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Fritz A. Behring
County Manager

PINAL COUNTY PLANNING AND ZONING COMMISSION
REGULAR MEETING
MINUTES OF June 21, 2012

PRESENT:
Mr. Hartman, Chairman
Ms. Aguirre-Vogler, Member
Mr. Faucette, Member
Ms. Moritz, Member
Mr. Riggins, Vice-Chairman
Mr. Salas, Member
Mr. Brown, Member
Mr. Gutierrez, Member

ABSENT: Mr. Ellis, Member

LEGAL STAFF PRESENT:
Ms. Grieb, Deputy County Attorney

PLANNING STAFF PRESENT:
Mr. Stabley, Director
Ms. Sarkissian, Planner I
Mr. Abraham, Planning Manager
Mr. Denton, Planner II
Ms. Cortez, Administrative Secretary
Ms. Terrilyn Klucar, Code Compliance Officer
Mr. Wesley LaCrosse, Code Compliance Manager

PUBLIC WORKS STAFF PRESENT:
Mr. Chow, Development Section Chief

The meeting was called to order at 9:01 a.m., this date by Chairman Hartman in the Emergency Operations Center (EOC) Hearing Room, Building F, Florence, Arizona.

DISCUSSION/APPROVAL/DISAPPROVAL OF MEETING MINUTES: May 17, 2012

Commissioner Aguirre-Vogler stated on page nine (9), case PZ-C001-12 the paragraphs did not provide enough information. Chairman Hartman stated also on the same page the answers provided for the water service was not complete. Mr. Stabley stated the changes being done on case PZ-C-001-12 had nothing to do with the water supplies, which is why there was no answer.

MOTION
Commissioner Salas made a motion to accept the minutes from May 17, 2012. Commissioner Gutierrez seconded the motion. Motion passed unanimously.

PLANNING DIRECTORS DISCUSSION ITEMS
Mr. Stabley stated the Planning Commission is able to attend the APA State Conference once every two (2) years, the next conference will be held on September 19-21, 2012. Lodging will be provided, only early registration will be allowed, staff is also able to attend, once every two (2) years. It is up to the commission on who will attend the conference. Mr. Stabley recommended that the newer commission members attend, and if a commissioner enrolls for the conference, and does not attend that commissioner will have to pay his or her own entry fee in the future.

Commissioner Brown arrived at 9:07 a.m

Mr. Stabley stated he recommends moving the Planning and Zoning hearing of September 20, 2012, to September 13, 2012, due to the APA conference being held during the regular

scheduled hearings. The commission will have a chance to vote on the one time change on the next meeting.

REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES
Mr. Stabley stated there is nothing to report.

CONTINUED CASES
CASE PZ-PA-001-12, PZ-005-12 and PZ-PD-005-12 WILL BE DISCUSSED TOGETHER
PZ-PA-001-12 - PUBLIC HEARING/ACTION: Camelhead Associates, LLC, landowner/ applicant, Lyle Richardson, agent requesting approval of a Non-Major Comprehensive Plan Amendment request from Employment to High Density Residential on 19.6± acres and from Very Low Density Residential to High Density Residential on 19.7± acres to allow recreational vehicles, park models and manufactured housing; situated in a portion of the western half of Section 14, T9S, R9E G&SRB&M (legal on file) Tax Parcel 410-05-015A (west of Interstate 10, south of Picacho Peak Road in the Red Rock area).

PZ-005-12 - PUBLIC HEARING/ACTION: Camelhead Associates, LLC, landowner/ applicant, Lyle Richardson, agent requesting approval of a rezone request from RVP (Recreational Vehicle Park)**(PZ-033-84)** to MHP (Manufactured Home Park Zoning District) to allow recreational vehicles, park models and manufactured housing within the 41.5± acre Picacho RV Resort parcel; pending and in conjunction with Board of Supervisors PAD Overlay District approval request case **PZ-PD-005-12**; situated in a portion of the western half of Section 14, T9S, R9E G&SRB&M (legal on file) Tax Parcel 410-05-015A (west of Interstate 10, south of Picacho Peak Road in the Red Rock area).

PZ-PD-005-12 - PUBLIC HEARING/ACTION: Camelhead Associates, LLC, landowner/ applicant, Lyle Richardson, agent requesting approval of a Planned Area Development Overlay District to allow recreational vehicles, park models and manufactured housing within the 41.5± acre Picacho RV Resort parcel; pending and in conjunction with Board of Supervisors zone change approval case **PZ-005-12;** situated in a portion of the western half of Section 14, T9S, R9E G&SRB&M (legal on file) Tax Parcel 410-05-015A (west of Interstate 10, south of Picacho Peak Road in the Red Rock area).

