



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2524

Phone: (503) 373-0050

First Floor/Costal Fax: (503) 378-6033

Second Floor/Director's Office: (503) 378-5518

Web Address: <http://www.oregon.gov/LCD>

NOTICE OF ADOPTED AMENDMENT

December 12, 2007

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: Yamhill County Plan Amendment
DLCD File Number 015-07



The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: January 2, 2008

This amendment was submitted to DLCD for review 45 days prior to adoption. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.**

Cc: Doug White, DLCD Community Services Specialist
Gary Fish, DLCD Regional Representative
Ken Friday, Yamhill County

<paa> yl

FORM 2

DLCD

Notice of Adoption

**THIS FORM MUST BE MAILED TO DLCD
WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION
PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18**

In person electronic mailed

D
A
T
E
S
T
L
A
N
D
P

DEPT OF
DEC 12 2007
LAND CONSERVATION
AND DEVELOPMENT

For DLCD Use Only

Jurisdiction: **Yamhill County**

Local file number: **Z-05-07**

Date of Adoption: **11/20/2007**

Date Mailed: **12/11/2007**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Yes** Date: **8/16/2007**

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

Does the Adoption differ from proposal? **No**, no explanation is necessary

A zone change from EF-80 to LI Light Industrial

Plan Map Changed from:

to:

Zone Map Changed from: **EF-80 Exclusive Farm**

to: **LI Light Industrial**

Location: **Old Station Road and Hwy 99W**

Acres Involved: **9**

Specify Density: Previous: **None**

New: **1 dw/use**

Applicable statewide planning goals:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?

Yes No

If no, do the statewide planning goals apply?

Yes No

If no, did Emergency Circumstances require immediate adoption?

Yes No

DLCD# 015-07 (16313)

DLCD file No. _____

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

Local Contact: **Ken Friday**

Phone: (503) 434-7516 Extension: 3630

Address: **525 NW FOURTH STREET**

Fax Number: - -

City: **McMinnville**

Zip: **97128-**

E-mail Address: **fridayk@co.yamhill.or.us**

ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**
per ORS 197.610, OAR Chapter 660 - Division 18.

1. **Send this Form and TWO Complete Copies** (documents and maps) of the Adopted Amendment to:

ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540
2. **Electronic Submittals:** At least **one** hard copy must be sent by mail or in person, but you may also submit an electronic copy, by either email or FTP. You may connect to this address to FTP proposals and adoptions: **webserver.lcd.state.or.us**. To obtain our Username and password for FTP, call Mara Ulloa at 503-373-0050 extension 238, or by emailing **mara.ulloa@state.or.us**.
3. **Please Note:** Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.
6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can now access these forms online at **http://www.lcd.state.or.us/**. Please print on **8-1/2x11 green paper only**. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518; or Email your request to **mara.ulloa@state.or.us** - **ATTENTION: PLAN AMENDMENT SPECIALIST**.

BEFORE THE BOARD OF COMMISSIONERS OF THE STATE OF OREGON
FOR THE COUNTY OF YAMHILL
SITTING FOR THE TRANSACTION OF COUNTY BUSINESS

In the Matter of Approval of a zone change from EF-80, Exclusive Farm)
use to LI, Light/General Industrial, Docket Z-05-07, Tax Lot 5405-1202,) Ordinance 821
Applicants Philip and Judith Darling, and Declaring an Emergency)

THE BOARD OF COMMISSIONERS OF YAMHILL COUNTY, OREGON (the "Board") sat for the transaction of county business on November 20, 2007, Commissioners Kathy George, Mary P. Stern and Leslie Lewis being present.

IT APPEARING TO THE BOARD that Philip and Judith Darling, Co-Trustees of the Darling Living Trust, requested approval of a zone change from EF-80 Exclusive Farm Use to LI Light/General Industrial, and

IT APPEARING TO THE BOARD that the matter was heard at a duly noticed public hearing October 4, 2007 before the Planning Commission, which approved the application by a vote of 5 to 2, and no appeal was filed. NOW, THEREFORE,

IT IS HEREBY ORDAINED BY THE BOARD, that the application is approved as detailed in the Findings for Approval, attached as Exhibit "A" and by this reference incorporated herein. This ordinance, being necessary for the health, safety, and welfare of the citizens of Yamhill County, and an emergency having been declared to exist, is effective upon passage.

DONE this 20th day of November, 2007, at McMinnville, Oregon.

