REPORT

Based on evidence provided, staff recommends the Planning Commission find that:

- a. The application meets the review criteria for Major Oil & Gas Facilities in Section 9.2.6.11 of the Archuleta County Land Use Regulations, and
- b. The application meets the required findings for an Oil & Gas Permit Special Exception in Section 9.2.7.5 of the Archuleta County Land Use Regulations, and

That the Planning Commission recommend approval of the request by BP America Production Company for the BP Cox 3 Well Pad Special Exception, on pt. SW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 14, T32N R6W NMPM, with the following conditions:

1. The surface owner shall demonstrate that the parcel has not been improperly divided, prior to final permit approval.
2. 5' tall berms shall be installed along the west and south sides of the well pad.
3. The Site Plan shall be revised to show setbacks of proposed permanent and temporary structures from property lines, and sight triangles at the well driveway and adjacent driveway (south neighbor), stamped by a surveyor or professional engineer.

4. Notice shall be provided to the Planning Department prior to commencement of work on the well site, and when drilling and equipment siting is complete.
5. A weed survey shall be completed prior to site disturbance, with results provided to the County Weed & Pest Dept.
6. Any outdoor lighting during drilling or production shall comply with Section 5.4.4 of the Archuleta County Land Use Regulations, with fixtures fully shielded unless written documentation is provided in advance that this requirement is in conflict with OSHA requirements. Unshielded security lights are permitted with a 5-minute timer. Lighting must be directed away from residential areas (Sec. 9.2.7.3(3j)).
7. After construction of the well pad, the Engineering Department will require a signed and sealed letter from the drainage design engineer stating that the drainage was installed according to the approved drainage study.

Chairman Frederick asked the Commission if they had any questions. Hearing none Chairman Frederick explained that some members of the public had tried to communicate more information to the Commission. This item was continued after closing the public input, but the Chair would re-open the floor to the public for brief comments. Comments could not address items that were not in the Commission's power to address that would be addressed under the State's authority.

Public Comment re-started 6:13 pm. Nancy Cutright; 2030 County RD 977, pointed out in the Land Use Regulations up to 4 well pads is all that is allowed and no more should be allowed. BP has not proved a need for the special exemption and the applicant has other options. Mrs. Cutright handed out documentation in addition to her comments.

Agnes Sanchez; 20846 HWY 151, noted that there was an illegal subdivision of land on this property that should be addressed before a permit can be issued. The Chairman asked Mr. Shepard to comment. Mr. Shepard had not received any new information on the illegal parcel. He did receive the updated site plan. Ms. Sanchez noted an irrigation ditch is very close to this well pad and the Allison Lateral Ditch company has not been informed about the drilling within a mile of the ditch.

Barb Swain; 663 County Rd 988, handed out a letter from May which had not been included in the packet. It addressed concerns about wildlife that has moved into the area which was not addressed in the old wildlife documentation from March 2011. Mrs. Swain submitted pictures and statements of the federally protected wildlife in the area. Mrs. Swain pointed in the regulations where the County encourages oil & gas to mitigate sight and noise impacts and not disturb the area. The well should not be allowed.

Lana Chapin; 1344 County RD 977, noted the Regulations state 4 well in 640 acres. The BP submittal is incomplete and there is no reason to exceed the 4 wells. She urged the Commission to not allow Southland and BP to battle in their area and ruin their rural environment. There are 9 wells in 1040 acres, why do they need another? She urged a no vote.

Penny Holmes; 1046 County Rd. 977, stated this area of the County is rural not industrial, and also urged that the Commission wouldn't approve this well.

Mary Owens; Arboles area, stated there are 20 wells from Navajo State Park to Ignacio. They don't need more development, slow oil and gas down.

At 6:43, Chairman Frederick informed the public the Commission would take a ten minute recess to read over the items the public had submitted to them and review the new BP information, and then the meeting would continue with the BP representatives commenting on the public comment.

