

JOHNSON COUNTY PLANNING COMMISSION

Johnson County Administration Building
Board of County Commissioners Hearing Room, Third Floor
111 South Cherry Street
Olathe, Kansas

MINUTES OF REGULAR MEETING

September 25, 2018

5:45 p.m.

A. CALL TO ORDER

A meeting of the Planning Commission of Johnson County, Kansas, was convened at 5:47 p.m. on Tuesday, September 25, 2018, and was called to order by Chris Iliff, Chairman, with the following members present and participating; to-wit: Jim Neese, Dennis Bollin, Roxanne Morse, Pete Oppermann, Mark Huggins, George Lund, Randy Hutchins, Jason Meier and Roger Mason. Teri Atwell and Hank Deters were absent. Also present were Jay Leipzig, Diane Wicklund and Karen Miller, Johnson County Planning Department. Leslie Davis served as secretary to the Planning Commission.

Chairman Iliff: I'll call the meeting of the Johnson County Planning Commission for Tuesday, September 25, 2018, to order. We have a quorum present.

B. APPROVAL OF AGENDA

Chairman Iliff: Any objections to or recommendations for changes to the agenda? [*None.*] They will be approved as presented to us.

C. CONSIDER MINUTES OF PREVIOUS PLANNING COMMISSION MEETING

Chairman Iliff: Are there any recommendations for changes or amendments to the minutes of the August 28, 2018, meeting?

Comm. Huggins: I have two items on page 6, where I was apparently mumbling a little bit. My second comment on that page, I'd like to be changed to: *Or just do tracts of land that are dedicated as separate instruments.* My third comment I would like to read: *I don't see how this would restrict that use.* The word "use" where "inaudible" is.

Chairman Iliff: All right. Any objections to Mr. Huggins' suggested amendments to the minutes? [*None*] Are there any other suggested amendments or alterations? [*None*] Do I hear a motion to approve the minutes as amended by Mr. Huggins?

Motion by Comm. Mason, second by Comm. Bollin, to approve the minutes from the August 28, 2018, Planning Commission meeting. Motion passed unanimously.

D. PUBLIC COMMENTS

This is an opportunity for members of the public to address the Planning Commission on an item which does not appear on the agenda. Comments are limited to five (5) minutes.

Cass Brinkman, 17250 Edgerton Road, Edgerton, appeared before the Planning Commission and made the following comment:

Mr. Brinkman: I bought a property here at the address I just discussed. It's 70 acres. The bank required that I did a 10-acre split. So, I did that 10-acre split for the bank to be able to approve the loan, and I did the other 60 acres as a separate loan, a business loan. Anyway, this got sent in to the County through the title company and was accepted by the County. This man. He's from the title company. So, it got accepted by the County and put in as a parcel, as its own legal description. Now, I'm being told that it's an illegal plat. I have a non-conforming legal plat, so I can never pull a permit, I can't...I'm not conforming. If my roof gets a hole in it and they see us up there, trying to fix it, they're going to shut me down, and I have to have a water leak in the house because I'm not allowed to do it without a permit, and I can't pull a permit with a non-conforming. I don't even know how I would know to not get into this situation. I'm not an expert in platting. I don't know anything about this. I'm just a homeowner that's like, what are you talking about? I don't know what to do. And I had a meeting to talk about getting it platted. I talked to Paul Greeley, and I couldn't get any real direction on what my options are. I basically left there going, okay, so, I could spend \$10,000 to have it...I don't know what they do, soil testing, or something, and then they submit it, and they're probably going to say no, basically, is what they told me. He's like, "I'm going to say no, and they can say what they want, they usually follow what I say, and it's not going to go through." So, I don't know what I'm supposed to do. I mean, this meeting, I think has something to do with these issues, so I'm just here to - Can you please help me?

Chairman Iliff: Mr. Brinkman, I don't know that anybody here on this commission has the answer to your question. Normally, issues with regard to tract splits and platting are handled through an application to the Planning Department, and then, those are referred to the zoning board for action at that point. So, where are you in that process?

Mr. Brinkman: So, I did that, and that's when I met with Paul Greeley. That was what that was. And I left there with zero direction. That was the first step in resolving something and I got no direction. I guess my argument is that it went in as a...they didn't reject it.

[crosstalk]

Chairman Iliff: We'll combine you for the sake of public comment. Please state your name and address, please.