ATTEST:

YAMHILL COUNTY BOARD OF COMMISSIONERS

IAN COLEMAN
County Clerk

By: *Anne Britt*
Deputy Anne Britt

APPROVED AS TO FORM

Rick Sanai
Rick Sanai, Assistant County Counsel



Kathy George KATHY GEORGE
Commissioner
Mary P. Stern MARY P. STERN
Commissioner
Leslie A. Lewis LESLIE LEWIS
Commissioner

EXHIBIT "A" FINDINGS:

DOCKET: Z-05-07

REQUEST: Approval of a zone change from EF-80, Exclusive Farm Use district to LI, Light/General Industrial district.

APPLICANT: Catherine Wright representing Philip and Judith Darling, Co-Trustees of the Darling Living Trust

TAX LOT: 5405-1202

LOCATION: Approximately 1,000 feet southeast of the intersection of Old Station Road and Highway 99W, McMinnville

REVIEW CRITERIA: Sections 402, 702 and 1208.02 of the Yamhill County Zoning Ordinance; the Yamhill County Comprehensive Plan Goals and Policies. Section 904, the Limited Use Overlay zone may also be applied.

A. Background Facts:

1. Property size: 9.4 acres
2. Access: The parcel has frontage on Old Station Road and Highway 99W. Any new road approaches onto the state highway will require a permit from ODOT. In addition, any new road approaches onto the county road will require a road approach permit from Yamhill County.
3. On-site Land Use: The property is an undeveloped field that appears to be farmed.
4. Surrounding Land Use and Zoning: To the south and on the west side of Highway 99W the zoning is LI. Uses include farm and tractor equipment sales, mini-storage and RV storage. To the east, west and north the zoning is EF-80. There is a dwelling on the small lot to the north and two dwellings to the east. There is an auto wrecking yard operating as a nonconforming use on the lot to the northwest. The South Yamhill River is 300 - 400 feet to the north.
5. Water: A well would be required.
6. Sewage Disposal: An on-site septic system would be required.
7. Fire Protection: McMinnville Rural Fire District

8. Previous Actions: The property has a Comprehensive Plan designation of Light Industrial, and was excepted from applicable Statewide Planning Goals as part of plan acknowledgment in 1979.

An application for a zone change from EF-40 to LI on 15 acres, including the subject parcel, was submitted in 1978 (Docket Z-156-78). The Planning Commission denied the request, primarily on the basis that no public need was shown and that no willing buyer was available to specify a proposed use. The Board of Commissioners subsequently approved the zone change. The Board's decision was appealed to LCDC, who reversed the county decision. The LCDC decision was upheld by the Court of Appeals. Ultimately, the Supreme Court denied the petition for review, and in 1981 the County repealed its previous approval.

In 1987 a zone change from EF-40 to LI was approved on the southerly four acres of the parcel, now lot 1203 (Docket Z-2-87). This 4+ acres was divided from the original parcel in 1990 (P-17-90). That partition also divided off the 3.7 acres on the north side of Old Station Road (lot 1201), leaving lot 1202 with 9.4 acres.

In 1998 a zone change from EF-80 to LI was applied for on the subject parcel (Docket Z-03-98). The request was denied by the Planning Commission by a vote of 7 to 0. The Planning Commission denied the request, partly because there was no specific use proposed.

9. Description of Proposal: The applicant requests approval for a zone change to Light Industrial. No specific use for the property has been proposed. The application does state that "The types of businesses likely within this development include storage facilities and light manufacturing." As indicated in Finding A.8, there have been two requests filed to rezone this property from Exclusive Farm use to Light Industrial use. Both requests appear to have been denied in large part because the intended use of the property was not specified.

B. Zone Change Review Criteria and Analysis

1. The zone change must comply with the standards and criteria in YCZO Section 1208.02. These provisions are:

- A. *The proposed change is consistent with the goals, policies and any other applicable provisions of the Comprehensive Plan.*
- B. *There is an existing, demonstrable need for the particular uses allowed by the requested zone, considering the importance of such uses to the citizenry or the economy of the area, the existing market demand which such uses will satisfy, and the availability and location of other lands so zoned and their suitability for the uses allowed by the zone.*

