

# FRANKLIN COUNTY PLANNING COMMISSION

## PUBLIC MEETING MINUTES

6:30 P.M., JUNE 16<sup>th</sup>, 2016 AT THE COUNTY COMMISSIONERS MEETING ROOM  
FRANKLIN COUNTY ANNEX

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### ATTENDANCE:

**MEMBERS:** J. Peckham, Chair, L. Stewart, L. Spencer, D. Stottlemire, R. Bowers, R. Welton and S. Valencia were present. K. Jones and L. Thurston were excused.

**STAFF:** Larry D. Walrod, Planning Director and Deann Farrell were present

**COMMISSIONERS:** None were present.

**ADMINISTRATOR:** None were present.

**CO COUNSELOR:** None were present.

**PUBLIC:** Six (6) people signed in. Sign-in list is part of the official file copy located in the Planning Office.

**NOTES:** Chair called the meeting to order at 6:30 p.m.

### GENERAL BUSINESS:

**ADOPTION OF THE AGENDA:** Chair asked if there were any amendments to the June 16<sup>th</sup>, 2016 Agenda. Staff stated there were none. The Chair called for voice vote. All voted in favor. The agenda was approved 7-0 as presented.

**APPROVAL OF MINUTES:** May 19<sup>th</sup>, 2016 Public Meeting

**NOTES:** Chair asked if there were any corrections to the May 19<sup>th</sup>, 2016 Public Meeting Minutes. There were none. Chair asked for a motion. S. Valencia made a motion to approve the minutes of the May 19<sup>th</sup>, 2016 Public Meeting as written. The motion was seconded by L. Spencer. The Chair called for voice vote. The minutes were approved 6-0-1 abstain as written.

**COMMUNICATIONS:** There were none.

**EX PARTE COMMUNICATIONS:** There were none.

**PUBLIC MEETING ITEMS:** The Chair opened Public Meeting Items.

1. *Application #1605-1398 (Bove) requesting to rezone approximately 10.00 acres from an A-1 (Agriculture) Zoning District to an R-E (Residential Estate) Zoning District. Said property is located near the intersection of Pawnee Road and Kentucky Road, on the North side of Pawnee Road and approximately one-quarter (1/4) mile East of Kentucky Road, in the West Half (W 1/2) of the Southeast Quarter (SE 1/4) of Section 21, Township 16 South, Range 19 East.*

**Staff Presentation:** The Chair opened Staff Presentation. Staff stated that the applicant is requesting to rezone approximately 10.00 acres from an A-1 (Agriculture) District to an R-E (Residential Estate) District. The property is located near the intersection of Pawnee Road and Kentucky Road, on the North side of Pawnee Road and approximately one-quarter (1/4) mile East of Kentucky Road in the West Half (W 1/2) of the Southeast Quarter (SE 1/4) of Section 21, Township 16 South, Range 19 East. The purpose for the rezoning is to permit the refinancing of ten (10) acres along with the existing residence and outbuildings. The secondary mortgage market today is not willing to lend on large tracts of land, therefore the Planning Commission has approved a number of these over the last three (3) years. A lot of smaller tracts have been created, that contain existing residences, for purpose of refinancing to satisfy the mortgage markets. The existing residence is already served with on-site water and sanitation so it does satisfy those policies of the Comprehensive Plan regarding on-site water and sanitation. Staff finds that the rezoning request is substantially in compliance with the goals and objectives of the County Comprehensive Plan and the County Zoning Regulations. In consideration of the rezoning, the Planning Commission should look at the thirteen (13) findings of fact based on the guidelines that are listed in your Staff Report along with the factors from the Golden Case. Notice was sent to four (4) surrounding property owners. The Planning Department did not receive any comments for or against the proposed rezoning request. After reviewing the character of the surrounding area and the policies of the Comprehensive Plan, Staff recommends that the Planning Commission adopt the attached draft resolution recommending approval of rezoning application #1605-1398 to rezone approximately 10.00 acres from an A-1 (Agriculture) Zoning District to an R-E (Residential Estate) Zoning District based on the findings as set forth in the resolution and forward a recommendation to the County Commissioners to rezone the property and to amend the County Zoning Map accordingly. The Chair closed Staff Presentation.

