

Summary Notes: August 25, 2011

Butte County Planning Commission

Special Study Session on Draft #2 Zoning Ordinance Map

Presentation from Kimberly Bush and David Hulse, Intergovernmental Planners, United States Navy.

Dan Breedon, Principal Planner, introduced Kimberly Bush and David Hulse to cover topics of planning and zoning ordinance related to overflight areas of the Navy.

Mr. Hulse gave an overview of why Navy is presenting information. The standard approach of the Navy is to reach out only during times of war. Times have changed. The Navy is proactive now. Mr. Hulse gave a background of what is going on in Butte County. The flight corridors are like Freeways in the sky with a floor and ceiling elevation. Mr. Hulse demonstrated the Mission Compatibility Analysis Tool, a web-based tool. He continued with an overview of the internet-based mapping system showing training routes through the center of the County. Corridors are used by the Department of Defense to move between areas and train pilots.

Mr. Hulse showed examples of terrain constraints and a potential of a cell tower that could be a conflict, and wind resource areas where alternative energy/wind generation may be a potential for towers.

Kimberly Bush gave background on the recent outreach with the State Office of Planning and Research and planners from the area. They are currently working with planning staff in Plumas County. The Navy is hoping to have website available to the public in about a year. Until that time, they can provide data directly for County use. End presentation.

The Planning Commission had several questions about the data and use of the flight corridors.

SPECIAL STUDY SESSION: Second Draft Zoning Map Requests and Corrections for Forest Ranch, Gridley, Magalia, Oroville, and Paradise

Mr. Breedon introduced the Special Study Session with a slide presentation.

Mr. Breedon reminded the Planning Commission that the staff report distributed for the August 18th meeting covers both the August 18 and August 25, 2011 meetings.

Staff Overview of Requests and Corrections as set forth in the Staff Report

Recommendations from staff and individual requests supported by staff (Crane, Forner and Rath).

Crane: TM to FR including Plat Mountain subdivision area.

Forner: South area of Forest Ranch from TM to FR-40.

Rath: TM to AG-20. Support a FR-40 designation, not the AG-20

Individual requests not supported by staff.

Crane (Area 43) Big Chico Creek canyon area on the west side of Forest Ranch. AG-160 to AG-40. This change of TM to Ag would require a general plan amendment. Mr. Breedon referenced previous direction of the Planning Commission. With some exceptions, most of the properties are in a Williamson Act contract with a 160-acre minimum parcel size. Mr. Breedon referred to General Plan Policy AG-A1.1 and stated that a 40-ac designation would encourage lot splits in an area that is in high fire hazard and difficult to support with services.

Public Housing Overlay Zone. This is the Gridley Farm Labor Housing Project site at East Gridley Road. The Butte Housing Authority requested an overlay zone designation for this property. The Housing Element identifies this site and other policies that support this overlay zone. Mr. Breedon referred to Housing Element Goal 4 and Policy H-A4.9 regarding the rehabilitation of existing housing. This overlay zone is consistent with Housing Element. Board of Commissioners for Housing Authority supports this overlay and language.

Jag Madare request. This is an area under study by direction by the Board to investigate changes to Rural Residential. Staff does not support this individual property request. Ag segregation in 1985 to separate a residence – this provision is no longer allowed in the General Plan. As a result of this split the remainder of parcel has a condition that does not allow an additional residence on the parcel. Staff will look at this type of encumbrance in light of the new General Plan as there are many of these encumbrances in the county going back to the 1970's and 1980's. The County proposes AG-40 for this area. The existing zoning is the same. We will report back to Planning Commission on the restrictions.

Neighbors United to Protect Ag Land. Mr. Breedon explained that this comment was received relating to the proposed General Plan Amendment from AG to RR in areas near Gridley, which is not on the agenda for today. Mr. Breedon indicated he contacted representatives from this group and they understood that this would not be on the agenda and they also requested that the letter be included in the record.

Magalia Area

Supported by Staff.

Paradise Parks and Recreation, Area 45 – change from Retail/Office to Public. Staff supports this proposal.

Stirling City and Magalia Cemetery District, Area 47 and 48. These are cemeteries that are expanding their land holdings adjacent to existing cemeteries. Staff supports change to Public from Retail Office and TM.

Not Supported

Simmon/Wells, Area 46: Change from RR to VLRD2.5. BOS approved majority of Study Area 5 to RR. There is a single point of ingress and egress for emergency evacuation. Limitation is due to life safety issues.