Ms. Sarkissian read a portion of the staff report and used a power point presentation.

Chairman Hartman called the applicant forward.

Mr. Lyle Richardson, 5310 N. Camino Real Tucson, Arizona. Mr. Richardson came forward to address the Commission. Mr. Richardson stated the applicant is requesting a continuance on the case to gather more information regarding the issues that had come up in the last meeting.

Commissioner Salas asked Mr. Richardson how long of an extension is the applicant requesting? Mr. Richardson responded they are requesting thirty (30) days.

Chairman Hartman called Mr. Steve Brown, Building and Safety Official to come forward to address the Commission.

Commissioner Aguirre-Vogler asked Mr. Brown if there was a follow up letter to the cease and desist letter. Mr. Brown responded he is not sure why there was no follow up letter available. In 2002 when the case was going through the process, the information was tracked by paper. Mr. Brown stated since then they have a new tracking system, using automation. The process for clearances at that time consisted of someone in Environmental Health walking over to Building and Safety, and/or receiving a call from Arizona Department of Environmental (ADEQ), saying the project was good to go and issue permits. Mr. Brown stated after reviewing documents on the project and contacting Environmental Health, and ADEQ he recalls going through many meetings with different departments and the permits being allowed to proceed. At that time, ADEQ was no longer issuing clearances for fresh water supply

and they were only doing the wastewater clearances. There were many meetings about the water not being safe. As the Building Official and being in charge of enforcing the adopted plumbing code, there had to be a statement stating drinking water must be safe to authorize. It did not list what the criteria was for making it safe. These factors are why the cease and desist letter was issued and the permits were revoked. Staff has looked and pulled all the files, and cannot find the letter withdraw of the revocation. Mr. Brown stated he would take responsibility, and will withdraw that revocation. Water with high nitrate levels is safe to drink but it is not recommended to be consumed by pregnant women as it could cause harm to the fetus.

Commissioner Aguirre-Vogler asked if the applicant went through concept review, and would the applicant have a copy of the letter issued from Steve Brown, she also stated that all the information provided on the case is old, and there is no information provided with a more current date. Chairman Hartman agreed with Commissioner Aguirre-Vogler.

Mr. Brown stated permits had been issued shortly after the cease and desist letter date, and if there had been issues the Building Safety staff would not have issued any permits. Chairman Hartman stated the Environmental Health department has issues with the wastewater. Environmental Health is requiring a letter from ADEQ verifying that the existing wastewater system plant is compatible with the new proposed changes. Mr. Richardson stated he is not sure that ADEQ will provide a letter. What the applicant is willing to provide for the Commission is an agreement, accepted by their board members and signed. It will explain the criteria that will be used to address the problem ADEQ has reported. It will also show the quality, and quantity, of the wastewater and black water that will be going into the facility.

Commissioner Brown stated he has concerns on thinking the matter can be fixed and asked will the water be safe for someone to drink for a long period? Mr. Richardson stated it can be fixed, the requirements from five (5) years ago have changed, and it will be done to an acceptable standard by ADEQ, which is based on federal standards. Commissioner Moritz stated that on February 1, 2012 there was a sample taken by Picacho Peak Water Company and it was found to be non-adequate, and they would need to take more samples and provide verification soon after. Mr. Richardson stated the board hired consultants to conduct testing on the water; there are administrative portions to the testing that need to be done, that were not done in the past. All the requirements have been listed in the agreement are currently being worked on.

Ms. Sarkissian stated in reference to the statement, "The sample was under the maximum containment level" which means it was in compliance, at nine point two (9.2) and the max is ten (10). There was no follow up to the other samples, and ADEQ is no longer providing authorization letters, when in compliance. Commissioner Gutierrez asked Mr. Richardson, when he presents to the Commission again would he be able to provide studies showing the water adequacy. Mr. Richardson responded he would be able to provide the studies.