At 6:58 PM, Chairman Frederick called the meeting back into order and asked Mr. Venzara to address the public concerns. Mr. Venzara addressed the completeness of the application--BP relies on County staff to give them direction and a list of requirements for the submittal. The illegal subdivision on the property is between the land owner and the County because BP doesn't have legal right to act on behalf of the land owner. To address the number of locations in the section where wells are, one is plugged and abandoned which doesn't count. One of the other Southland wells is close to the same pad as another which could be argued as an expansion of the pad. The geological reasons for the location and the minerals in the northwest quarter they have rights to recover. The State has regulation for water well testing and how the wells can be effected. The testing is done before drilling, after drilling and then one year after drilling. Methane is odorless and accrues naturally in ground water. The wildlife study was extended on May 25, 2017. They were unaware of the ditch mentioned so they will be looking into that. Mr. Venzara also addressed someone mentioning the Quintana pad to the west, which is not theirs and is in another section in La Plata County and which would also need a special exception.

Commissioner Jensen asked if it is discovered there is water contamination how is that addressed. Mr. Venzara stated there is a State procedure for that. The state looks at where the methane could come from and the chemicals are tested, so they can identify the polluter and take steps to mitigate.

Commissioner Hooton asked for a clear reason for the location of the well. Mr. Venzara explained there was more density further north in the section. Mr. Shepard pointed out the zoning map and explained the zoning densities. Mr. Shepard addressed the ditch issue. They County's mapping doesn't have a good layer for identifying ditches which creates the problem on review if no comment is made about a ditch. Mr. Venzara addressed the wildlife issue brought up. BP has a biologist go on site to review the location before drilling begins and they take measures to change drilling schedules around the nesting periods.

Chairman Frederick closed the meeting to take a short break while Commissioner Hooton had to step out of the room at 7:15pm.

Chairman Frederick reopened at 7:20pm. The Chair continued by stating that the Commission could not deny the permit based on the location of the well, those are State of Colorado interests. They can only address mitigation of the impacts. The Chair addressed the question of the need for the Special Exception by reviewing the report by BP that the geology of the area would not allow the extraction from any other point because the water flow would prevent the equipment efficiently extracting the gas. The water testing is a State issue and the applicant has explained those regulations. The wildlife plan has also been up dated and wildlife mitigation procedures will be followed. The concerns about the completeness of the application have been addressed by staff and the mitigation plan presented meets requirements. The illegal parcel should not be a matter for BP, it should be addressed by the landowner and the County. Chairman Frederick asked the Commission if there were any other comments.

Commissioner Hooton stated, the mitigation plan has not been adequately addressed and the illegal lot should be addressed by the landowner and the County. Commissioner Jensen agreed that the illegal parcel is between the County and the landowner. However, it is still unclear what the need is for the fifth well. The ditch location and notification should be done even if the County doesn't have good information.

Mr. Shepard stated the location is primarily up to the State but the Planning Commission can recommend denial if members don't feel the Applicant has made a good case for the well. The Board of County Commissioners make the final decision. In regard to the ditch, a condition can be added stating the applicant needs to have a completed Water Management Plan.

Mr. Shepard asked to address the conditions and see if changes could be made based on the information given during the meeting.