Oroville Area

Staff Recommended

Custer Lane corrections (Area 49 and 55). This was an area that was rezoned in 1998 from Industrial to AR1. General Plan 2030 designation was in error as Industrial. Staff is recommending a correction from Industrial to Very Low Density Residential. This is located in the Las Plumas area. Custer Lane is a pocket area with existing residences.

SR162, (Area 50): This is a corridor on Oro Dam Blvd., west of SR70. The draft zoning followed the City of Oroville General Plan and existing County zoning. There are some corrections needed to reflect existing uses, such as mobilehome parks. Staff recommends a change in the Retail/Office designation to Medium Density Residential, Medium High Density Residential or Resource Conservation (for State lands near the Feather River) designation

SR70/Rio d'Oro (Area 54 and 59): Recommending RC to AG-40 for the areas not in the specific plan overlay.

Individual requests that staff supports.

Coots, Area 51: South Las Plumas. RC to MHDR for three parcels occupied by mobilehome park with a use permit from 1977. The RC designation was in error. Staff supports change to MHDR and RR; and Industrial to RR.

Herbert: Area 52. Retail Office to Industrial.

Morse: Area 53. Citrus products and processing on site. Change from MU to RR and include in UA overlay.

Wedin: Area 56. MDR to RR on six parcels on an existing subdivision.

Friend: RR to MDR on 1.53 acres in Thermalito. Currently under two zoning districts.

Runge: Area 58. From P to MDR on 15.43 ac parcel in Thermalito. This was error and cleanup

Not supported by staff

Mayer: Area 60. 35 acre parcel request MU-1 to MU-3. Commissioner Marin - was this decision based upon unavailability of water? Mr. Breedon was not aware of services available at this site. This designation was based on proximity to the intersection.

BREAK 12:10 – 12:15

Paradise Area

Boyle, Area 62: Not supported by staff. 38.55 acre parcel in Deer herd overlay. Request FR20 to FR10 and Scenic Highway zone objection. The Current SH allows for residential density. Commissioner Nelson - what does SH restrict? Mr. Breedon - there are additional standards in the SH area. Commissioner Kennedy - how many feet? Mr. Breedon – 350 from Centerline of road.

Additional Requests not supported by staff from August 23, 2011 Memo from staff to Planning Commission .

Manning: Lighty 85 ac parcel in Magalia. Currently zoned RT2.5 and FR-40. This is designated AG-160 and is in the Deer Herd Overlay. Mr. Manning objects to Deer Herd Overlay. This is the location of a map application called Paradise Bluffs II. This map was filed in 1996 for processing with substantive issues to be addressed in an EIR. There was no EIR, the map was not approved by the County.

Mann: Ralph, 15 parcels 538 acres. The property owner objects to the AG-160 and AG-320 zoning and requests a correction. Mr. Breedon referenced General Plan 2030 Policies LU-P1.1 and AG-P2.4. Staff does not support the request. In 2002 there was an incomplete application for general plan amendment and rezone for the Ralph Ranch project. It was incomplete for biological constraints. Commissioner Kennedy asked about the existing parcels being legally split and how would designation affect his parcels. Mr. Breedon indicated that the subzones of the Agricultural zone set the minimums for subdivision purposes.

Gore: Request from AG-160 to AS for 32.17 acres. The request states that there is a similar parcel designated AS adjacent to this property. Mr. Breedon stated that this was not evaluated in the General Plan 2030 process. Commissioner Becker - is there an alternative zoning, there was nothing on Helena before similar to Gore's property. Is there some other designation that would allow some competition at this site; this would allow some clustering. Mr. Breedon - good points, but this does not qualify as a correction to the map. We could encourage the Gores to apply for a general plan amendment and zone change. Commissioner Becker stated that he supports an AS designation.

Preservation Partners: Shawn Horning objects to AG160 and 320 on land of 7,400 acres. Request change from AG-320 and AG-160 to AG-20 designation along Neal Road and Hwy 99. This land is currently in a Williamson Act contract but the contract is set to expire in 2011. Staff does support change from Limited Industrial to General Industrial on a portion of property near Highway 99 and Durham Pentz.

Hight: This was discussed on August 18. Mr. Breedon met with the property owner at the site located off of Williams Road. Staff still recommends AG-40 on this property. This is also adjacent to Habib property that had a request for AG-20. The Planning Commission previously recommended a change from AG-160 to AG-40.