Chris Watson, 1100 South Lennox Road, Olathe, appeared before the Planning Commission and made the following comments:

Mr. Watson: What happened here was that there was a tract of...The original owner owned about 160 acres, I believe. He sold off 70 acres to Mr. Brinkman. A tract split was approved by the planning commission, but there was a second split involved, and it was not split properly. So, the deeds were filed. The County accepted the deeds with the legal description. And this plat here, the 10 acres, it's not considered a valid legal description because it was not split appropriately with the County.

Now, the issue we're having, we're going through the platting process now to get it situated, but the planning is that you have certain requirements regarding road footage and 4-to-1 ratio on that area off of Edgerton Road. And because of how it was originally designed, that doesn't meet the standards. And the problem we have, and I think the issue is that, I think there is a disconnect between, maybe the Planning Department and the RTA when it comes to recording deeds. I would think that they should be able to flag something. Because you look at a legal description, you know what the parcel looks like, and if you see something new, you should be able to see that something is different, maybe we should see if this needs to be split. Especially with a section. But if you had a subdivision like, say, Chris Watson Subdivision, and you filed a deed that just said "Chris Subdivision," they would automatically reject it because the plat doesn't have that legal

description how it is. I'm just saying it should have been identified and the deed rejected so that this situation wouldn't be where we have this description that we'd like to use, but we can't use it now.

Chairman Iliff: I understand what you're talking about, and in fact, I've seen this before, where deeds are filed with the register and nothing is said. They are simply accepted and they go on the records. But, they didn't go through the platting process with the necessary requirements from the planning department, so it creates problems down the road. So, I understand what you are talking about. I think, frankly, you make a point, and here's what I'm going to recommend. Since we're not in a position to resolve this here tonight, I will take this up personally with the planning director and with Mr. Greeley tomorrow on the telephone. If that's okay.

Mr. Brinkman: That's wonderful, thank you.

Chairman Iliff: Okay? And then, we will get back with you. The point is, you're not an expert at platting. Nobody should expect that you are because you're not a platting engineer, you know, and that sort of thing. But we should be able to explain things to you in a way that tells you what you have to do, or where you need to go.

Mr. Brinkman: Maybe a path I can take. Like, I can start working towards a resolution, yeah. It's not like I'm being told it's going to be rejected.

Chairman Iliff: Well, my personal experience with many, many hearings with Mr. Greeley, where he's been the person in charge, is that he is a very knowledgeable person, and I think we can probably get this resolved. And I'm not going to say to you that you're going to get what you want because I don't know the particulars, and I don't know what the road, the clearance, the issues, and that sort of thing are. But oftentimes these things can be worked out, and even if they don't fit the rules perfectly, sometimes exceptions can be made. But without committing myself to getting you what you want, I can at least make sure that the system is working in a way that makes sense to you.

Mr. Brinkman: That is appreciated. That's all I ask. And I'm not saying I have any problem with Paul Greeley. I'm talking about the system, not Paul Greeley. I'm not saying he's a bad guy or something.

Chairman Iliff: No, there are some imperfections in the system, and I have experienced that. Okay.

Mr. Brinkman: Okay, thank you.

Chairman Iliff: Good luck.

Comm. Meier: If I could address one quick thing on this. I know it's not really what we do, but I have heard this happening a number of times in the past, and I could probably tell you exactly which bank you're getting a loan through because I know that is their requirement. So, I've seen other homeowners. And maybe the bank doesn't need an actual parcel split. They just need a legal description for that section. I've seen others do this where they don't split their 60 or 70 acres, they just have a legal description and the bank only covers a loan for that legal description. So, it doesn't actually split the property at all. The property still stays your 70 acres. It's just the bank is only covering a loan for that 10 acres.

Mr. Brinkman: That's the same thing the surveyor told me. He tried to tell that to the bank and the bank was like, "You don't know what you're talking about, we have to have it this way." As far as the County involvement goes, it was just that...If it shouldn't be received that way, I think it should be like, "Hey, that's not legitimate," and they kick it out. Then maybe the loan doesn't go through. Maybe I don't buy the property. Fine. But I'm not buying it under false pretenses and now I'm like,

I can't sell it, I can't build on it, I can't repair my house, that kind of thing. But, yeah, I agree, the bank should not have required that. As one of my options that I found out is go try to talk to the bank and go, "Guys, you don't need to do this this way.

Chairman Iliff: Mr. Brinkman, I've allowed you all your time tonight. Thank you.