1. The surface owner shall demonstrate that the parcel has not been improperly divided, prior to final permit approval. This condition was added because the one-acre parcel taken out of the surface parcel is a Land Use violation and the landowner has not addressed the issue. Is it BP's responsibility, since they are the Applicant? This issue will go forward to the Board.
2. 5' tall berms shall be installed along the west and south sides of the well pad. This condition with the new illustration from BP mitigates the visual impact. Noise issues are difficult to monitor but BP has made accommodations in the past.
3. The Site Plan shall be revised to show setbacks of proposed permanent and temporary structures from property lines, and sight triangles at the well driveway and adjacent driveway (south neighbor), stamped by a surveyor or professional engineer. This condition has been met with the new site plan received from BP.
4. Notice shall be provided to the Planning Department prior to commencement of work on the well site, and when drilling and equipment siting is complete.
5. A weed survey shall be completed prior to site disturbance, with results provided to the County Weed & Pest Dept.
6. Any outdoor lighting during drilling or production shall comply with Section 5.4.4 of the *Archuleta County Land Use Regulations*, with fixtures fully shielded unless written documentation is provided in advance that this requirement is in conflict with OSHA requirements. Unshielded security lights are permitted with a 5-minute timer. Lighting must be directed away from residential areas (Sec. 9.2.7.3(3)).
7. After construction of the well pad, the Engineering Department will require a signed and sealed letter from the drainage design engineer stating that the drainage was installed according to the approved drainage study.

The Conditions 4-7 are performance issues and will be met as the project moves forward. The Commission can remove condition Three and change it to get an updated water management plan. The Chairman recalled from the last meeting that BP was going to provide a Certification on the noise level from a certified sound engineer.

Commissioner Hooton stated that BP has not provided enough information to allow the special exception. The only reason provided is that this location is the easiest place and the most cost-effective location in the area. The neighbors should not suffer the impact just because this is where BP bought oil and gas rights and the standard 4 wellpads in the

section have been met. Commissioner Jensen agreed with Commissioner Hooton. Chairman Frederick asked for a motion.

Commissioner Hooton moved to recommend to the Board of County Commissioners, that the request for the BP Cox 3 Well Pad Special Exception NOT be approved because BP has not demonstrated the Need for the special exception to place a fifth well pad in the section, and that the well pad is not Compatible with the area as required by Section 9.6.2.11. Commissioner Jensen seconded. The Chairman asked for the vote. Commissioners Hooton and Jensen voted eye, Commissioner Frederick vote against and Commissioner Shahan abstained. The motion carried to the Board, 2-1. Mr. Shepard informed that this will go to the August 7th Board meeting.

New Business:

Lakeview Estates Amendment 2018-01 final plat, a replat of Lots 113, 114 & 115X of Lakeview Estates, creating Lots 113Z and 115XZ (PLN18-115)

Bill & Jean VanSickle and Greg & Cindi Taylor, applied for final plat approval of the Lakeview Estates Amendment 2018-01, a replat of Lots 113, 114 & 115X of Lakeview Estates, creating Lots 113Z (133 Lighthouse Dr.) and 115XZ (36 Beacon Ct.) (PLN18-115). The property is owned by William J. Van Sickle and Jean A. Van Sickle, and Gregory Lee Taylor and Cindi Denise Taylor, zoned Planned Unit Development (PUD).

Lake Hatcher Park subdivision was approved in 1979, and is within the Pagosa Lakes Property Owners Association (PLPOA). Lots 115 and 116 were consolidated into Lot 115X by Resolution 2012-8, which is owned by the VanSickle. Lot 113 is owned by the Taylors Applicants co-own Lot 114. Lots 117 and 118 have been previously consolidated into Lot 118X with access on Lighthouse Drive, and is not part of this application. The proposal will split Lot 114 and create two parcels: Lot 113Z on Lighthouse Drive and Lot 115XZ on the Beacon Court cul-de-sac.

The *Archuleta County Community Plan* of 2001, Future Land Use Map, designates this area for High Density Residential development. Lakeview Estates, along with most of the property within PLPOA, is zoned Planned Unit Development (PUD). These lots were designated 'E' and 'F' land use on the original plat. Resulting lots will be larger than the existing lots, with larger setbacks.

Review comments received include:

- The Deputy County Surveyor had technical comments on the plat (7/03/18), including renumbering as lots 113Z and 115XZ.
- County Engineering had no issues, and is not requiring the cul-de-sac to be built to serve just the one lot (115XZ).
- LPEA requested a utility easement on the new side lot line, but not the front, and suggested vacating unused side lot line easements.
- PAWSD had no objections, and noted a mapping fee will be assessed.
- Pagosa Fire Protection District had no objection.
- PLPOA stated no concerns.