Neves: Representing Gary Sousa along Pacific Heights near Highway 70. Reqeusts change from VLDR to AG. Mr. Bredon explained that the previous designation was Agricultural-

Residential, a designation that was discontinued under the General Plan. This property has an orchard and should have been designated as Agricultural. Staff recommends an AG-40 zone. This would prohibit any further division and the property owner supports this AG-40 designation.

There were no additional specific questions of the Planning Commission.

Break for Lunch (30 minutes).

Mr. Breedon, reads into record the Katie and Jim Bishop letter, and a statement from Terry Laurence. The Bishops had to leave the meeting. The letter and statement expresses support of the Unique Agriculture Overlay.

Public Comment

Robert Boyle – Paradise area. Mr. Boyle referenced a previously submitted a letter. He also submitted a letter from other property owners that share his opinion. They object to the staff analysis. He purchased property with the existing Scenic Highway designation. There are smaller lots within the proposed FR-40 designation. The designation should be FR-20. The SH owners are losing property rights. The zoning should not be based on the Deer Herd Overlay. Mr. Boyle does not agree with Deer Herd Overlay information. The previous zoning was U with SH. The Deer Herd Overlay does not consider transportation corridors. He suggests higher density along the roads. When he purchase the property, he checked with the Planning Commission. Commissioner Marin - did you contact Planning Commission or Department? Boyle - it was the front counter at the Planning Department.

Hillary Hight – Requests AG-20 at 3296 Williams Road. She does not agree with staff recommendation. Her property is unusual. It has extreme topographical variation on property that creates two distinct areas on property. The upper area is a rocky bluff that cannot be access from the lower portion where the house is located. It is unusable for other uses and would make a good location for a house in the future. Habib is also asking for AG-20. Her property should not be lumped in with the Habib property and should be evaluated on its own merits. Commissioner Kennedy - the land is not suitable for grazing? Hight - the area on top is accessed through Old Stage Road. The property was part of an open grazing area. The owners on the top of the property opted out of the open grazing area. Property to the south is FR-20. The top of the property needs vegetation management. Commissioner Becker - why are you asking for Ag versus FR? She now thinks that FR may be preferred.

Craig Lighty – provided exhibit to Planning Commission. Purchased property in early 1990's. This started with Mr. Kennedy in the 1980's. There was an EIR that began in 1988. The original zoning was ½-acre. There is an unofficial moratorium. When he purchased the property he was told by a Realtor that the property could not be divided because of access. This is at the end of a golf course and adjacent small lots. This request is consistent with the existing development pattern.

Wilford Wells. Nimshew Road, Magalia 8.53 acres. The existing zoning is AR-2.5. The general area is quarter and half-acre lots. It is surrounded by property that is smaller than his property. He was advised that the unofficial moratorium was in place when purchased the

property. Mr. Wells asks for RR 2.5. Commissioner Becker - are you aware that RR2.5 does not exist. Wells - yes but was told by Mr. Snellings that this could be reclassified. Commissioner Nelson - until there is infrastructure for fire, this could be a potential of adding new lots and problems with hazards and water. Wells - we are asking for the current designation to remain. Mr. Wells stated that there is past experience with the Del Oro water company problems with water supply. Del Oro is working on a solution that the district property owners are helping to pay for. He stated that changing the zoning from 2.5 to 5 devalues the property.

Jeanie Cecci, Grey Fox Vineyards. Supports Unique Agricultural Overlay. She has concerns are with the list of permitted uses in the draft zoning. Their facility has a use permit under the existing winery ordinance and not sure if the new code would rule or not. She will be back in September to discuss these issues.

Sean Horning, Eagle Creek Ranch. Mr. Horning stated that all large parcels have a current zoning with 20 and 5-acre minimums. The proposed zoning will devastate property value. He then asked for similar treatment as the Brouhard property and the Swartz property. Commissioner Kennedy stated that she has concerns about rezoning and loss of property value. Commissioner Kennedy added that a lot of people want open space and this is asking other people, the property owners, to pay for the views. Commissioner Nelson - these decisions were made as part of the first part of this process. Commissioner Nelson added – that given the Brouhard example, these areas identified for a specific plan are to remain in large parcels until a specific plan is approved.

Commissioner Marin, concurs with Commissioner Kennedy. He gave an example of a down zoning in San Diego.