- C. *The proposed change is appropriate considering the surrounding land uses, the density and pattern of development in the area, any changes which may have occurred in the vicinity to support the proposed amendment and the availability of utilities and services likely to be needed by the anticipated uses in the proposed district.*
 - D. *Other lands in the County already designated for the proposed uses are either unavailable or not as well-suited for the anticipated uses due to location, size or other factors.*
 - E. *The amendment is consistent with the current Oregon Administrative Rules (OAR's) for exceptions, if applicable.*
2. Regarding criterion (A) above, in 1979 the property was plan designated Industrial. At that time an exception to Goals 3 (Agriculture) and 4 (Forestry) were taken. Since the property is in an exception area, Comprehensive Plan goals and policies related to agricultural and forest lands are not applicable. Other Plan goals and policies which may be pertinent are:

Policy I.H.1.h. Established industrial areas may be extended and new industrial areas designated by plan amendment where development trends warrant such extension or designation and full urban services are extended into the area, if appropriate, and the extension or designation of land use and services is consistent with all other goals and policies of the comprehensive plan.

There is an established industrial area adjacent to the south and across the highway. This area has gradually built up over the years. The four acre parcel to the south was rezoned in 1987, so the development trend is towards adding additional industrial uses to the area. The extension of urban services is not proposed or required.

Policy III.A.1.j. Yamhill county will require new development to:

- 1) *Limit access points on highways designated as arterials when alternative access points are feasible.*
- 2) *Provide a frontage setback requirement of 50 feet from the public right-of-way of all designated arterials within the county for commercial and industrial development; and*
- 3) *Minimize direct access points onto arterial right-of-ways by encouraging the utilization of common driveways.*

Highway 99W south of McMinnville is designated a minor arterial in the Yamhill County Transportation System Plan. Tax Lot 5405-1202 has frontage on Old Station Road as well as the highway. This Plan policy requires access to the highway to be limited in favor of

access from Old Station Road. ODOT had indicated in response to the 1998 attempt to rezone this parcel that no direct access to the highway will be permitted. ODOT has not yet responded to the referral. A condition during any future site design review will require that access to the site be from Old Station Road unless ODOT access approval is granted, and that the required 50 foot setback from the highway right-of-way be provided.

The difficulty with the remainder of the goals and policies addressed in the application is that the applicant does not indicate what uses are planned for the property. It is somewhat understandable as the applicant cannot offer LI zoned property that he does not have and businesses cannot commit since they do not know if the rezoning will occur. However, it is not possible to address the goals and policies without knowing more specifically the uses that will occur on-site. For example, for "*Policy M: The County will encourage industrial development which bases its products on renewable and indigenous raw materials.*" The application contained the following response:

"At this stage, it is not clear exactly the types of uses which will take place on this property, but they are likely to be storage facilities, warehouses and light manufacturing. This policy may be addressed at a future date when development gets under way." (Underline added.)

Unfortunately, in order to have a zone change approved the goals and policies must be addressed before the approval is granted; addressing them in the future is not an option.

3. Criterion (B) requires a finding that there is an existing, demonstrable need for the uses allowed in a light industrial zone. The applicant has submitted e-mails from Beaver Pallet LLC and Amity Self Storage, both owned by John Eshleman, who expressed interest in additional light industrial zoned property. In addition the application contains an e-mail from Jeffery A Pomeroy of Team Pomeroy Moving and Storage. He also expressed interest in leasing a 15,000 square foot warehouse for his business, demonstrating a market demand. The availability and suitability of other Industrial zoned lands will be discussed in Finding B.6.
4. Regarding criterion (C), the surrounding land uses are primarily industrial, with mini-storage units and car sales on the parcel adjacent to the south, an auto wrecking yard on the parcel adjacent to the northwest, and various industrial uses, metalworking, RV storage and farm equipment dealers across Highway 99W. There is one vacant parcel that appears to be for sale. The parcel appears to be approximately two acres in size. To address this criterion the application states in part, "The proposed development of this parcel will be compatible with those existing (neighboring) uses." The question is what development proposal? The application does not contain any specific development proposal. Some light industrial development would be compatible with existing uses and some may not be compatible.

There are residential and farm uses to the north and east of the subject parcel. Old Station Road separates the subject parcel from these residences. Rezoning lot 1202 would have little additional impact to these residences than is caused by the industrial uses already occurring on lots 1203 and 1300.

Regarding the availability of utilities and services, an on-site well and septic system is proposed. Other utilities likely to be needed are available to the site. Fire service is available, although the McMinnville Fire District has indicated that an on-site water supply will be required. This may involve construction of a pond or other water storage structure on the parcel.

