

City of Sherwood, Oregon
Planning Commission Meeting

November 21, 1995

1. Call to Order/Roll Call

Chairman Gene Birchill called the meeting to order at 7:20 PM. Commission members present: Chairman Gene Birchill, George Bechtold, Rick Hohnbaum, Kenneth Shannon and Marge Stewart. Vice-Chairman Chris Corrado and Susan Claus were absent and excused. Planning Director Carole Connell, Assistant Planner Lisa Nell, and Secretary Roxanne Gibbons were also present.

2. Minutes of November 7, 1995 Commission Meeting

Chairman Birchill asked if there were any corrections, additions or deletions to the minutes of November 7, 1995. There being no comments, corrections or additions,

Rick Hohnbaum moved the Planning Commission accept the November 7, 1995 Commission meeting minutes as presented. The motion was seconded by Ken Shannon and carried unanimously.

3. Community Comments

Chairman Birchill called for comments from the audience regarding any items not on the printed agenda.

David Bantz, Genstar Land Company Northwest, 11515 SW Durham Road, Suite E-9, Tigard, Oregon 97224, addressed the Commission. Mr. Bantz reported the Homebuilders Association held their annual "Golden Home" awards over the weekend. There were 36 categories. Genstar submitted Woodhaven for six awards. Woodhaven won two categories and was a finalist in two others. Woodhaven received an environmental award and an award for the best signage program in community awards. Woodhaven was a finalist for "Project of Year" which was won by Forest Park. The Commission congratulated Mr. Bantz and Woodhaven for these achievements.

Mr. Bantz suggested that it may be appropriate, barring any ex-parte contact, for Commission members to make a field trip through the Woodhaven project to see how the development has progressed to date. This would help the Commissioners become more familiar with the property when reviewing future phases. He would be glad to act as the guide for each field trip. Carole Connell advised the Commission that under Oregon's Public Meetings Law a field trip of this nature could not involve a quorum of the Commission. Mr. Bantz said it could be accomplished with three or four different field trips. The Commission thanked Mr. Bantz for this offer. In response to Mr. Bechtold's question, Ms. Connell reviewed the Public Meetings Law.

Jim Claus, 22211 SW Pacific Highway, Sherwood, Oregon 97140, addressed the Commission. Mr. Claus recommended the Commission remove Agenda Item 5A, PA 95-1 Historic Resources, because the papers are being drawn, after the Commission's review of the last partition. He wanted to make it clear that one of the City Staff will spend considerable time with an attorney explaining the Staff Report. He wanted to make it clear that there are at least two people here, maybe three, who, he believed should have recused themselves. When the Commission moves into the historic area, they are moving into a substantial area of property interest. Since he does not believe that the administrators in this quasi-judicial function can operate impartially and he will attempt to prove this in whatever forum he has to use and since he is in the process of recouping the resources now to do this, he would think long and hard about it. There are two components to this meeting, first the way the meeting is conducted and that there is a clear state of mind when they come in. Mr. Claus said Mr. Birchill had made a clear state of mind, he had signed petitions and another person had it read into the record, read it and if they think they are a neutral trier of fact, they are going to bet on it. Mr. Claus asked the Commission take this agenda item off of the calendar because he was going to use this and the last hearing as a prime example that there was no one in the meeting who understood what they were talking about and they certainly did not understand what they did that night.

Mr. Claus said that night the Commission took a resource away from the City due to the presentation and due to the fact that it was not taken off of the table. There was no proper benefit cost analysis done under any stretch of this term. It was simply a biased presentation. None of the subtleties of the law that the city planner was required to point out were brought up, not one of them. This was her job and the Commission certainly never once considered the benefits that were occurring in the costs. In this state of mind, the Commission cannot adjudicate any matter.

Chairman Birchill stated Mr. Claus had the opportunity to apprise the Commission of the particular items.

Mr. Claus responded, Gene, let me try to make a point to you, when someone has a mind-set, the need for competent consistency overwhelms.... and you cannot seem to understand this. Chairman Birchill said he did not say he had a mind-set. Mr. Claus asked what Mr. Birchill thought his mind-set was when a petitioner, one of the Commissioners reads a personal attack into the record on Mr. Claus, another one signs a petition slandering and libeling Mr. Claus and recommending the City do no business with him. Then a planner comes around and takes a gift and slants it in such a way that a \$35,000-\$50,000 gift never comes across. The state of mind is hopelessly gone to the point you can't even look at the matter on its merits. Mr. Claus said he was not going to go over and over this.