Rose Beal Lighty, Paradise Bluff II. She feels like the decision is already made. In 1985 she invested in future of the Paradise area. In 1993 they invested in Phase II of Paradise Bluffs. She state that an EIR, archaeological study, percolation and mantel, traffic studies and a bond had all been prepared. Phase I was in 1984. This property should be grandfathered in from the date of purchase. They spent efforts to clear the property brush for fire hazards. The property is listed for sale. The County should compensate for this property. There has been a moratorium and yet the Super Walmart is being considered on the Skyway.

Jim Crane, Forest Ranch. Mr. Crane stated that he has participated since the May 2007 kick-off meeting. There have been a number of local zoning issues that have required clarification or change. The local desire is to maintain existing zoning. The revisions to the map still had many properties with increase zoning size. He purchased property in 1983 with 200 plus acres. The draft zoning is unreasonable and has significant effect on the value of property. Had been led to believe that existing zoning would be allowed to remain. It is true that property is in the Williamson Act. However, this can be changed. The Williamson Act may not be in place in the future. The Williamson Act should not be the basis of zoning because the act may be gone in the future. Mr. Crane referred to a September 1, 2010 letter regarding information of public benefit of the Musty Buck Fire from 1999. He requests AG-40 instead of AG-160. The Williamson Act contracts went into place in 1976.

Michael Evans, 110 Sharp Road. Van Gooden request. Kelly Ridge Golf Course is designed one of the Recreation Zones. He asked to confirm the proposed designation. Mr. Breedon stated that it is Recreation 1. Mr. Evans stated that a use permit is required. Please consider Recreation 2. Wedin, her request is RR5. Carl Resado, Woodleaf Farm near Old Olive and Forbestown. He has a unique agricultural property as an organic peach farm on the property. He would like his FR property to be designated Unique Ag Overlay. It is currently proposed as FR-20. Mr. Evans confirmed the APNs - 072-200-054, 072-200-053, 027-200-023. Lake Wyandotte area properties are mostly fives and eights in parcel size. The Board of Supervisors rezoned the area to 10-acre minimums in mid to late 1980's. Now it is proposed for 20-acre minimums. This would result in non-conforming parcels. Commissioner Nelson - what is the problem? Mr. Evans - lenders do not like to lend money on a legal lot that is nonconforming in size. Also, setbacks are different and lot line adjustment problems including lawsuits. The lot line adjustment ordinance does not allow making a lot more non-conforming. Mr. Breedon - we are recommending a new section in the text to address substandard lot sizes. Mr. Evans - why make this 20-acre when it is all fives? Stringtown is MDR and there is a block that is VLDR along the road. Mr. Breedon will review APN 072-190-003 to review why it is VLDR. Mr. Evans stated that the surrounding area is proposed as FR-20. Bob Taylor is working on a 10-acre lot split on these large parcels west of Stringtown and would like the 10-acre minimum to remain. Finlayson Court had paid for a 10-acre rezone, they are now shown as FR20. Mr. Evans suggested to take the whole area and leave it as 10-acre minimums, not 20-acre minimums. Mr. Breedon - we will have to review this as to why we propose as 20-acre minimums instead of 10-acre minimums.

John T. McWilliams. After 30 years when Paradise Pines was developed, why has Butte County not put in a better road yet? This problem should have been addressed 20 years ago. There should be a route through Nimshew through Centerville instead of through Butte Meadows.

Closed Public Comment.

(Break)

Planning Commission and Staff Discussion of Recommendations Regarding the Second Draft Zoning Map

Crane. Area 37. Staff supports.

Commissioner Becker, motion to approve, Commissioner Nelson, second

Vote: 5-0

Commissioner Nelson, motion to approve corrections to areas 38, 39, 42, Commissioner Kennedy second.

Vote: 5-0

Forner Area 40. Staff

Commissioner Nelson motion to support staff, Commissioner Kennedy second.

Vote: 5-0

Rath, Area 41. TM to AG-20. Staff supports

Commissioner Nelson motion to approve, Commissioner Marin second.

Vote: 5-0

Crane, Area 43. request to change the AG-160 to AG-40. Staff does not support. There are the Williamson Act properties and large existing parcel sizes. The AG-160 to minimize splits on Agricultural land.

Commissioner Becker - what about 80-acre minimums? How many parcels could be created?

Motion: Nelson support staff recommendation, Commissioner Wilson second.

Vote: 2-3 motion denied

Commissioner Kennedy asked about the Williamson Act renewal process. Mr. Breedon stated that the Williamson Act contracts renew automatically every year. Unless the property owner files a non-renewal, then it is a rollout of nine years.

Commissioner Nelson - there is a tax benefit and that is based on 160's. There is not enough infrastructure in this area.