5. Criterion (D) requires the consideration of whether there are other available lands in the county that are zoned for light industrial uses. Location, size and suitability are factors that may be considered. Tax Lot 5405-1202 is 9 acres in size, is adjacent to a highway, and is located between McMinnville and Amity. The applicant has submitted a search of commercial and industrial land for sale in Yamhill County. The information submitted is Exhibit E of the application. The Land Use Board of Appeals has previously ruled that properties on the market for sale at any given time is at best an indirect measure of the need or market demand for such properties and can not be exclusively used to show these other light industrial lots are not "available" to satisfy the need.
6. Regarding criterion (E), an exception to Goals 3 and 4 is not required. The area between Old Station Road, the railroad tracks, and the South Yamhill River was given a Comprehensive Plan designation of Light Industrial in 1979, and was excepted from State Planning Goals 3 and 4 at that time. Gary Fish with the Department of Land Conservation and Development has written a letter, dated September 11, 2007, stating that either an exception to Goal 14 should be required or the industrial uses should be limited to 35,000 square feet. The reasoning behind these comments are found near the bottom of the first page which states:

"The goal states that: "In unincorporated communities outside urban growth boundaries counties may approve uses, public facilities and services more intensive than allowed on rural lands by Goal 11 and 14. . ." Industrial uses in rural unincorporated communities are limited to 40,000 square feet of building floor space.

The department and the Commission have approved rural industrial zones and uses as small scale, low impact in other counties as complying with Goal 14 that apply a 35,000 square foot of floor space maximum building size provision for new industrial uses."

The application does not contain a request for a Goal 14 exception so, based on DLCD's interpretation, any approval would need to have a 35,000 square foot limitation on building floor area.

Interestingly, the present LI zone allows the minimum parcel size for any new use to be 20,000 square feet and a parcel coverage standard of up to 30 percent. Therefore, with the existing limitations, if the zone change were approved, the applicant could divide the property into smaller lots. A lot of approximately 2.67 acres could be created that would allow the 35,000 square foot building limitation proposed by DLCD. Lots smaller than 2.67 acres would not allow over 35,000 square foot building limitations without a variance.

C. Limited Use Overlay Provisions

The purpose of the Limited Use Overlay District is to limit permitted use(s) and activities in a specific location to only those uses and activities which are justified and approved through a Comprehensive Plan Amendment or a zone change. The application does not exactly specify what uses are being requested. The application does suggest a range of uses. For example, near the bottom of page 2 of the zone change criteria it states, "The types of businesses likely within this development include storage facilities and light manufacturing." The applicant's arguments seem to support these uses but are not aimed at supporting other activities allowed in the zone. For example, the manufacturing of mobile homes is listed as a permitted use in the LI zone but the findings do not describe how this would be compatible. Limiting the uses to RV storage and mini-storage would be appropriate because those are uses permitted in the LI zone. As for the manufacturing uses, these are listed in the LI zone and can be expanded through the similar use process. It is not clear as to whether the applicant's use of the phrase "light manufacturing" is intended to include all of these manufacturing uses. A limited use overlay zone should either be applied to limit the use to what is requested or the applicant should submit justification addressing every permitted and conditional use listed in the LI zone. Similarly, the application should have either an exception to Goal 14 or a 35,000 square foot limitation on buildings located on each parcel created from the subject property.

D. Other Ordinance Considerations

Site design review is required for any development in a LI district. Since the applicant is not presently proposing any use it is not possible to do a site design review at this time. Setbacks, landscaping, signs, building size and location, parking, access, and other requirements of the YCZO will be reviewed as part of the site design review.

E. Goal 12 (Transportation Rule) Provisions and Analysis

1. The September 25, 2007 letter from Gary Fish, DLCD identified the provisions of the Transportation Planning Rule, implementing Goal 12, as being required to be addressed. OAR 660-12-0060 states:

(1) Amendments to functional plans, acknowledged comprehensive plans, and land use regulations which significantly affect a transportation facility shall assure that

allowed land uses are consistent with the identified function, capacity, and level of service of the facility.
(Underline added)

2. As noted above, amendments to functional plans, comprehensive plans, or land use regulation amendments are required to address OAR 660-12-0060. This application is not for a plan amendment but rather for a zone change. The property was previously plan designated industrial and that designation was acknowledged by the State. Therefore, this administrative rules does not need to be addressed.