**Applicant Presentation:** The Chair opened Applicant Presentation. Bryon Cates, of Cates Surveying, represented the applicant. Mr. Cates stated he had nothing further to add unless the Planning Commission had any questions.

Chair asked how many feet will there be between the new property line and the old property line on the East side.

Mr. Cates stated that he doesn't know exactly yet. They were going to go out and finish up the surveying work today but it was raining.

Chair asked if it would be more than the width of a driveway.

Mr. Cates stated yes it would be wider than a driveway. The Chair closed Applicant Presentation.

**Public Comment:** The Chair opened Public Comment. There were none. The Chair closed Public Comment.

**Board Discussion.** The Chair opened Board Discussion. D. Stottlemire stated that these types of rezoning have been going on for a number of years and this isn't something that we, the Planning Commission, initiated. The financial institutions have required these types of rezoning requests.

Staff stated these types of rezoning requests have been occurring for a number of years. The County does encourage the dividing out of smaller tracts for building sites in order preserve and promote the remaining land for agricultural purposes. Particularly if that land is protective agricultural land. This rezoning is consistent with the overall intent and policies of the County Comprehensive Plan. The Chair closed Board Discussion.

The Chair asked for a motion. R. Bowers made a motion to recommend approval of application #1605-1398 (Bove) requesting to rezone approximately 10.00 acres from an A-1 (Agriculture) Zoning District to an R-E (Residential Estate) Zoning District. Said property is located near the intersection of Pawnee Road and Kentucky Road, on the North side of Pawnee Road and approximately one-quarter (1/4) mile East of Kentucky Road, in the West Half (W ½) of the Southeast Quarter (SE ¼) of Section 21, Township 16 South, Range 19 East, based on Staff recommendations and the findings as stated in the Staff Report. The motion was seconded by L. Stewart. Chair called for a roll call vote.

Welton	Yes	Spencer	Yes	Peckham	Yes
Thurston	Excused	Stewart	Yes	Jones	Excused
Valencia	Yes	Bowers	Yes	Stottlemire	Yes

Motion carried 7-0.

2. *Consider amendments to Chapter I, Article 4, Section 5 and Chapter III, Article 1, Section 5.C of the Franklin County Sanitation Code.*

**Staff Presentation:** The Chair opened Staff Presentation. Staff stated this is a Public Hearing to review the concerns that were recently brought to the attention of the Board of County Commissioners concerning the limitations that were imposed in the modifications that were adopted last year to the Franklin County Sanitation Code regarding the use of cisterns and holding tanks not only for sanitation purposes but also for the provision of water supplies. Those modifications were adopted and were restrictive enough that it involved concerns relative to the resale of properties. When the inspections are conducted and systems that are no longer in compliance with the Sanitation Code are found, the matter of making those corrections, or doing whatever is necessary to comply with State Law, and the County Sanitation Code, is required. State Law does not require the Planning Commission to review or make any recommendations regarding the Sanitation Code, the County Commissioners have taken the position that, because of the policies that are set forth in the County Comprehensive Plan, regarding on-site water and on-site sanitation, they would like the Planning Commission's recommendation. The County Sanitarian, Legal Counsel and Staff has reviewed the proposed amendments and do feel they have addressed those concerns that were initially raised by the County Commissioners regarding the resale of properties. The amendments do make the provision where you find a pre-existing system that has been served by a cistern or holding tank, that doesn't have the capabilities of having either an adequate ground water supply, such as a well, or the capabilities of attaching to a rural water district, for a potable water supply, then they can submit evidence to that fact. This would allow the existing holding tank or cistern to continue to be used even though it doesn't comply with the minimum requirements that we would typically find for the policies of the County Comprehensive Plan. That is the major change that is being addressed with the provisions that are set forth in the modifications. Staff has discussed this with a couple members of the Planning Commission and does share some of the concerns that they have raised. Staff has assured them that most of the other provisions that they have are incorporated now in the Sanitation Code and will remain in force and effect. The proposed changes would have been more legible if they would have been highlighted in red so the changes could be seen. There are some people here this evening that would like to discuss some of the issues with the proposed amendments. If the Planning Commission cannot reach a total consensus on this tonight, then the matter can be continued to next month with direction from the Planning Commission on what changes they would like made for final recommendation. The Chair closed Staff Presentation.