Commissioner Aguirre-Vogler stated everything that has been provided has changed, and it is out of date; there is no fire protection. Commissioner Aguirre-Vogler stated she is not in agreement with the case and does not understand why the county is allowing the change from RV Park to manufactured homes. Mr. Richardson stated he is not familiar with the information provided to the Commission, and cannot speak on it. Commissioner Brown stated thirty (30) days is not going to be enough time to provide the information required. Vice-Chairman Riggins stated the stipulations are clear, they state a letter needs to be provided in order to move forward. Commissioner Aguirre-Vogler stated the applicant would require more than thirty (30) days. Chairman Hartman stated it is policy by the Commission to only have three (3) extensions on a case.

Commissioner Salas asked Mr. Richardson who will be the fire provider. Mr. Richardson responded the contracts have not been drawn up; Oro Valley Fire District is whom they are attempting to go through.

Commissioner Faucette stated the lot size change is also a large concern. Chairman Hartman stated the main issues concerning the commission are the water, effluent, side yards, and the lot size.

Chairman Hartman opened the meeting to the public. Hearing none, Chairman Hartman called for a motion.

MOTION
Vice Chairman Riggins made a motion to continue case PZ-PA-001-12, for sixty (60) days to the August 16, 2012 hearing, at 9 a.m. Commissioner Salas seconded the motion. Motion passed unanimously.

Vice Chairman made a motion to continue case PZ-005-12, for sixty (60) days to the August 16, 2012 hearing, at 9 a.m. Commissioner Faucette seconded the motion. Motion passed unanimously.

Vice Chairman made a motion to continue case PZ-PD-005-12, for sixty (60) days to the August 16, 2012 hearing, at 9 a.m. Commissioner Moritz seconded the motion. Motion passed unanimously.

NEW CASES

SUP-002-12 – PUBLIC HEARING/ACTION: AZ City Carwash, LLC c/o Jack Stonebraker, landowner/applicant, requesting approval of a Special Use Permit on a .63± acre parcel in the CB-1 (Local Business) Zone **(PZ-192-70)** to operate a carwash; described as lot 2987 and west half of lot 2988, amended plat of Arizona City Unit Two-A, Section 06, T08S, R07E G&SRB&M (legal on file) Tax Parcel 406-02-053A (located at the southeast corner of Battaglia Drive and Tacna Road in the Arizona City area) (The previous SUP approved for the existing use under case **SUP-038-97** has expired due to a change in ownership).

Mr. Denton read a portion of the staff report and used a power point presentation.

Commissioner Aguirre-Vogler asked Mr. Denton why the case requires a special use permit in the CB-1 zone. Mr. Denton responded the use is not allowed in this zone and it requires a special use permit to allow a carwash.

Chairman Hartman asked Ms. Grieb why SUP's are issued to the land and not to the applicant. Ms. Grieb responded there are different categories that fit together in the zones. There are special uses that can conform into the zone, also adding conditions. If they fit with conditions, they can be approved. There cannot be too many of the same kind of SUP's in one area for example, hospitals. Chairman Hartman stated conditions are stipulations and need an annual review. Ms. Grieb stated the annual review is done, to reassure the business is still there. Chairman Hartman asked what happens if the neighbors complain. Ms. Grieb stated the neighbors have the right to complain, and code compliance would go out there to make sure they are following all the stipulations.

Commissioner Aguirre-Vogler asked what zone a carwash falls under. Ms. Grieb responded C-3 under the new zoning classification and CB-2 on the old one.

Chairman Hartman called the applicant forward.

Mr. Jack Stonebraker, 623 E Florence Blvd Casa Grande, AZ 85122. Mr. Stonebraker came forward to address the commission. Mr. Stonebraker gave a brief history on the case.

Commissioner Brown asked Mr. Stonebraker why he chose an SUP over a zoning change. Mr. Stonebraker responded originally carwashes did not have a zoning, or fall into a zoning category because there was no doors to close the building, and they had to operate under a special use permit. Mr. Stonebraker stated he was not aware he could do a zoning change.

Chairman Hartman opened the meeting to the public. Hearing none, Chairman Hartman closed the public portion of the meeting.

MOTION
Vice Chairman Riggins made a motion to forward case SUP-002-12 to the Board of Supervisors with a favorable recommendation along with the nine stipulations (9). Commissioner Moritz seconded the motion. Motion passed unanimously.

PZ-PD-011-11 - PUBLIC HEARING/ACTION: One Community Church, landowner/ applicant, Dean Schifferer, agent requesting approval of a Planned Area Development Overlay District to reduce setbacks to allow a church on a 1.25± acre parcel within the GR (General Rural) Zone; situated in a portion of the northeast quarter of Section 3, T3S, R7E G&SRB&M (legal on file) Tax Parcel 509-04-002E (west of Trica Road, south of Hunt Highway in the Queen Creek area) **(Remanded to the Planning Commission by the Board of Supervisors on May 9th 2012).**

Ms. Sarkissian read a portion of the staff report and used a power point presentation.