Staff comments include:

- Renumber lots as noted by the Deputy County Surveyor
- A typical utility easement be added on the new common lot line.
- Note current land use designations (i.e. R-1-90) on the plat.

The County Clerk & Recorder has suggested that certifications on final plats be revised to better reflect the approval process, especially with delays between Board approval and recordation while signatures are collected on the mylar copy of the final plat. Pending comprehensive review of the Subdivision Regulations, Staff's initial draft for consideration is attached.

RECOMMENDATION AND FINDINGS

Based on evidence provided, staff recommends the Planning Commission find that:

- a. The application does meet the review criteria for development in the Planned Unit Development (PUD) district, in Section 3.1 of the *Archuleta County Land Use Regulations*, and
- b. The application does meet the review criteria for an Amended Plat, in Section 4.6 of the *Archuleta County Land Use Regulations*, and

That the Planning Commission recommend approval of the VanSickle/Taylor request for final plat approval of the Lakeview Estates Amendment 2018-01, a replat of Lots 113, 114 & 115X of Lakeview Estates, creating Lots 113Z (133 Lighthouse Dr.) and 115XZ (36 Beacon Ct.), with the following conditions:

1. The plat be revised as required by the Deputy County Surveyor.
2. A typical utility easement be added on the new common lot line.

3. Note current land use designations on the plat.
4. Update Planning Commission and Board certification signature blocks.

Chairman Frederick asked if staff had informed the applicant that easements could be vacated by plat. Mr. Shepard affirmed but the applicants chose not to vacate them on the plat. Chairman Frederick asked about the condition to update signature blocks. Mr. Shepard explained the difference in the wording and the Clerk and Recorder asked for the change to be more accurate. The language is similar to what used to be required in the old stand-alone Subdivision Regulations. This will be something that we will be addressing in our review of the current Subdivision Regulations.

Commissioner Jensen asked about vacating the road right of way. Mr. Shepard stated that requiring the cul-de-sac to be built is up to the County Engineer and there was no review comment regarding vacating the right of way. The right of way is still dedicated to the public. There was some discussion about what happens if the lot was unconsolidated, how the County Engineer would look at road development. Chairman Frederick asked for a motion.

Commissioner Jensen moved to recommend Approval to the Board of County Commissioners, of the Lakeview Estates Amendment 2018-01 Final Plat, with Findings A and B and Conditions #1-#4 of the staff report. Commissioner Shahan seconded, vote 4-0 aye.

BWD Office & Contractor's Yard Conditional Use Permit, Tr. C of Ridgeview Subdivision, at 597 Navajo Trail (PLN18-116)

Rory Burnett, BWD Construction, applied for a Conditional Use Permit on behalf of OGI Real Estate Holdings, LLC, for the BWD Office & Contractor's Yard, on Tract C of Ridgeview Subdivision, at 597 Navajo Trail, Pagosa Springs, CO (PLN18-116). The proposal will allow an addition to the existing office building and land use change to a Contractor's Yard. The property is zoned Planned Unit Development (PUD) Commercial land use.

BWD Construction recently purchased a former auto sales lot on the corner of Navajo Trail and Bastille, east of Vista Blvd. The tract had been improperly divided, but OGI Real Estate Holdings, LLC, has purchased both halves and the tract would not be permitted to be divided again without subdivision review. BWD now plans to build an addition to the office building, and permit Outdoor Storage of construction equipment on the lot. The Site Plan also shows a "Proposed Workshop" for future reference, but not included in this application. The front parking lot is currently asphalt, with access on Navajo Trail which is paved; the rear Outdoor Storage area would be gravel, with access on Bastille Drive which is gravel. BWD received a Change of Use, Tenant or Ownership (PLN17-293) to begin office operations, and a sign permit (PLN18-028) to remodel the existing pole sign.