**Public Comment:** The Chair opened Public Comment. Dean Goodell, 2354 Labette Road, stated that besides being a resident of Labette Road he is also a former KDHE employee and is currently a professional licensed real estate agent and a member of the board of directors for one of the Franklin County Rural Water Districts. Each of those three hats come in to play with this item. He stated he probably should have got more involved with the Sanitation Code a year ago when those amendments were adopted. He has concerns that the County is not making enough changes. In the last two days he obtained a copy of the memo and he spoke with a couple of former KDHE employees. Today he went to the Northeast District Office in Lawrence and was there for a couple hours speaking to KDHE employees. The retired engineer he spoke to, in looking at page 3 paragraph C, subparagraph 1, where it says that the use of surface water including lakes, ponds, streams as a source of potable on-site water supply shall be prohibited, stated "Are they nuts?" and followed up by asking "What are they trying to

accomplish?". Also, he asked by what authority are they trying to regulate private water supplies on private property. He further went on to say, and again this is a former KDHE engineer and a consulting engineer today, that if you are in Franklin County and if you own 10.00 acres or 1,000 acres and you have a pond, if you want to go down to your pond and dip water out of it, or take a straw and drink out of your pond, you should be able to do that. Franklin County has no right to tell property owners they have no right to do that. At the KDHE office today that was reiterated by KDHE staff. Use of existing holding tanks or cisterns, etc. may be continued provided that evidence is submitted. At least you have tried to make this better with some options. One of the problems being that rural water districts are in the business of selling water and water meters. If a property owner comes to the rural water district and states they live at this location and are 3 miles from your water line, I need a letter from you stating you cannot provide me water. It would take a month for this to be discussed at the rural water district board meeting, then they will have to spend \$250 for an engineering study, then the study may or may not provide water. Then the issue is the fact the end of the line is 3 miles away. The rural water district will state that the engineer study stated we can provide you water but you will need to pay for the 3 miles of line to run it to your property. That can cost anywhere from \$4 per foot on up. The point of this is that it is going to be difficult to get that letter from a rural water district stating no we cannot provide you water, unless it is actually in a location they cannot provide water. Item number 3 regarding permits for drilling a well for a private water supply shall not be issued to any person when, in the discretion of the County Sanitarian or Health Officer, the property can be served at a reasonable cost by a public water supply or when the ground water supply constitutes a significant health risk. You need to ask yourselves what professional training has your County Sanitarian or Health Officer had to, at their discretion, determine about the reasonable cost of getting water to that property or determining a significant health risk. I refer back to what the retired KDHE engineer stated about having a pond on your 10 acre or 1,000 acres property and you want to drink out of it, you should be able to do that. By what means would the County Sanitarian or Health Officer determine what the reasonable cost would be to run rural water to that property. When a water meter can cost \$5,000 or \$7,000 but what about the cost of running the water line. The line may be 700 feet or it may be 7 miles away. The person responsible for determining the reasonable cost, that is a vague term and he is not sure how they are going to determine that. Anyone who is denied a permit for drilling a well because some County employee made the determination that the property owner can afford to do that, the County will have a problem. Not everyone can afford to hire an attorney and anyone with significant money that could afford to run a water line 3 miles or 7 miles would probably just hire an attorney and then there would be lawsuits against the County and he don't like to see his tax dollars being spent that way. He doesn't think that the County staff is qualified to determine the reasonable cost to purchase a public water supply or determine that the ground water supply constitutes a significant health risk. Currently on the Kansas MLS (Multi List Service) in Franklin County there are nine properties listed for sale, or contract pending, that do not have a public water supply. They will be affected by these proposed amendments. In the past ten years there were 151 properties sold that didn't have public water supplies, they had either cisterns, they had surface water or they had wells. So these proposed amendments would affect a lot of people. He doesn't believe that the County can prohibit the use of surface water and every KDHE employee he has talked to states the County cannot prohibit that. The KDHE literature that was referred to in the memo doesn't say the County can prohibit that use.