Chairman Hartman asked Ms. Sarkissian who addresses the parking lot size, paving, and dust control. Ms. Sarkissian responded the applicant goes through site plan review and that is when the drive access, number of vehicles, and handicap accesses issues are addressed. Ms. Sarkissian stated the applicant is looking into possibly expanding their facilities in the future.

Chairman Hartman called the applicant forward.

Mr. Dean Schifferer, 12345 East Cloud Road, Chandler, AZ 85219. Mr. Schifferer came forward to address the commission. Mr. Schifferer gave a brief description of the case.

Commissioner Brown asked Mr. Schifferer how many people would be driving down the area and shinning their lights and how high would the wall be? Mr. Schifferer responded the wall would be four (4) feet. Chairman Hartman asked Mr. Schifferer what kind of signage they would have. Mr. Schifferer responded there would be a low monument sign located on Hunt Highway.

Commissioner Faucette asked why is there a variance on the side being requested from fifteen (15) feet to four (4) feet? Mr. Schifferer responded the accessory building would be four (4) feet; the primary building would be 15 foot setbacks. Ms. Sarkissian stated currently an accessory building like the shed would be allowed at four (4) feet from the property line, as long as there is no poultry.

Chairman Hartman opened the meeting to the public. Hearing none, Chairman Hartman closed the public portion of the meeting.

MOTION
Vice Chairman Riggins made a motion to forward case PZ-PD-011-11 to the Board of Supervisors with a favorable recommendation along with the twelve stipulations (12). Commissioner Brown seconded the motion. Motion passed unanimously.

Break 10:43 am
Reconvened 10:55 am

PZ-C-005-12 – DISCUSSION/APPROVAL/DISAPPROVAL: The Planning and Development Department requests that the Planning and Zoning Commission in accordance with A.R.S. § 11-813(D) and PCDSC 2.165.030, initiate zoning regulation amendments to **Title 2** "Zoning" of the Pinal County Development Services Code, amending **Chapter 2.10.010 "Definitions," Chapter 2.135 "Park Model (PM) and Recreational Vehicle (RV) Park Zone" and Chapter 2.355 "PM/RVP-435 Park**

Model/Recreational Vehicle Park Zoning District" to consider adding definition(s); addressing a new state law, clarify language in these chapters concerning parking, plan approval and street requirements, development standards and any other matters that will make these chapters more consistent with the rest of Title 2 of the Development Services Code.

Mr. Wes LaCrosse read a portion of the staff report and used a power point presentation.

Commissioner Aguirre-Vogler stated the information for the initiation was not provided in the packets, it would be nice to have for reference.

Commissioner Moritz asked if the changes in the language affect the Picacho Peak Development, they are requesting a change to add Mobile Home Parks. Mr. LaCrosse stated that development would not be affected.

Commissioner Aguirre-Vogler stated five (5) feet between structures could be an issue. Mr. LaCrosse stated it would be ten (10), possibly up to thirteen (13) feet. Ms. Grieb stated this is only a presentation of what staff would bring back as a proposal.

Commissioner Moritz asked why the changes would not apply to the Picacho Peak Development. Mr. LaCrosse responded there are two (2) separate sections in the ordinance, one address park models/RV and the other addresses manufactured homes. Picacho Peak Development is trying to add manufactured homes and that would be a zone change issue.

MOTION
Vice Chairman Riggins made a motion to approve the initiation of zoning regulation amendments to Title 2 "Zoning" of the Pinal County Development Services Code, amending Chapter 2.10.010, Chapter 2.135 "Park Model (PM) and Recreational Vehicle (RV) Park Zone" and Chapter 2.355 "PM/RVP-435 Park Model/Recreational Vehicle Park Zoning District" under case PZ-C-005-12. Commissioner Salas seconded the motion. Motion passed unanimously.

TENTATIVE PLATS

S-039-06 - DISCUSSION/APPROVAL/DISAPPROVAL: Pulte Homes Corporation, landowner, Matthew Cawley, RBF Consulting, engineer, requesting approval of a tentative plat extension for **Red Rock Village IV,** 105 lots on a 22.6± acre parcel in the CR-3/PAD zone; situated in portion of the S½ of Section 8, T10S, R10E, G&SRB&M, Tax Parcel 410-11-001U (located south of Reunion Road and approximately 1 mile west of Interstate 10 in the Red Rock area).