Mr. Leipzig: If I could say just a couple words. I want to apologize to Mr. Brinkman on behalf of the Planning Department. I'm not aware of your particular case. However, I will contact you tomorrow morning and we will talk about that. Yes, there are some options, as Mr. Meier just mentioned. We're looking at that, approving plats, that they go through the full administrative procedure, but then, they don't comply with the requirements of the Planning Department. We're looking at that disconnect. That is a problem. We will look at that. I'll just reiterate what the chairman said. I can't tell you you'll get exactly what you want, but I think we can look at that.

Mr. Brinkman: Okay. Thank you so much.

Comm. Hutchins: Two things that stood out to me when he was talking. And again, I'm trying to correlate this to the efforts we put forth on the subcommittee. I think, in large, we've done one heck of a job, where we're at. The question I have is: Are there a couple tweaks we need to make that could potentially prevent this from happening? I don't know the answer to that, but one thing I'd like to put on the floor for consideration is (1) is there an opportunity to create a communication path between the deeds department and the planning department, to where they do a handshake, say yes, this looks like it conforms to planning and codes - And I say that for two reasons. One, I can see where it's going to put Karen, and Jay and team in a vulnerable position, where landowners thinks that they are fine, and next thing you know, they get a non-conforming or illegal parcel. So, the question becomes, is there something we can do up front from that perspective?

And then, I'd like to go along with what he said, as well. Is there an opportunity from a finance perspective? Can we help citizens who are trying to purchase, as well as trying to sell? Because one of the things we're trying to do is maximize the sale value of the land, right? Is there a way that we can put some pieces in our planning and development codes that would help close that gap to where, you now, Mr. Brinkman and future others that are doing similar things might...

Chairman Iliff: Mr. Leipzig, I've think we've just heard a potential issue for our future agenda.

Mr. Leipzig: Okay. Yeah. I actually had a few comments related to that under the director's report as well. But, yeah, it is an issue that we need to look at. I think there are some administrative fixes that would hopefully mitigate a lot of the problems. And part of it is an education piece, as well.

Chairman Iliff: Are there any other members of the public who would like to make comments at this time? [None] If not, we will close the public comment section.

E. PUBLIC HEARING: ZONING REGULATION CHANGES REGARDING ARTERIAL LOTS AND OTHER ISSUES

Chairman Iliff: Karen will be addressing these, and the good news is we have been over all these before. But, I think for the purpose of the public hearing, each item needs to be touched on so the record can be clear as to what it is that we're recommending to the Board of County Commissioners.

Ms. Miller: Thank you. The first thing I want to do is sum up the path we've taken to get us here tonight to these zoning regulation amendments. There has been an ongoing debate as to whether we should allow big parcels in the RUR district to front onto and take access to our county's section line roads, our arterial roads.

In November, the Planning Commission formed a subcommittee to examine this issue. They, in turn, accepted final recommendations last month, this August. So, on the back counter there is a summary of these. It's entitled Zoning and Subdivision Regulation Amendments Regarding Arterial Lots and Other Regulation Changes, distributed at public hearing on September 25th. So, if anybody needs help finding that back there, just stick your hand up and Diane will help you out.

On the bottom of this page is a list of the six recommendations that the Planning Commission made as a result of this subcommittee activity. The first one is to basically adopt frontage requirements to allow parcels in the RUR District - that district requires at least 10 acres per parcel - to front onto arterial roads, and to have different frontages per the different types of CARNP roads. So, a Type 1 road, which has the least amount of traffic, would be allowed 330 feet of frontage. A Type 2 road, which has a moderate amount of traffic, would be allowed 660 feet of frontage. A Type 3 road, which is our most important roads like 199th Street, which are roads that are designed to carry traffic from, like, city to city, that type of thing, they would be required to have at least 1,320 feet of frontage. That's the first recommendation, is to allow some access onto the arterial roads for lots in the RUR District, but in a controlled way.

The second recommendation is to manage connectivity to adjacent parcels and to the interior of the section. So, when you come in with a plat and you make new lots, you have to consider future road access within the section. Those two items that I just talked about will be addressed in these proposed regulation changes.

The third recommendation is to coordinate with the street and land use plans of cities in the fringe areas. That is an ongoing thing. We started doing that and will continue to talk with cities like Gardner, Edgerton, Olathe.

Number 4 is to create a Development Review Committee to promote high-quality applications and improve compliance with the regulations. That's something we can do administratively. We've already created that review committee and planning staff is currently holding meetings to review applications.