Commissioner Becker asks to clarify the zoning. Mr. Breedon states that the area is TM-160 and AG-160.

Commissioner Marin, motion to recommend at AG-40, Commissioner Kennedy second.

Vote: 3-2 passed (Nelson, Wilson dissent)

Gridley Farm Labor Housing Camp. Staff supports this request.

Commissioner Becker motion to support staff recommendation, Commissioner Nelson second.

Vote: 5-0

Jag Madare. Ag 40 to RR. Staff does not support.

Commissioner Becker motion support staff recommendation, Commissioner Nelson second.

Vote: 3-2. (Marin, Kennedy dissent)

Paradise Park and Recreation District and Stirling City and Magalia Cemetery District – Areas 45, 47, 48. Staff supports this request.

Commissioner Nelson motion to support staff recommendation, Commissioner Kennedy second.

Vote: 5-0

Simmons/Wells. Keep AR2.5. Staff does not recommend

Commissioner Kennedy motion to support Wells' request at 2.5, amend motion for VLDR, Commissioner Marin second.

Vote: 2-3 denied (Wilson, Becker, Nelson dissent)

Commissioner Nelson motion to support staff recommendation, Commissioner Becker second.

Vote: 3-2 (Marin, Kennedy dissent)

Oroville Area

Custer, 162, SR70. Areas 49, 55, 50, 54, 59

Commissioner Nelson motion to support staff recommendation, Commissioner Becker second.

Vote: 5-0

Area 51 RC to MDR support by staff

Commissioner Becker motion to support staff recommendation, Commissioner Kennedy second.

Vote: 5-0

Herbert - Area 52. Staff supports this request.

Commissioner Kennedy clarifies other ownership of the properties in the request.

Commissioner Nelson motion to support staff recommendation, Commissioner Becker second.

Vote: 5-0

Area 53 Morris. MU to RR and Unique Ag Zone

Commissioner Nelson motion to support staff recommendation, Commissioner Becker second.

Vote: 5-0

Wedin Area 56. MDR to RR. Staff recommends

Commissioner Becker motion to support staff recommendation, Commissioner Nelson second.

Vote: 5-0

Friend. RR to MDR. Staff supports

Commissioner Becker motion to support staff recommendation, Commissioner Nelson second.

Vote: 5-0

Runge. P to MDR. Staff supports

Commissioner Kennedy motion to support staff recommendation, Commissioner Nelson second.

Vote: 5-0

Meyer not support by staff. MU-1 to MU-3.

Commissioner Nelson motion to support staff recommendation, Commissioner Kennedy second.

Vote: 4-1 (Marin dissent)

Paradise area Boyle –FR-20 to FR10. Staff does not support.

Commissioner Nelson noted that this is in the Deer Herd Overlay area. Commissioner Becker - could they get a 10-acre designation in the Deer Herd Overlay? Mr. Breedon - the Deer Herd Overlay would have to be changed to establish consistency with General Plan 2030. Commissioner Marin suggested changing the Deer Herd Overlay. Mr. Breedon - staff would recommend against changes to the Deer Herd Overlay. Mr. Breedon stated that a project

application is how we would review an individual request. There is no evidence to change this parcel. Commissioner Kennedy stated that a lot of people have questioned the Deer Herd study.

Commissioner Nelson motion to support staff, Commissioner Wilson

Vote: 3-2 (Marin, Kennedy dissent)

The following items are referenced in the August 23, 2011 Memo from Staff to the Planning Commission

Manning and Lighty request. Request of 2.5-acre designation. Staff recommends AG-160.

Commissioner Becker - what is surrounding designation? Commissioner Nelson - is there a subdivision in progress? Mr. Breedon stated that staff did not find a certified EIR or an approved subdivision for this location.

Commissioner Kennedy motion to accept the Lighty request for VLDR, Commissioner Marin second.

Commissioner Nelson - we would have to change the General Plan for this? Mr. Breedon - yes. The previous proposal would have 40-lots on this location. Chair Wilson asked questions clarifying the existing lots. Commissioner Becker compared the old proposed lots to the zoning requested. Commissioner Marin - this proposal is consistent with what is in the adjacent property. Mr. Breedon clarified the exhibit that was submitted to distinguish between the portion of the map that was recorded. The area under discussion was never considered for approval. Mr. Breedon indicated that staff would look into the information if there was an approved map. Commissioner Becker, average parcel size of property to the east in gold color? Mr. Breedon gave examples of parcels sizes from the GIS system, such as, .74-acres, the large parcels are 3-acres, with most under 1 acre for a lot of the parcels.