Mr. Denton read a portion of the staff report and used a power point presentation.

Commissioner Aguirre-Vogler stated that according to stipulation twenty-four (24), they do not have to assist with fire protection until a thousand homes have been built, with the extension there is a delay on building a thousand homes. There is no assistance with fire protection or paramedics. On stipulation four (4), it states an association, including property owners of the development will be responsible for certain items, fencing is not listed. During the last two (2) storms, the fence has been blown down. Stipulation forty-one (41), states prior to closing owners will be made aware of the feedlot. They are not being aware until after closing. Mr. Denton stated he would speak to the applicant to address what they have done in the past regarding stipulation forty-one (41), advising the owners of the cattle in the area as well.

Chairman Hartman called the applicant forward.

Mr. Matt Cawley, 3011 W. Ina Road Ste. 115, Tucson, AZ 85741. Mr. Cawley came forward to address the commission. Mr. Cawley gave a brief description of the case.

Mr. Cawley stated he was not aware there was an issue with the fencing, and will bring it up to Pulte. Pulte is not trying to delay putting in a fire station; a site plan has been developed to have a fire station be placed close to the school. The fire department actually stopped the process because there were not enough homes in the area to be able to support that additional fire station. There are fires hydrants in the area. Pulte will be supporting the fire department helping with the cost. Commissioner Brown asked what is the distance to the nearest fire station, and response time. Mr. Cawley responded he did not have that answer.

Commissioner Aguirre-Vogler asked for an update on commercial properties in the area. Mr. Cawley responded there are commercial parcels against I-10 and different developers have looked at them but nothing has been solidified. Commissioner Aguirre-Vogler stated it is due to the improvements to the red rock interchange. Mr. Cawley stated ADOT has not been on the same page with Pulte, due to the point of access.

MOTION
Vice Chairman Riggins made a motion to approve case S-039-06 along with the forty-nine stipulations (49), modifying stipulation forty-nine (49) to extended the tentative plat to June 21, 2014. Commissioner Faucette seconded the motion. Motion passed unanimously.

S-005-04 - DISCUSSION/APPROVAL/DISAPPROVAL: Gem Land & Cattle, LLC, landowner, Ken Marks, The WLB Group, Inc., engineer, requesting approval of a tentative plat extension for Magic Ranch 40, 756 lots on a 158.2± acre parcel in the CR-3/PAD zone; described as the SW¼ of Section 12, T4S, R8E, G&SRB&M, Tax Parcels 200-26-003F, 003G, 200-59-005, 006A & 06B (located adjacent to the west side of Town of Florence approximately ¾ mile north of Hunt Highway).

Mr. Denton read a portion of the staff report and used a power point presentation.

Chairman Hartman called the applicant forward.

Mr. Gary Lang, No address given. Mr. Lang came forward to address the commission. Mr. Lang gave a brief description of the case.

Chairman Hartman asked Mr. Lang if there is any infrastructure that has been done or completed. Mr. Lang responded they could not complete any infrastructure until the construction drawings are completed. The drawings have been sent to Johnson Utilities and the fees have been paid.

Commissioner Aguirre-Vogler stated on stipulation forty-one (41) there is nothing mentioning the Magma flood control documents needed. Mr. Lang responded there was a concern that the Magma Dam was not going to be completed. The improvements of the dam are now moving forward and once the dam is complete, is when item forty-one (41) will be addressed. Commissioner Aguirre-Vogler asked Mr. Lang if they are contributing to the completion of Hunt Highway. Mr. Land responded no, but they are contributing to the county's transportation plan, the school district, and the impact fees.

Mr. Chow stated that portion of Hunt Highway is not currently designed, Public Works is finishing the design of phase one (1), from the J curb all the way to Thompson Road. Phase two (2) will be from Thompson Road to Mountain Vista Boulevard. Commissioner Aguirre-Vogler stated in her opinion there should not be any more development in that area until Hunt Highway is completed, it is unsafe.

MOTION
Vice Chairman Riggins made a motion to approve case S-005-04 along with the forty-one stipulations (41), modifying stipulation thirty-three (33) to extended the tentative plat to July 15, 2014. Commissioner Brown seconded the motion. Commissioner Aguirre-Vogler opposed. Motion passed seven (7) to one (1).