Number 5 would be to provide flexible development tools to facilitate good subdivision design by amending our Planned Rural District. We propose that for future regulation change. We thought that that was too big of a project to look at now.

The last recommendation from the Planning Commission is to change the infrastructure category that water shall be available from a public water source, from a "required" to a "recommended" infrastructure requirement in the RUR District. That would be our third recommendation that these proposed zoning regulations will address tonight.

On the second page of that summary is a list of possible future projects related to the Planning Commission's recommendations. One is to come back with updates to our Comprehensive Plan, to reflect these policy changes, to reflect the idea that you can, under certain circumstances, front onto arterial roads, and that you don't need to provide water, that it's only recommended in the RUR District. Also in that list is the idea of thinking about amendments to the planned rural district.

So, this is where we've been, this is the path that's led to these zoning regulation changes. And then, I just want to note that also on the back counter are the Planning Commission recommendations in their entirety. If you don't have those and you want those, Diane can help you find those. Are there any questions or comments about this general process before I move on to the specifics of the zoning board regulation changes?

Chairman Iliff: If not, let's move on.

Ms. Miller: I'll move on. The next document is the proposed zoning and subdivision regulation amendments. Copies of those are also on the back counter. I will highlight the changes to each article and point out the specific implementations of the Planning Commission recommendations. Also, there are a few changes from the draft that the Planning Commission looked at last time. I will also highlight that. So, general changes are in yellow, and in blue is what's different from the draft that the Planning Commission looked at in August.

The first article to consider is Article 9. I'll just note that the way the pages are numbered on the bottom, it will be something like 9-1. "9" means Article 9, "-1" means the first page in that article. In Article 9, the main change that would occur would be on page 9-4. We are recommending that you should be set back 200 feet from the front building line of properties in the RUR District, and we recommend that it should be only recommended and not required - I misspoke. I said RUR. It's in the Planned Rural District. So, in Article 9, that's the main idea there. Are there any questions about that? [None]

The next articles that we are recommending to change are Articles 10 and 12. There is this one simple idea in these changes, which is that lots can, in residential and planned residential districts, front onto collector streets, whereas they were not allowed originally. That's the main idea in the changes in Articles 10 and 12.

The next article that has changes is Article 29, the lots split provisions. This change, I have to explain a little bit. So, prior to these amendments, you were not allowed to front onto arterial roads except for two exceptions. One was if you were allowed to do a lot split, and the other was under very, very particular considerations during a plat. So, Article 29 addresses lot splits, and we are basically recommending that we take out Section 5 because that set up the exception to allow you to front onto the arterials, which will be allowed by right by the proposed regulation changes -- and we no longer need that because it would be redundant. Any questions about that change? [None]

Articles 30 and 31 have the majority of changes created by the recommendations by the Planning Commission. On page 30-4, it addresses the idea that we need to look at connectivity within the section. So, we've retitled it and highlighted the section, and what it is saying is that when you are platting, when you are considering the plat, you need to consider the way you can extend streets to the interior of the section, and how you basically provide for that internal street flow. Then, the next main idea is on page 30-9. This is the really big idea that we talked about in the subcommittee. Previously, like I said, there are only two times you can front onto a section line road. One is a tract split, and the other is what we refer to as the 2002 plat exception. It's very specific. If you are in the RUR District, if you are only creating two parcels, and if the parcel that you are dividing was created prior to 2002 -- then you can front onto arterials. It was just too specific to really be of any use. That exception is no longer needed, and we have opened up the ability to front onto the section line roads to the parcels in the RUR District. So, under the heading "Applicable to the Rural District Only," it says Type 3 parkways, you can front onto if you have 1,320 feet of frontage. A Type 2, major arterial streets, you can front onto if you have 660 feet. Type 1 arterial streets, you can front onto if you have 330 feet of frontage. So, I want to point out that this only applies to parcels in the RUR District. We haven't changed the policy to parcels in the Planned Rural and the Residential and Planned Residential. Those parcels still are required to front onto local roads or collector roads. That's because they are a lot smaller lots, there's a lot more density, and it's a lot more urban type of development. It's a whole different animal when you go to those smaller parcels. And we included the PRUR District in this, too, because you can go down as small as four acres in the PRUR District. So, I don't want people to have a surprise and think that we have changed the frontage requirements for all types of lots. It's just the RUR

District. That's because they are a larger lot, you have to have at least 10 acres. The subcommittee had a lot of discussion about how those 10 acres can be reassembled and redeveloped fairly easily once parcels are absorbed into a city. So, we can look at these 10-acre parcels as holding zones for future development, whereas the residential densities a lot of times are more of a final development configuration. Are there any questions or comments?