Vote: 4-1 (Nelson, dissent)

Discussion of the Commission clarifying the area under the motion. All of the property or only the area previously covered by the .5-acre designation portion of the property. The Planning Commission confirms only the area under the exiting .5-acre designation.

Mann (Ralph) request. Staff does not support

Commissioner Kennedy confirms the understanding that parcels are already legally created. How does new zoning affect these parcels? Mr. Breedon - new zoning would permit all of the Agricultural uses. It would create the minimum standard for subdivisions at a 160-acre minimum parcel size. Commissioner Becker restates previous testimony regarding financing problems with non-conforming lot. Commissioner Becker has not had this experience. Commissioner Marin has seen this. Commissioner Kennedy - people are getting worried about the zoning changes and their property value. Commissioner Kennedy asks for clarification of

the request. Discussion occurs about the larger parcel and potential split. The map file on this land has not been deemed complete.

Commissioner Nelson motion to support staff recommendation, Commissioner Becker second.

Vote: 3-2 (Marin, Kennedy dissent)

Gore. AS in the Nelson area. Not supported by staff.

Commissioner Becker - how did we support Helena property when we cannot support Gore?
Commissioner Nelson - can we make a request that the General Plan be change to AS?
Commissioner Nelson - this would require a General Plan amendment. Mr. Breedon stated that taking agricultural land out of production would have to be evaluated in a separate environmental document. Commissioner Becker - what about an Industrial zone?
Commissioner Becker - can we make a recommendation to the Board? Mr. Breedon, we would have to have a supplemental EIR to address agricultural impacts.

Commissioner Becker motion to accept Gore's request, Commissioner Kennedy second.

Vote: 5-0

Preservation Partners 7,400 acres as AG-20. Staff does not support. Staff does support the change from light industrial to general industrial.

Commissioner Becker asked about the 320 versus the 160 designations. Mr. Breedon explained that the parcels are larger.

Commissioner Becker motion that all of the Preservation Partners lands designated AG-80 and the Light Industrial to General Industrial, Commissioner Marin second.

Vote: 4-1 (Kennedy dissents)

Hight AG-20 instead of AG-40. Or, willing to go with FR-20.

Commissioner Becker motion to support the FR-20 designation, Commissioner Marin second.

Vote: 4-1 (Nelson dissents)

Neves/Souza VLDR to AG 40. Staff supports this request.

Commissioner Nelson motion to support the request and staff recommendation, Commissioner Becker second.

Vote: 5-0

Planning Commission Votes on Transmittal of the complete recommendation to the Board of Supervisors.

Commissioner Becker motion to endorse transmittal, Commissioner Nelson second.

Vote: 5-0

Commissioner Nelson - when will the board hear this? Mr. Breedon - likely in November. Staff will also follow up with Mr. Evans' input on these fixes. Commissioner Becker requests that this information come before the Planning Commission on Mr. Evans' requests. Mr. Breedon will look at the schedule for the Planning Commission consideration in September. Felix Wannemacher, County Counsel, clarifies if there are others such as Howard Tugel.

Commissioner Becker asks about the East Gridley AG to RR status? Mr. Breedon gave an overview of the Gridley, Biggs and Palermo direction by the Board of Supervisors for staff to consider changes from AG to RR in those communities. This work effort has been delayed somewhat with the work on the Zoning Update. This would go through a community meeting, then Planning Commission and then the Board of Supervisors. Commissioner Becker asked staff to check in on the Ingram property diagonal from the One World Property. Mr. Wannemacher asks about the property identified in the letters submitted. Commissioner Becker stated that Mr. Boyle indicated that his request includes his neighboring property owners too.

Mr. Wannemacher also asked about the Beverly Grimes letter. Richard Crabtree letter was related the Crane request. Mr. Breedon, Pamela Liese, Howard Tugel. Mr. Breedon, we will look at these that were not included in actions today for further discussion. Mr. Breedon stated that the special meeting on September 15 is at 9 am and September 22 at 11 am for the text and issues that were raised today. September 22 start at 11 am. Commissioner Nelson can we roll the two meetings together? Mr. Breedon, we already ran display ads with the start time. Commissioner Nelson - can you add something else to fill in the time as needed?

Commissioner Becker, will there be a tour of wind turbine facilities. Mr. Calarco - yes, this will be on September 9.

Adjourn at 4:00 pm.