Lunch Break 11:35
Returned 12:34

Mr. Stabley read a letter from Commissioner David Ellis resigning from his position as Commissioner of District III.

WORK SESSION

PZ-C-002-12 – Work session to discuss zoning regulation amendments to **Title 2** of the **Pinal County Development Services Code**, amending **Chapter 2.145 Signs**, adding language to address new types of portable and temporary signs, monument signs as well as adding the new zones categories created with the recent Zoning Ordinance update.

Ms. Sarkissian read a portion of the staff report and used a power point presentation.

Commissioner Moritz stated the people that flip signs and hold signs should be added. Ms. Sarkissian stated there are no regulations currently on that subject but staff will research the moving signs.

Commissioner Gutierrez stated on a small strip mall with ten (10) tenants, each tenant is allowed up two (2) signs. Ms. Sarkissian responded yes and that they would have to apply for a temporary sign permit; each tenant can only apply for up to two (2) temporary sign permits per year. Yard sales and garage sales signs are not part of the regulation.

Commissioner Brown asked about landscaping trucks used as signs. Ms. Sarkissian responded they are not permitted, and they are a sign code violation. Mr. Stabley stated if the signs are reported, code compliance would go out there and place stickers over the illegal signs covering them.

Commissioner Moritz asked if the political signs for campaigning could also be added to the guidelines. The signs seem to be out for a very long time, it would be sufficient to place them forty-five (45) days prior, and remove them within fifteen (15) days after the election. Mr. Stabley stated the limitations by state law states they are allowed to be out for sixty (60) days, the county's ordinance allows them for ninety (90) days.

Commissioner Aguirre-Vogler asked if the signs design could be uniform. Ms. Sarkissian responded no. The commission had not additional comments.

PZ-C-003-12 – Work session to discuss zoning regulation amendments to **Title 2** of the **Pinal County Development Services Code**, amending **Chapter 2.185 Outside Storage and Parking**, to consider adding language to address definitions, parking locations, setbacks, and restrictions for commercial vehicles with a gross vehicle weight of 19,501 lbs or more and to add language in support of A.R.S. sec. 11-269.10 (Public Service and Public Safety Emergency Vehicles).

Ms. Klucar read a portion of the staff report and used a power point presentation.

Commissioner Aguirre-Vogler stated tow trucks cannot park in a development, and asked when a complaint is received is there a fee issued. Ms. Klucar responded it will be a zoning violation and a code compliance officer would go out there.

Chairman Hartman asked Ms. Klucar if people that have truck storage areas in heavy industrial commercial, would require them to apply for an industrial use permit. Ms. Klucar responded it would be handled as it normally is with the appropriate requirements. Mr. Stabley stated under the proposal the C-3, I-1, and I-2 would be allowed with the I-1 a special use permit would only be needed because the I-1 is designed as a buffer for industrial land use.

Commissioner Salas left at 1:05 p.m.

Commissioner Moritz asked if HOA rules and regulations precede the counties rules and regulations. Ms. Grieb responded HOA rules could not govern public roads.

PZ-C-004-12 - Work session to discuss subdivision regulation amendments to **Title 3** of the **Pinal County Development Services Code**, amending **Chapter 3.20 Final Plat Additional Data**, to consider adding language to address adequate water supply outside of Active Management Areas (AMAs)

Mr. Denton read a portion of the staff report and used a power point presentation.

Commissioner Aguirre-Vogler asked Mr. Denton if someone wants to develop a new subdivision they have to show that there is adequate water supply or do they only have to prove to ADWR that they have a one-hundred year supply once? after the lease is up in one year, they do not have to prove they have a one-hundred year water supply again? Vice Chairman Riggins stated if they are not under an adequate water supplier, and they are doing it with a certificate they only have to show it once. A designated supplier needs to prove it every year. However, a one-year lease would not be easily permitted.

Vice Chairman Riggins asked if it were passed would it affect the municipalities in the county, would it be a forced issued. Mr. Stabley responded yes. Ms. Grieb stated municipalities could always challenge the decision.

ADJOURNMENT

Vice Chairman Riggins made a motion to adjourn. Commisisoner Moritz seconded the motion. Chairman Hartman accepted the motion. Meeting adjourned at 1:26 p.m.

RESPECTFULLY submitted July 19, 2012

Jerry Stabley, Planning Director