CONCLUSIONS:

1. The request complies with Subsection 1208.02(A) because the proposed zone change is consistent with Comprehensive Plan goals and policies related to industrial development, and the existing Comprehensive Plan designation of Light Industrial.
2. The request complies with Subsection 1208.02(B) because the applicant has submitted letters from two separate parties who are interested in establishing uses on the property if the zone change is approved, indicating that there is a market demand for industrial property.
3. The request complies with Subsection 1208.02(C) The proposed zone change is appropriate considering the surrounding industrial uses. The development pattern in the area has seen a gradual increase in the number of businesses on adjacent properties, and there is little vacant industrially-zoned land available.
4. The request complies with Subsection 1208.02(D) because Tax Lot 5405-1202 is better suited to industrial development than other available properties that are zoned for light industrial uses because of parcel size and the proximity of other adjacent industrial uses.
5. The request can be made consistent with Subsection 1208.02(E) because, with application of a limited use overlay zone, a goal exception is not required.

DECISION

This request for a zone change from EF-80, Exclusive Farm use to LI, Light Industrial use was approved by a vote of 5 to 2, and not appealed, and thus the approval is now final. The approval of the zone change is with a limited use overlay zone which contains the following limits and requirements:

1. The access permit from ODOT must be obtained prior to any development of the property.
2. The parcel and every parcel created from Tax Lot 5405-1202 shall be limited to no more than 35,000 square feet of building area per parcel.

3. The traffic generated from the uses on Tax Lot 5405-1202 or parcel created from this tax lot shall be a total of no more than 210 daily trips. Should the trip cap be exceeded, the owner of Tax Lot 5405-1202, or owners of the resulting parcels, shall be required to apply for and obtain an updated approach road permit and install any necessary mitigation measures pursuant to the change of use provisions of OAR 734-051.
4. The uses are limited to the following:
 - A. Light industrial manufacturing of items such as medical and dental equipment, small machine parts, small electronic instruments and pallet manufacturing and repair.
 - B. RV and mini-storage facilities
 - C. Warehousing
 - D. Packaging or processing of locally produced fruits and nuts
 - E. Vehicle restoration
 - F. Parking semi-trucks
5. The new road that crosses Tax Lot 5405-1202 and connects Old Station Road with Highway 99W shall be dedicated to the public and maintained by the owner of Tax Lot 5405-1202, or owners of the resulting parcels.
6. Any additional traffic mitigation measures with the intersection onto Highway 99W shall be the responsibility of the owner of Tax Lot 5405-1202, or owners of the resulting parcels.

End

Yamhill County

COURTHOUSE • 535 N.E. 5TH St. • McMinnville, OR 97128-4523 • (503) 434-7502 • FAX (503) 434-7553

OFFICE OF COUNTY COUNSEL

November 20, 2007

Philip and Judith Darling
13600 South Highway 99W
McMinnville, OR 97128

Catherine Wright
Attorney at Law
P O Box 625
McMinnville, OR 97128

JOHN M. GRAY, JR.
COUNTY COUNSEL

RICK SANAI
ASSISTANT COUNTY COUNSEL

CAROL ANN WHITE
PARALEGAL

RE: Planning Docket Z-05-07
Ordinance 821

Dear Mr. and Mrs. Darling and Ms. Wright:

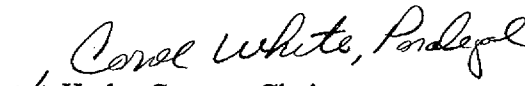
At the November 20, 2007 formal session of the Board of Commissioners, the Board adopted Ordinance 821, approving the request for a zone change on Tax Lot 5405-1202.

Findings in support of the Board's decision are contained in Exhibit "A" of Ordinance 821, a copy of which is enclosed. Copies may also be reviewed in the Planning Department during normal business hours. The Planning Department is located at 525 NE Fourth Street, McMinnville, Oregon.

This action constitutes a final action by Yamhill County on the application, but you should be aware that a final land use decision by a local government may be appealed to the Land Use Board of Appeals in most circumstances. An appeal must be filed within 21 days of the date the decision became final, which was November 20, 2007. A successful appeal could revoke this approval.

If you have any questions regarding the county's action, you may contact me at the phone number listed above or the Planning Department (434-7516).

Sincerely,


Kathy George, Chair
Board of Commissioners

KG-CW:cw
Enclosure

cc: Planning Department & Martin Chroust-Masin
Interested parties per attached list (w/out attachment)