Chairman Birchill stated all he asked was that when Mr. Claus had an opportunity to give public testimony and he believed there were problems, to give that public testimony. The Commission heard no public testimony. Mr. Claus said the Commission was not going to get any public testimony. When someone has a mind-

set Mr. Claus is not required to come in front of that person, and that person is required to recuse themselves. Mr. Claus again requested some of the Commission members recuse themselves and the Commission's continual insistence that this can come forward is but more of the proof that the Commission does not understand the problem.

Chairman Birchill asked Mr. Claus to explain the problem. Mr. Claus said the problem is very simple, there is a Planning Commissioner that signed a petition that is libelous. This petition, in addition to other things, said don't do business with that man. The Commission was then in a position where they were going to accept an extremely valuable gift. The Commission could not see through their own prejudices as to the nature of the gift and the harm Mr. Claus was doing to the remainder of the property. Neither could the city planner make a presentation to that order. Mr. Claus said look at the file. The Commission was looking at a case where all the City was doing was getting a gift, a simple gift of enormous value and the remainder of Mr. Claus's property was being harmed. This never once came out in the presentation because of mind-sets. Mr. Claus said he was not going to go on until the Commission begins to appreciate that they do not attack him in public, they do not libelously slander him in public and then expect him to come and pay the Commission any measure of adherence as an adjudicator of the facts.

Chairman Birchill invited Mr. Claus to call him off the record and he would explain why he signed the petition. Mr. Claus said he tried this. Chairman Birchill said Mr. Claus blew up in this conversation. Chairman Birchill said when he reads the planning packets he develops a mind-set with the facts that are presented to him. Part of the process of public testimony and public hearings is to change this mind-set. Mr. Claus said they would have a long talk about that. Once you have done things in public that you have openly prejudiced their acts, you can't turn around and say you have changed your mind now and you are going to be neutral. You can't do it, you can't run on a political basis and turn around sign petitions, submit them to people and then make testimony and turn around and say you are going to let the facts stand. Once you've done this, you've set yourself in such a position you're going to get the same kind of report Lisa Nell submitted. This was not only inaccurate and biased, it took away an enormous asset to the City which Mr. Claus not only has no mind not to give the City, he would not gift it to the City under any circumstances.

Rick Hohnbaum, 640 West Division Street, Sherwood, Oregon 97140, addressed the Commission. Mr. Hohnbaum stated his concern about the City Council delaying the Transportation Planning Rule (TPR) hearing at their last Council meeting. This delay will cause the TPR to be readvertised and as a result will probably not be heard by the Council for 2-3 months. Mr. Hohnbaum said there was a paid lobbyist from the Homebuilders Association at this Council meeting who was prepared to testify in opposition to the TPR. He asked the Commission share their concerns, if there are such, with the Council.

David Bantz said he also attended this Council meeting to discuss some of the TPR

elements. Two elements he was going to object to were the proposed deletion of private streets which serve more than three lots and the removal of the 80% minimum density standards. He felt the City needs to make a statement for higher densities and the 80% minimum densities was a reasonable statement to make. The representative of the Homebuilders Association was in attendance at Mr. Bantz's request. He wanted it to be known that removal of private streets was not just a concern of Woodhaven, but that the Homebuilders's Association was also concerned.

Carole Connell clarified that the TPR was delayed by the Council due in part to two other very time-consuming matters; the QT Pub and Relocation of City Hall. It was not delayed due to any lack of interest. She thought Mayor Hitchcock removed the TPR because there would not have been ample time to review the report and recommendations. Ms. Connell reported the new City Manager, Jon Bormet, is very interested in looking at the City street standards right away. Part of the TPR does require reducing street widths. The City Staff will make a recommendation to the Commission regarding street standards and SDC standards. This whole package would then be presented to the Council.

Ms. Connell reported the 2040 Plan would need to be discussed by the Commission very soon. This plan has some very specific standards which also play into the TPR. She recommended the Commission review the complete package and meet the next TPR deadline which will be in the spring of 1996.

Chairman Birchill reported he, Ms. Connell and the Mayor have held more discussions regarding going to the hearings officer approach. Ms. Connell will be reviewing state statutes in this regard. The Commission will be kept advised.