The Archuleta County Community Plan of 2001 provides guidance for future development. The Future Land Use Map considers this area as appropriate for High Density Residential development. This area is zoned Planned Unit Development (PUD). This tract was designated Commercial on the plat, and in amendments to covenants in 2001. Setbacks are as stated for Pagosa Village Service Commercial Subdivision—25' on a "major and arterial street" and 15' on local streets, with a corner lot having a front line on each street, but needing only one rear yard. Maximum building coverage is 50%. Signs are to follow Town of Pagosa Springs ordinance. Development Standards in Section 5 of the Archuleta County Land Use Regulations apply where not superseded by the covenants. In particular, the Site Development standards in Section 5.4 apply. A sign permit will be required for the wall sign shown on building renderings.

Other property in the area has been developed over time. Holiday RV South to the east across Bastille Drive was granted a Conditional Use Permit, but is currently in violation of the conditions of approval. The adjacent lot on Bastille is vacant, with a Single-Family Dwelling on the next lot up Bastille. To the rear, at 69 Park Ave, Karen Ross Landscaping was approved in 2014 for a Commercial building/office with parking, but not for Outside Storage and have modified stormwater ponds without County approval. Across Highway 160, there is a Commercial painting business operating without permits.

Applicant addresses the criteria and findings in their attached Narrative, along with architectural building plans and a site plan. (Note that Applicant is not actually proposed 3 driveway, just one new driveway onto Bastille Dr.) This application was referred to local utilities for review, as provided in Section 2.2.5. Comments received prior to preparation of this staff report include:

- County Engineering expressed no concerns, and accepted the drainage study:
 - Prior to construction an Access Permit should be obtained.
 - All the driveways and parking lot shall meet the Archuleta County Road and Bridge Design Standards adopted by resolution #2005-40.
 - According to Archuleta County Road & Bridge Design Standards, Section 27.1.7.3.F, all driveways exiting onto arterial roads and collector roads shall be designed with vehicle turnaround to avoid vehicles having to

back onto the roadway. Also, the Land Use Regulations, Section 5.4.5.6, "Parking area shall be located so vehicles need not back out onto a public road."

- After construction positive drainage shall be supplied by the applicant on all project road frontages.
- After construction the applicant shall submit to the Engineering Department a signed and sealed letter from the engineer (Riverbend Engineering) that drainage and detention basin was built according to plans.
- Pagosa Area Water & Sanitation District (PAWSD) noted a Recorded Easement & Encroachment Agreement is recorded on the property for a high-pressure sewer main "that lies under a portion of the west bay of the existing structure." The site plan does not show this easement.
- Pagosa Fire Protection District had no objections, but noted the need for Fire Dept. access to the portion of the lot behind the security fence.
- PLPOA had previously approved less extensive site improvements. Staff asks all applicants in a Property Owners' Association to secure their approval first. If PLPOA requires any changes, this CUP will have to also be amended (the more restrictive requirements apply).
- A member of the public wrote in opposition to the CUP, noting highly visible site on Highway 160 "is truly the first glimpse of the great rocky mountains when heading east into Pagosa Springs." While no other Contractor's Yards have been approved in the area, several are apparently pre-existing non-conforming in the vicinity.