Rocky Flear, 1016 North Poplar, Ottawa, stated she is also real estate agent. A lot of the expenses added to these properties are going to reduce the sale of properties in Franklin County. The only one to benefit from these amendments would be the rural water districts, it is not going to benefit the people. The people should have the choice of whether they want to drink out of their well, their cistern or their lagoons. The County should not restrict them from using what they want to use. It should not be a law that they cannot drink out of their well or cisterns, it should be their choice.

Richard Gragg, 2074 Cloud Road, stated he put in a cistern back in 1991. Then two or three years later he put in a water system in his pond that cost him about \$5,000. That system filters the water before it comes into the house. He hauled water from Richmond to his cistern. After the water system was installed he had the water out of the cistern, the pond and out of the tap that came out of the pond all tested and it all tested in good range. They stated he could drink out of his pond. He doesn't have any cattle in there and he installed a grass water plug in one end so that any water that comes in has to go through that. In order to get rural water to his residence it is about 1-1/4 miles away. If the County wants to require the residents to be on rural water, then the County should pay the cost to run the line to the property. If the County would pay that cost, then he would hook on to it. Years ago when they were wanting everyone to hook up to electricity, the company ran the line to the property and when the

owner got the money to hook up the pole, it was already there by the house. He thinks this would be a hardship on a lot of people and he can't afford to pay to run 1-1/4 mile of line to his property, not with the prices the rural water districts charge. A friend of his stated he could run the line for \$1,600 and furnish the pipe from the water main to his property. He called the rural water district and they said he needed to use their guy and it would cost \$3,800. He feels it is wrong for the County to tell people where to get their water supply. If he wants to go drink out of the cow track he should be able to. It is his property. The Chair closed Public Comment.

*Board Discussion.* The Chair opened Board Discussion. Chair asked Staff to address the issues that the public raised regarding drinking out of the ponds or having existing holding tanks or wells. Chair stated that cisterns and holding tanks have not been allowed for years. Property owners have used cisterns and wells for as long as she has been on the Planning Commission. Cisterns that already existed have been allowed to continue to be used for drinking water.