There being no further community comments, Chairman Birchill moved to the next agenda item.

4. SUB 95-2 Woodhaven Phase 1D Final Plat

Chairman Birchill called for the Staff Report. Commissioner Bechtold did not participate or vote on this agenda item. Lisa Nell reported this is a request for Woodhaven Phase 1D Final Plat approval for a 54 single-family lot subdivision with 5 tracts on 17.6 acres. Ms. Nell referred the Commission to the Staff Report dated November 16, 1995, a complete copy of which is included in the Commission's minutes book.

Ms. Nell reviewed the main issues of the Staff Report and discussed some changes to the recommended conditions of approval. All public streets inside the subdivision are dedicated on the plat. All lots are at least 5,000 square feet and meet the LDR zoning standards. She clarified three issues of Staff concerns; stormwater treatment facilities, tree requirements for each lot (Condition #L), and removing Condition #R regarding wetland mitigation. Staff recommends the street tree requirements be as approved originally, 1 per lot (2 for corner lots), to be consistent with other phases.

In conclusion, Ms. Nell reported based upon the findings of fact, Staff recommends approval of SUB 95-2 Woodhaven PUD Phase 1D Final Plat subject to the revised conditions.

Chairman Birchill asked if the applicant wished to testify.

David Bantz, Genstar Land Company, 11515 SW Durham Road, Suite E-9, Tigard, Oregon 97224, addressed the Commission. Mr. Bantz reported there was one item which was not mentioned regarding Condition #C, construction of street improvements on Sunset Boulevard, the applicant wanted to clarify, and this was part of the submittal. The applicant has a letter dated July 24, 1995, from Ron Hudson, former City Engineer, stating that the improvements for Sunset Boulevard could be delayed for up to one year from the date of the start of construction for this phase. When Sunset Boulevard is constructed there will be a median that goes to the east end of the property. There is a condition of approval that allows the applicant to have a temporary construction access through this area. Once the median is built there will be no way of going out of the site, other than turning right. With this in mind, Mr. Hudson allowed the applicant to have up to one year to improve Sunset Boulevard. This access will continue to be an emergency access. The Sunset Boulevard improvements would be completed by October 12, 1996. Ms. Connell recommended this date be included in the condition.

Mr. Bantz said the Woodhaven street tree standards are 1 tree for every 25 feet. When a driveway is installed on some lots there is not enough room for two trees. The requirements of 2 trees per lot (3 on corner lots) may be a flaw in the street tree preservation ordinance because there are some circumstances when this condition cannot be met. The applicant was in agreement with the condition as imposed originally, 1 tree per lot and 2 for corner lots.

Mr. Bantz reported the wetlands mitigation has been met (Condition #R), as required, and he pointed out the areas on the map.

Mr. Bantz stated with reference to the water quality pond, the original master plan called for two water quality ponds. The plans which were submitted to the City and approved for construction showed one pond being built now and one pond in the future. He referred the Commission to the map where these ponds would be located.

Mr. Bantz said he did not have any further comments. An engineer for the Woodhaven project was in attendance and available to go into more detail regarding the water quality facilities.

Chairman Birchill opened the floor for discussion by the Commission.

Ms. Connell said with reference to the stormwater quality detention and treatment ponds, the applicant was moving one facility and deferring another facility.

Considerable discussion followed regarding the treatment ponds. The Commission recommended changing the verbiage for Condition #S to assure completion of the treatment ponds.

Fares Kekhia, OTAK, Inc., 17355 SW Boones Ferry Road, Lake Oswego, Oregon 97035, addressed the Commission. He reviewed the location and operation of the treatment facilities and street water run-off. The applicant addressed the comments from USA in their submittal to the City.

Mr. Bantz recommended changing the word "ponds" to "facilities" in the condition.