RECOMMENDATION AND FINDINGS

Based on evidence provided, if the Planning Commission concludes that the Applicants have met the goals and objectives of the Land Use Regulations, then staff would recommend the Planning Commission find that:

- A. The application meets the review criteria for a Conditional Use Permit in Section 3.2.3.4 of the Archuleta County Land Use Regulations, and
- B. The application meets the required findings for a Conditional Use Permit in Section 3.2.3.5 of the Archuleta County Land Use Regulations, and

That the Planning Commission approve the BWD Office & Contractor's Yard, on Tract C of Ridgeview Subdivision, at 597 Navajo Trail, with the following conditions:

1. Tract C shall not be divided or sold separately unless approved by review of the Board of County Commissioners.
2. Revise the Site Plan to show screening fence, a minimum of 15% landscaped area, parking lot landscaping and parking lot striping including ADA space(s), and Sight Distance Triangles at driveways and the corner of Bastille and Navajo Trail Drive.
3. Revise the Site Plan to show all recorded easements on the property.
4. Outdoor lighting shall be in conformance with Section 5.4.4 of the Land Use Regulations.
5. After construction the applicant shall submit to the Engineering Department a signed and sealed letter from the engineer (Riverbend Engineering) that drainage and detention basin was built according to plans.

There was discussion on the Main line for Pagosa Area Water and Sanitation under the building, which doesn't supply services to the building but the main needs to show on the site plan. Commissioners discussed the metal siding and the look of the building. There was also discussion on how appropriate a Construction Yard is for the western entrance to the town, if that should be allowed here, or simply let PLPOA take care of appearances.

Chairman Frederick asked about a fence requirement. Mr. Shepard stated that there is an existing fence and they will store equipment in the back part of the property. Commissioner Jensen asked for clarification on where the addition is going and about the proposed workshop. Mr. Shepard showed the Commission the site plan and building elevations. Commissioner Shahan inquired about the workshop and asked how many trees the applicant were cutting down. Mr. Shepard stated that the workshop would not be built at his time and that building would likely come back to the Commission for approval has an amendment. PLPOA regulates the trees. Chairman Frederick asked if there were any more questions for Mr. Shepard. Hearing none the applicant was asked to address the commission.

Ryan Searle, BWD, spoke. Their intent is to improve the property. This is a sales office, as well as some storage for their equipment. Most equipment will be stored in the back behind the fence, so they are looking at the landscaping and can detail that more if needed.

Chairman Frederick asked what equipment if any would be stored up front. Mr. Searle responded they would like to keep some trucks, dump truck, and trailers that have their logo on them for marketing and they are only onsite between projects. Commissioner Hooton asked for more detail about the landscaping. Mr. Searle stated most of the landscaping would be around the new addition. Commissioner Jensen asked what BWD stood for. Mr. Searle responded "Beyond your Wildest Dream".

Chairman Frederick asked for any additional comments. Commissioner Hooton felt this was a good place for this and having the showroom /sales office there would be an incentive for them to keep it nice looking. Commissioner Fredrick commented that BWD has done their due diligence by getting a permit. The main concern is that the contracting equipment should be confined to the area behind the fence. Chairman Frederick asked for a motion.

Commissioner Shahan moved to approve the BWD Office & Contractor's Yard CUP, with the Findings A and B, and conditions #1-5 of the Staff Report. Commissioner Hooton seconded. Vote 4-0 aye.

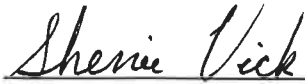
Reports and Announcements:

Fact Sheet Vacation Rentals. Mr. Shepard covered the Fact Sheet and explained the approved regulations for Short Term Rentals and how they were modified from what the Commission passed on to the Board. There was some discussion about enforcement and how the permits would be handled. Mr. Shepard continued with a report on a Sign Code workshop in Denver, which was helpful, with models of other codes provided. It was mentioned it would be nice if the Town and County were on the same page for a sign code and if PLPOA could be added to the mix.

Next Meeting:

- Policy Meeting August 8, 2018, starting to discuss Subdivision regulations with the need to better define roads.
- Regular Meeting August 22, 2018

Adjourn: Commissioner Jensen moved to adjourn the meeting at 9:05 PM, Commissioner Shahan seconded. Vote 4 aye.



Sherrie Vick
Planning Technician

Approved this 22nd day of August, 2018



Michael Frederick
Chairman