Carol Krska, 12555 South Gardner Road, appeared before the Planning Commission and made the following comments:

Ms. Krska: I'm also a member of the Northwest Consolidated Zoning Board. I have a question on Type 2 major arterial streets still being 660 feet. I'm sure you guys already discussed this. Will that stay the same when we're going to be able to change lot dimension sizes? If somebody fronts onto a Type 2, will 660 feet accommodate all the lot sizes? Because I know 330 down the Type 1 is the old piano key lot frontage that was the quarter mile deep and thirty-second mile wide, or whatever. I just have a question for whoever can answer that.

Ms. Miller: So, just because you have rural zoning doesn't mean that you automatically can have a 10-acre lot. Some of those Type 2 and 3's, to be able to accommodate that frontage, you might have to have a larger lot. So, you know, back when we were doing the subcommittee, I went over the numbers - it has escaped my head. Some of you engineers might remember it better. It's 660 by 1,320 - that's 20 acres, I'm thinking. So, if you're fronting onto a Type 2 CARNP, you might have a bigger lot. And we still have the requirement in our subdivision regulations that there is a 1 to 4 ratio. You have to maintain that configuration in your layout.

Ms. Krska: I have one more question because I didn't see this; I left my packet at home, unfortunately, but I didn't see it when I originally read it. So, if I have an intersection of two Type 2 roads, or a Type 2 and a Type 1, are there intersection setback requirements in here? Or is it just these for driveways? Driveway entrances.

Ms. Miller: It's 600 feet from intersections.

Chairman Iliff: Are there any comments or questions from members of the board at this point?
[None]

Ms. Miller: The third policy recommendation is addressed in the minimum infrastructure requirements on page 31-7. That has to do with the water supply. There's a combination of two entries - on page 31-7 and in the table on the next page, page 31-8, what this regulation does is it makes the water requirement in the RUR District recommended and not highly recommended. Therefore, it is not a requirement.

And then, one last thing I would like to point out on page 30-14. Last meeting, it was recommended that we add another plant list to our zoning regulations. An interesting fact that I didn't know is that if you adopt codes by reference, which is what this is when you spell out particular references to use, it requires a second public hearing in front of the Board of County Commissioners, as opposed to just stating that the Planning Department would have lists available - which does not require a separate public hearing in front of the Board of County Commissioners. So, what Planning staff is proposing - and I've passed out a handout, and it's been supplied at your seat - is alternative language regarding a plant list in Article 30 and Article 33. I recommend that we just simply say that a list of appropriate plant materials shall be available at the planning office.

Chairman Iliff: That was the reason for the addition of the list of plants in our packets this week.

Ms. Miller: And that would be available at the planning office, along with the extension office recommendations. So, Planning is offering to keep those two plant lists, the K-State Extension

and the list by Robert Whitman. And any other plant lists that are recommended, and forego that second public hearing in front of the Board of County Commissioners. So, if the Planning Commission is agreeable to that, if you recommend approval of the zoning regulations, you can reference this handout that you've been given.

That concludes my summary of the regulation changes. We talked about how the regulations address allowing for frontage in the RUR District onto arterial roads; we examined connectivity when we receive plats; and then, the third thing is that we change water in the rural district from required to recommended. Thank you.

Chairman Iliff: Any questions or comments for Ms. Miller? If not, I think this would be the time for a motion to recommend these changes to the Board of County Commissioners, with the additional change that has been presented to us here tonight regarding plantings.

Comm. Huggins: Mr. Chairman, I would move that we make the recommendation to the county commissioners to approve the revised zoning regulations as were presented here tonight, and the alternate language regarding plantings lists.

Comm. Lund: Second.

Chairman Iliff: It's been moved and seconded that we send to the Board of County Commissioners with a recommendation of approval the draft Zoning and Subdivision Regulation amendments that are before us here tonight, with one new amendment under Article 33, with regard to plantings.

Comm. Morse: Mr. Chairman, I just have a question. Are we going to allow the public to make comments or ask questions? We have...

Chairman Iliff: Is this a public hearing?

Comm. Morse: Yes.