Staff stated that cisterns and wells are still allowed to be used today. However, at the time of resale, where you are selling the property to someone else, the County will inspect the potable water supply just like they do for the sanitation system. There are property owners in the County that are probably in violation of the Sanitation Code today that are running their sewer to the ditch or creek or pastures or are using hand dug wells as a potable water supply, which are a violation of KDHE requirements. The Well Construction Act went into effect in 1975 and generally prohibited hand dug wells as a potable water supply. Since the Sanitation Code went into effect the County hasn't approved the use of surface water for a residential use. This requirement isn't anything new, it's been in effect for a number of years. That issue isn't even a part of this consideration this evening because it is in force and effect today and has been for the last 10 years. Staff has tried to address those existing systems, that have relied on cisterns or holding tanks, and to continue to use those systems, where there is evidence that they don't have the capabilities of installing a drilled well, that would produce a potable water supply that would meet the minimum requirements of the County and the State, or that the rural water district does not have the feasibility of serving the property. There are properties that are contiguous to rural water districts, but they are not located within the boundaries of that district. There is a pipeline directly across the road, however the rural water district will not serve them. What Staff has tried to do is request that the property owners obtain a letter from the rural water district stating that the availability is there but we will not serve your property because you are not within our district boundaries. A good example is Douglas County Rural Water District 5 has tried numerous times to expand their system. They can't get sufficient votes to be able to expand the boundaries and the capabilities of serving those areas even though there is a number of property owners that would invest in the expansion. The rural water district just can't get the votes to expand their boundaries. There are other situations where the rural water districts have exhausted their water supply. In fact, Rural Water District 4 had to build a new tower recently so they had the capabilities. They didn't have the capabilities of serving everything that was within the boundaries of where they were serving. All it would take, after these amendments, is a letter stating that was the fact, that the rural water district didn't have the capabilities and the likelihood of getting rural water wasn't very possible. This is where the feasibility process comes into play. There is an appeal process, if the County Sanitarian makes a decision on these issues, the property owner has the right to appeal that decision to the County Commissioners. That is exactly what has happened in the past. The County Commissioners would then make the determination of whether the action was a reasonable action by the County. The County has had a number of these situations. The last time the County had an issue on the use of pond water and filtering systems was finally determined by the County Commissioners. There is a provision for that but on the other hand he does agree that there are situations that will come up from time-to-time. He doesn't believe the County can write a set of perfect regulations that would fit every case in the County. Staff stated he is not aware of any of the sales that have been stopped because of the water issue. The one where they were using the pond for a water supply went ahead and hooked to the rural water district. It was there it was just a matter that they didn't want to go to the cost of purchasing a meter.

Chair asked Staff when someone is using a cistern, and hauling water, is there any checking to make sure that the cistern isn't mossy or moldy. The reason she is asking this question is because a number of years ago they installed a cistern, and Johnson County was checking at that time, and they caught the fact that theirs was starting to develop mold and they didn't know it. The only thing that kept them from getting sick was the fact that Johnson County came out and inspected the cistern. Does Franklin County inspect existing cisterns?

Staff stated that the County doesn't inspect cisterns or wells except at the time of construction or at the time of the resale of the property.

Chair stated that there have been a lot of changes with farming, such as the use of chemicals, and that the use of surface water, and never having it tested again, makes her nervous.

L. Stewart stated that the common sense approach would be that the people who are using the cisterns, wells or surface water would take their own personal responsibility to have their system inspected from time to time and have their water checked from time to time. He stated that he does concur with what has been presented here this evening. He agrees that it is none of the business of the County what people are drinking for their water supply. It is the business of the people who own the property. Now, will that effect the resale of the property at some point? Maybe, but then again that is the decision of the property owner. If there are children in the home and they are getting sick, it is still the decision of the property owner. I believe on page 3, under Chapter III, Article 1, Section 5.C under use limitations that number 1, where it states that the use of surface water should be prohibited, should be deleted or reworded to delete the word prohibited. Maybe reword it to where it says at the time of sale of the property, if it has that type of system, that the County would strongly encourage or require that the water be tested or checked at that time. Would a cistern type of system, at the time of the sale, after it transfers ownership, be inspected by the County at that time? Would the water be tested at that time as well?

Staff stated that the County does not have the capabilities of testing the water. The County does give the property owners the kit to allow them to get samples of water and have it tested. The County doesn't test the water because we don't have a laboratory here capable of conducting the testing.

Chair asked L. Stewart if he is interpreting that the amendments are stating that they can't use the existing cisterns anymore? The amendments are not changing what is being currently used, it only changes if the property is sold.

L. Stewart stated that he understands that it only changes once the property changes ownership. However, he believes that with the right mentality, for the most part, that the Nation, County, State, whatever, that we so heavily regulate what property owners can or cannot do and it becomes overbearing and it is none of the governments business.