There being no further comments,

Rick Hohnbaum moved the Planning Commission approve SUB 95-2 Woodhaven Phase 1D Final Plat based on the findings of fact, Staff recommendations, and applicant comments, subject to the following conditions of approval:

Prior to Final Plat recording, or, in some cases, building occupancy:

1. Provide engineered construction plans for public and private improvements including costs, maintenance and bonding provisions in compliance with City, USA, Washington County and TVFRD standards. The plans shall include provisions for streets, pathways, easements, sanitary sewer, water, fire protection, storm water runoff, erosion control, street lighting, landscaping, street names and signage. Provide utility extensions to all adjoining properties. In particular:
 - Public Improvements
 - A. 14 foot wide travel lanes on Sunset Boulevard provided that landscaped boulevards and medians are provided as illustrated on applicant's Figure 9, and landscaped to the City's satisfaction. Phase 1D's Figure 13 illustrates the landscaped boulevards and medians.
 - B. Sunset Boulevard shall be constructed to City minor arterial standards. All road improvements to Sunset Boulevard required in conjunction with Phase 1D shall be completed and accepted by WCDDLUT.
 - C. Construct Phase 1D street improvements on Sunset Boulevard along the Phase 1D frontage as well as the opposite side of the road. Improvements to be constructed no later than October 12, 1996.
 - D. Off-street parking is required to be in compliance with the City Code. "No Parking" signs shall be installed on one side of the street on Galewood Drive, Elder View Lane and Inkster Drive. Note parking

restrictions in the subdivision's CC&R's.

- E. Convenient access shall be provided for maintenance of stormwater detention and treatment areas.
- F. Construct the planned Tract "V" (formerly Tract "B") and Tract "X" (formerly Tract "E") all-weather pathways to City specifications, as approved by the City. The pedestrian path improvements shall be illustrated on the construction plans.
- G. Fences, walls and hedges along pedestrian accessways adjoining open spaces shall be limited to three and one-half (3-1/2) feet in height for solid fencing and six (6) feet for chain link or other "see-through" fencing. Street lighting shall be located so as to illuminate the entry to all pedestrian pathways in floodplains and wetlands. The applicant is required to install lighting and fencing as a continuation of what was provided in Phase 1.
- H. The temporary access from Sunset Boulevard to "A" Street is to be located on Lot 200 (formerly Lot 18). It is to be a 15-foot wide, paved surface with signage indicating that it is temporary and for the purpose of construction access. The temporary access shall remain open for emergency access until a permanent secondary access is available.

- Landscaping

- I. Provide trees and plant materials as provided in Phase 1 and as illustrated in the landscaping plan (Figures 11 and 12 of the application).
- J. Install all Sunset Boulevard median and corridor landscape improvements, and greenway and pedestrian access improvements as a continuation of Phase 1.
- K. Provide landscaping along Inkster Drive as required by the City's visual corridor regulations. The type of landscaping to be installed will be consistent with that provided along Inkster Drive, within Phase 1.
- L. Each lot shall be provided with 1, (2 for corner lots) uniformly planted street trees in the front yard or in a planter strip in accordance with City specifications of two inches (2") Diameter Breast Height (DBH) and at least six feet (6') in height. Tree types to be in accordance with City approved street trees. Street trees shall be planted prior to occupancy unless otherwise approved by the City.
- M. Refrain from removing any vegetation outside of an approved Final Plat, except where necessary for utility extensions or mitigation

improvements.

N. Note on each builder's plot plan which trees are to be preserved.

- Stormwater

O. All stormwater from impervious surfaces shall be treated prior to discharge in wetlands and natural waterways.

P. Sumped catch basins shall be installed throughout the development to retain sediment and other particulates associated with stormwater runoff.

Q. Stormwater treatment facilities shall be constructed outside of any delineated wetland areas, unless specifically approved by the appropriate federal and state agencies. Stormwater treatment shall be provided prior to discharge into natural waterways and wetlands.

R. Sufficient area shall be set aside for proper sizing of stormwater treatment facilities. Proper sizing will be evaluated at the time of design review based on Unified Sewerage Agency's design standards and other accepted engineering practices such as those appearing in the King County Manual, the Pudget Sound Water Quality Manual, and other similar resource documents. Flexibility shall be maintained in site planning so that larger treatment areas can be accommodated, if necessary, by reducing the number of lots developed. **Provide at least two (2) stormwater quality detention and treatment facilities as originally approved with the Final PUD Master Plan. Ensure that the stormwater detention and treatment facilities in Tracts W and U have the capacity to support the higher density proposed in Phase 1D.**

S. To reduce maintenance needs, treatment areas shall be consolidated to favor fewer large treatment areas rather than more smaller treatment areas.

T. Stormwater treatment areas shall be designed so that sufficient storage capacity is provided to retain solids and other residuals without significant loss in treatment efficiency.

U. Locate facilities and manage stormwater so that water quantities and quality are fully preserved for flows into wetlands and ponds.