Chairman Iliff: This is a public hearing. I think Ms. Morse has made an excellent suggestion. So, permit me to open this to the public for further comments or suggestions. You may feel like you're swimming against the tide now...[Laughter] but, nevertheless, we're always open to good suggestions. [None] Okay. The public hearing is now closed to the public.

There is a motion on the floor that has been seconded.

Motion passed unanimously.

Chairman Iliff: It is approved unanimously.

Comm. Neese: I'd just like to take a minute to thank the staff and the subcommittee. They said they would get this done by October. I don't know that anybody really believed that would happen. Many hours, I think five or six meetings that we had with staff, and to actually see the fact that in certain situations, we can do a change of our attitudes and our thoughts of how certain pieces of property are to be treated, and I just want to personally say thanks to the staff for all their efforts, and to members of the subcommittee that put their time and efforts into improving our regulations.

Chairman Iliff: I second and endorse Mr. Neese's comments. I think you speak for everyone. Thank you. And, thank you.

Ms. Miller: Thank you. I would like to mention that these amendments will be considered by the Board of County Commissioners on Thursday, October 25th, in the Board hearing room, which is this room, County Administration Building, 111 South Cherry Street, 9:30 a.m. Thank you.

F. DIRECTOR'S REPORTS

Chairman Iliff: Update on Board of County Commissioners' actions.

Mr. Leipzig: Thank you. If you'll indulge me once again, I want to thank all of you, the zoning board members and Karen, especially our entire staff, for working on this document. I think we have made tremendous progress, and I think it's really going to have a lasting effect for a long time in Johnson County. I like the direction we are going. Although, that being said, things are not perfect. This evening, you heard about an interesting case, where we have lot splits that are recorded by the RTA that do not meet planning requirements. So, we're going to look at that. That's something that I've kind of kept in a file, as well, and wanted to bring up to you. We would like to explore that issue. So, I think we can make some changes even administratively that will take care of a lot of it, but we have to go through that exercise and have that type of analysis. I would like to, with your consensus, begin looking at that, as well.

Chairman Iliff: I think that's a great idea. I don't know why it hasn't come up sooner because these things do arise more often than you might think. I know personally, I'm in an area where nothing short of scoundrel behavior was taking place back in the 1980s and 1990s, with a fellow who was running weird lots through and filing them, knowing that they broke every rule in the book. It takes years, and sometimes tens of thousands of dollars, to clean up those messes. A little communication at the outset could prevent that. I think what we heard here tonight was a perfectly innocent sort of thing, where there was no fault at all. But, it might have been resolved at the time instead of being resolved after the fact.

Mr. Leipzig: Mr. Chairman, in addition to that, we also have an issue where we have mortgage parcels for people and the applicant wants to pull a building permit, and they can't pull a permit because it's basically a split lot. Then the property continues to deteriorate and is stuck in limbo. So, staff was looking at some ways that we could mitigate that or work those through the system, to at least get them so we can release a building permit to improve the property. We had several of those cases.

Chairman Iliff: All right. Anything further?

Mr. Leipzig: The only other thing to point out is the approved applications dated 9/25/18, all the applications listed are by zoning board. I did want to mention that the Northwest Consolidated Zoning Board, Application No. NW-RN2-3408, the rezoning for William Carter, a rezoning and preliminary and final plat, that item was recommended for approval by the Northwest zoning board on August 20th. That was remanded back and will be heard on October 15th. That is the only item that is a little different than what you normally see.

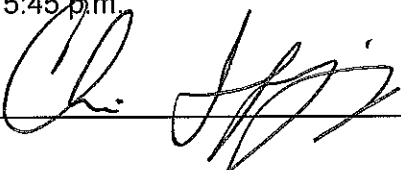
Also, the action item for the land, the preliminary and final plat at 119th and Hedge Lane by Phelps Engineering and Strickland Construction, that item was continued indefinitely. That area was annexed by the City of Olathe. In looking at that, the City of Olathe did a very holistic annexation in that area. Any questions on that, I'd be happy to answer.

Chairman Iliff: Any questions of the director? [None]

G. UPDATES/OTHER BUSINESS [None.]

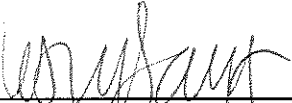
ADJOURNMENT

The next regularly scheduled Planning Commission meeting will be Tuesday, October 23, 2018, at 5:45 p.m.



Chris Iliff, Chairman

ATTEST:



Secretary to the Board