S. Valencia stated that she believes it makes sense that the County does not want property owners to use surface water on a newly constructed dwelling. I believe that property owners would want the provision, that they would want the system inspected when they are purchasing the property. If it isn't adequate, then they would want it updated before they made an offer to purchase the property. If it is an existing system, does the County need it to be changed when they sell the property. What is adopted is the prohibition of the use of cisterns and holding tanks. That has now been removed from that provision and has been modified to allow for the continued use at the time of resale provided you meet certain requirements. That is the proposed modification. Nothing is being changed except taking holding tanks or cisterns out of that number one under Chapter III, Article 1, Section 5. The other requirements have been in force and effect for a number of years.

Staff discussed various problems and issues regarding the use of surface water and steps other agencies have implemented to correct the problems.

Staff feels that most of the issues and restrictions required in the Sanitation Code will be addressed by the lending institutions and banking industry rather than the government doing it. It will be the private sector through the lending institutions that will limit or restrict certain private water supplies.

L. Stewart stated that if the person purchasing the property and trying to obtain the mortgage goes through that bank and they require it then that is what they got to do. He doesn't think it is the County's place tell people what to do.

Staff stated that one of the basic reasons for the creation of the sanitation code was to protect the public health, safety and general welfare. That was the basis for the creation of these codes. That is why the State of Kansas Department of Health and Environment got involved. KDHE has a lot of standards for drilling wells and what you need to do and how they are inspected and what they are constructed of.

L. Stewart asked who defines what is protection? We can assume it to be within these limits. Then 10 to 15 years later after new people are on the Board and in the Planning Office and new Commissioners, and everything changes, then what is adopted today is interrupted different by the new people. This then becomes a burden to the public due to more money or realtors trying to sell the property. Do we become so overly regulated that it effects the people wanting to move into our community when we are trying to encourage people to move here? I completely agree that someone constructing a new residence would want to hook up to rural water, but that is my opinion.

Staff stated that there are a lot of situations throughout the County where public water is not available. There is no district or the district does not have the capabilities of extending their services at this time. Some of the rural water districts don't want to expand. That gives the property owner limited options because it means drilling a well.

R. Bowers stated that the gentleman that spoke earlier stated he used to work for KDHE and said that he spoke to engineers that stated that the use of surface is allowed but the County has not allowed the use for a number of years. There seems to be a conflict there. In the memo it states that the requirement for the hand dug well is by a Bulletin 4-2. Does that Bulletin cover all surface water or just the hand dug wells?

Staff stated that bulletin dealt with wells because the only two water supplies we technically recognize today, and have for the past several years by the policies that are set forth in the County Comprehensive Plan, have been on-site water, which is a well, and the other was a public water supply. That is very important because the County has not created any lots in the last 12 years that did not satisfy that criteria.

Chair stated it has been in effect at least 15 years. It was the early 2000's when the sanitation code was originally amended.

R. Bowers asked if this would be opening a situation for the County in litigation if the State or KDHE says surface water is o.k. and the County prohibits it.

Staff stated that he doesn't think the State says the use of surface water is o.k. The State gives a lot of authority to the local entities. First of all, there are a lot of Counties that do not have a Sanitation Code, or even Building Codes or Zoning. In those cases, those Counties have to rely on what the State provides. He is not aware of the State allowing a hand dug well and haven't allowed them for a number of years. If they have accepted surface water, then they probably have some regulations there because the County hasn't dealt with it so he is not aware of the State's regulations regarding the surface water. A public water purveyor, using surface water, has some very high standards they have to meet.

Chair stated back in 1989 the City of Edgerton had issues regarding meeting the minimum water quality standards required by KDHE because they had been using surface water.

R. Bower stated that his other concern is paragraph two where it says that if a public water supply is not available then a letter from the district is required. There is a large portion of the County that is not in a rural water district, why would we make the property owner go to an entity that they are not even controlled by to get a letter. Wouldn't it just be general knowledge that a letter from the property owner stating they are in an area that there is no district.