2. Except for equipment associated with the actual construction of Villa, no construction equipment or traffic associated with the Woodhaven PUD will be

allowed to use Villa at any time.

3. Prepare and submit detailed plans for sealing, abandoning or removing obsolete water wells, sewage drain fields, holding tanks, sewer lines and other obsolete utilities within the PUD, for the City's review and approval.
4. Provide performance and maintenance bonds for all public improvements as required by City Code Section 6.200, and sign and execute all required subdivision and engineering agreements.
5. Sign and execute a non-remonstrance agreement for future public improvements adjacent and contiguous to the PUD on Sunset Boulevard.
6. Complete grading and fill plans as per City Codes and the Uniform Building Code, and other applicable regulations.
7. No part of this approval may be unilaterally altered or abrogated by the applicant, its successors or assigns, including but not limited to phasing plans, CC&R's agency permits, or other agreements, plans or conditions, without the prior consent of the City. Such action on the part of the applicant shall be considered a violation of the City Zoning Code as per Section 1.101.04.

This approval is valid for one (1) year

The motion was seconded by Ken Shannon and carried unanimously.

Chairman Birchill recessed the meeting at 8:15 PM and reconvened the Commission meeting at 8:25 PM.

5. Public Hearings

Chairman Birchill deferred reading the hearings disclosure statement due to the fact there was no one in the audience. He requested that Commission members reveal any conflict of interest, ex-parte contact or bias regarding any issues on the agenda.

Rick Hohnbaum advised he was the Mayor when the historic designation process began. He is on record as being in favor of the process as well as being in favor of the process involving owner's non-consent. However, he thought this has been an evolving issue and despite votes taken in the past, he planned to fully participate as a member of Planning Commission and vote on the matter.

George Bechtold announced he is the Chair of the Landmarks Advisory Board and that he planned to participate in this public hearing.

Marge Stewart said she had no disclosures.

Ken Shannon announced he was on the Planning Commission when this agenda item first came about. He did not agree with the previous requirements that an owner did not have to consent for the property to be historically designated.

Rick Hohnbaum said it was not stated in the plan, but it was discussed previously when the plan was initiated that it would be most appropriate for at least one Planning Commissioner to serve on the Landmarks Advisory Board. He agreed with this concept.

5A. PA 95-1 Historic Resources

Chairman Birchill called for the Staff Report. Ms. Connell reported this is a two part amendment and referred the Commission to the Staff Report dated November 16, 1995, a complete copy of which is contained in the Commission's minutes book. There are text amendments to the Community Development Code Chapter 9 Historic Resources in order to comply with Senate Bill 588 and a Plan Map amendment to expand the Old Town Overlay Zone in order to preserve historic structures on the edge of downtown.

Ms. Connell reported the Text Amendment is to incorporate SB 588. The Landmarks Advisory Board reviewed this legislation and recommended the changes to Chapter 9. The legislation requires owner consent with any historic designation. Chapter 9 has been modified appropriately and Ms. Connell read the incorporated changes. The legislation also reinstates the 15 year tax freeze for anyone applying to the National register. The Landmarks Board will send a letter to the prospective historic homeowners which describes the incentives for historic designation, explaining the program and asking for their consent to proceed with designation. There is no bias as far as the text amendments are concerned. It is not clear at this time what the LCDC will require. Ms. Connell will keep the Commission and Landmarks Board advised.

Ms. Connell reviewed the Map Amendment identified on the map which was included as part of the packets. The shaded area identified the current Old Town Overlay Zone. The black dots are historic buildings in the inventory, none of which have been designated. In response to Ms. Stewart's question, Ms. Connell said a building must be at least 50 years old to be considered for historic designation. However, this is only one of the criteria for designation. The expansion of the Old Town Overlay Zone was recommended by the Landmarks Advisory Board. The expansion included the area of Park Street, Oak and Second Streets and Bill Boyle's house. In addition, the expansion included the Washington Hill area and Old Cannery building located along the Southern Pacific Railroad.

Ms. Connell said it is important that the Commission review the implications of this boundary expansion. Another consideration is the Metro 2040 Plan and increased density on the edge of Old Town to help support the area. There may be some conflicting goals which need further review.

Mr. Hohnbaum said if the goal is to increase density near the core area to support the

downtown historic district, he would think the greatest opportunity is in the LI Zone, i.e., changing the zoning or having it zoned mixed-use. He recommended the Commission accept the lines as presented.