Staff stated yes a letter from the property owner stating they do not lie within a rural water district would be appropriate.

R. Bowers stated in the memo it states that the letter must come from the closest rural water district. He doesn't want to go talk to someone he doesn't have to deal with.

Chair stated that there are several areas in the County that the property owners stated they will never have rural water available in that area.

D. Stottlemire stated that the whole purpose of these amendments was to make things simpler and more inclusive to the public. He stated he helped write the first WRAPS plan that KDHE uses in the Marias des Cygnes basin. He also helped write the second WRAPS plan, the middle Marias des Cygnes basin, that KDHE uses. His organization was contacted by Melvern Lake and we just applied for a big grant to discuss the same issues that are being discussed here this evening with the Kansas Health Foundation. He feels that the whole discussion started out to be to correct some mistakes that were made in the past not to throw more road blocks out there. He used a hand dug well for years and what brought this whole matter up, and to consider revising it, was R. Bowers on the Planning Commission. He owns a piece of property that has a cistern that was installed before this all came about. The Planning Commission is taking a closer look at some things that may have been overlooked and mistakenly agreed to that wasn't aware of the consequences it could create. There is no County regulation that states you can't go to the pond and take a drink. If you are thinking of hooking it up to your home, you are then affecting the people who come to your home or the next person that purchases that property.

R. Bowers stated he would like to have the proposed changes highlighted in red so we can see exactly what is being proposed to be changed. There are a couple little sidelines that are not on the new one so he is concerned that they are being dropped. I would like to see how it would be written and published and highlighted so could see the exact changes.

Staff stated that the Planning Commission is not the adopting agency, however the Board of County Commissioners have referred these to the Planning Commission because of the policies that are established in the Comprehensive Plan that addresses these issues and they would like the Planning Commission's recommendation.

Chair asked if the Resolution that is attached to the Staff Report has basically what would be presented to the County Commissioners for adoption?

Staff responded yes, but that if he understood R. Bowers correctly, he would like to have this matter continued and brought back before the Planning Commission so that it is written exactly what the total changes are and have them codified to where you can see them. The Chair closed Board Discussion.

The Chair asked for a motion. L. Stewart made a motion to continue the consideration of the amendments to Chapter I, Article 4, Section 5 and Chapter III, Article 1, Section 5.C of the Franklin County Sanitation Code to the July 21, 2016 meeting. The motion was seconded by R. Welton. Chair called for a roll call vote.

Welton	Yes	Spencer	Yes	Peckham	Yes
Thurston	Excused	Stewart	Yes	Jones	Excused
Valencia	Yes	Bowers	Yes	Stottlemire	Yes

Motion carried 7-0.

**NON-PUBLIC MEETING ITEMS:**

There were none.

**PUBLIC COMMENT SECTION:**  
Public Comment.

The Chair opened Public Comment. There were none. The Chair closed

**GENERAL BOARD DISCUSSION:**  
Chair closed Public Comment.

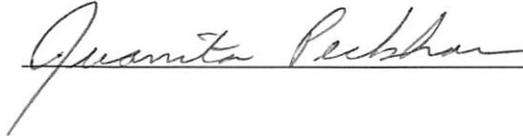
The Chair opened General Board Discussion. There were none. The

**CALENDAR:**

The next Planning Commission Public Meeting will be held **Thursday, July 21<sup>st</sup>, 2016, at 6:30 p.m.** in the **COUNTY COMMISSIONERS MEETING ROOM IN THE ANNEX BUILDING.**

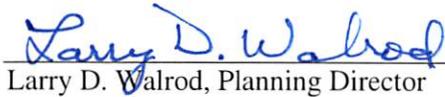
**ADJOURNMENT:**

With no further business to discuss, L. Spencer made a motion to adjourn. L. Stewart seconded the motion. All voted in favor 7-0. The meeting was adjourned at 7:23 p.m.



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J. Peckham, Chair

Attest:

  
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Larry D. Walrod, Planning Director