Mr. Bechtold said there seems to be an underlying idea that historic preservation is in conflict with economic development, which in his mind is not the way it is or supposed to be or the way he sees it.

Marge Stewart said a problem in Old Town is when density is increased, parking needs to be increased and adequate parking is currently a problem.

In conclusion, Ms. Connell reported Staff recommends approval of PA 95-1.

Chairman Birchill opened the public hearing on PA 95-1 Historic Resources and asked if there was anyone wishing to speak in favor of the application. There being no proponent testimony, Chairman Birchill asked if there was anyone wishing to speak in opposition to the proposal. There being no opponent testimony, Chairman Birchill dispensed with the rebuttal portion of the hearing and closed the public hearing on this agenda item, unless a Commission member asked that it be reopened for additional testimony, for discussion and comments by the Commission.

Mr. Bechtold said the focus of historic preservation is not the "hammer". It is important to provide a program which will work for the citizens and which would provide incentives to the property owners for historic designation. His position on historic preservation is to make it look like it fits.

Chairman Birchill discussed the differences in concept between Western people and the Japanese in dealing with old buildings. The Japanese do not focus on the importance of the original building, but the importance of how it fits in with all the rest of the buildings.

Ms. Connell said Appendix I of Chapter 9 discusses the Old Town design guidelines. The Commission continued their review of the boundary expansion and identified particular buildings.

Mr. Bechtold explained that property owners outside the Old Town Map Area can also request historic designation. The Commission discussed retaining or removing the existing cannery buildings.

Ms. Connell reminded the Commission that this would be a recommendation to the City Council.

Mr. Shannon said he liked the language requiring owner consent. The boundary expansion did not bother him, as long as the owner has the right to say they do not want the historic designation.

Ms. Connell clarified that the underlying zoning would still prevail, even if the property were designated historic.

Mr. Bechtold said it was his position regarding sending a letter to property owners that the Landmarks Board cannot do anything until the Council states the rules for historic designation.

Rick Hohnbaum moved based on findings of fact, Staff recommendations and public testimony that the Planning Commission recommend approval and adoption of PA 95-1 Historic Resources, as presented, to the City Council. The motion was seconded by Ken Shannon.

Ms. Connell said if a property has been designated historic, this must be disclosed to the potential new owners.

Following further discussion,

Gene Birchill moved to amend the original motion to add the 2nd and Oak Streets triangular area (N. Sherwood Boulevard, First Street and School property) to the Old Town Overlay Boundary Expansion area. The amendment was seconded by Rick Hohnbaum and carried unanimously.

The original motion, as amended, was voted on and carried unanimously.

6. Director's Report

Carole Connell reported that the minutes of Council, Commission and Boards will probably be decreased in content due to the time it takes to transcribe them. Chairman Birchill said it was his feeling that the public hearing testimony should be almost verbatim, but that the summary style could be used for discussion and staff reports. The Commission agreed that the minutes should meet the standards of the public meetings laws and advice of the City Attorney. The shorter the better. The audio tapes of the meeting will be available and retained as per the State Archival Laws. The Commission agreed rules be established regarding the policies and procedures for minutes.

Ms. Connell said Jon Bormet wanted to be in attendance tonight, but was unavailable due to a conflict. He will probably attend the December 5 Commission meeting.

Carole Connell reported the City Council held a special hearing for Allied Systems Site Plan Appeal. Commissioners Hohnbaum and Bechtold attended the hearing. The Council concluded that the applicant should withdraw the application for a site

plan review and come back with a new building, landscaping, employee analysis, etc. Allied withdrew their site plan application. The trial for the zoning violations will be held Monday, 9:00 AM, November 27, 1995, at the Marge Stewart Senior/Community Center. An interim land use judge will hear this matter.

(Note: Subsequent to this meeting, the November 29th hearing was postponed.)

Rick Hohnbaum announced he would not be in attendance for the December 5, 1995 Commission meeting.

Chairman Birchill announced he had information regarding a 1996 Workshop Breakfast on November 29, 1995, sponsored in part by Homebuilders Association, for anyone interested in attending.

There being no further business to discuss, the meeting was adjourned at 9:20 PM.

Respectfully submitted,

Roxanne Gibbons
Planning Commission Secretary