

A REGULAR MEETING OF THE PLANNING COMMISSION OF THE COUNTY OF JAMES CITY, VIRGINIA, WAS HELD ON THE SIXTH DAY OF MAY, TWO-THOUSAND AND NINE, AT 6:30 P.M. IN THE COUNTY GOVERNMENT CENTER BOARD ROOM, 101-F MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

1. ROLL CALL

Planning Commissioners

Present:

Deborah Kratter  
George Billups  
Joe Poole III  
Reese Peck  
Rich Krapf  
Chris Henderson  
Jack Fraley

Staff Present:

Allen Murphy, Director of Planning/Assistant  
Development Manager  
Angela King, Assistant County Attorney  
Dave German, Senior Planner  
Leanne Reidenbach, Senior Planner  
Stephanie Luton, Director, Purchasing &  
Management Services  
Sara Propst-Worthley, Planner  
Jason Purse, Senior Planner  
Brian Elmore, Development Management Assistant  
Christy Parrish, Acting Zoning Administrator  
Ned Cheely, Director of Parks and Recreation  
John Carnifax, Deputy Director of Parks and  
Recreation  
John McDonald, Manager of Financial &  
Management Services  
Bill Cain, Chief Civil Engineer

2. PUBLIC COMMENTS

Mr. Rich Krapf opened the public comment period.

There being none, Mr. Krapf closed the public comment period.

3. MINUTES - APRIL 1, 2009

Ms. Deborah Kratter moved for approval of the minutes, with a second from Mr. Joe Poole.

In a unanimous voice vote, the minutes were approved (6-0; Absent: Henderson).

4. COMMITTEE AND COMMISSION REPORTS

A. Development Review Committee (DRC)

Mr. Poole stated the DRC had reviewed several cases. At special meeting on April 14 with the CVS at Norge applicant, the DRC reviewed exterior elevations. The DRC emphasized making the exterior compatible with the Norge community – including a sloped roof, a brick base and accents, light-colored siding, a unique entry feature, no neon sign, and a white and green color pallet overall. The applicant returned to the regular meeting on April 29 after addressing these concerns, and supplied additional information. Also at the April 29 DRC meeting, the Villages at Whitehall asked for modified language to their design guidelines to allow increased sidewalk layout flexibility. Applicants for the Moss Creek Commerce Center also requested sidewalk language modifications along Route 30 and adjacent properties. The DRC concurred with these requests.

Mr. Jack Fraley moved for approval of the DRC minutes, with a second from Mr. George Billups.

In a unanimous voice vote, the DRC minutes were approved (6-0; Absent: Henderson).

B. Policy Committee

Mr. Krapf stated that since Mr. Chris Henderson would arrive late to the Commission meeting, he would delay the Policy Committee report until the Commission discussion phase.

C. Steering Committee

Mr. Fraley stated the Steering Committee was considering the Economic Opportunity designation for the Comprehensive Plan. He said the Committee made final decisions on all but two Land Use applications. The next meeting will complete these and also include discussions on Community Character.

5. PRESENTATION – SHAPING OUR SHORES

Ms. Stephanie Luton presented the Shaping Our Shores proposals. She said the proposals for Jamestown Beach Campground (JBC), Jamestown Marina and Yacht Basin (JYB), and Chickahominy Riverfront Park (CRP) represented 20-year, realistic master plans for each park. The proposals are not intended as site plans. The process involved a variety of public inputs, including surveys, meetings, manned booths, TV48, and the web. Meetings were held with citizens, advocacy groups, regulatory agencies, and adjacent property owners. Plans were prepared with four primary goals in mind: feasibility, matching community vision, maximizing benefits for users, and offsetting operating expenditures. All three sites shared some features, including green space, open space, grant funding, water access, recreational opportunities, and protecting cultural and natural resources. JBC is intended as a signature park, with the ability to attract tourists and maintain beach access. JYB is intended for redevelopment with commercial

uses, in order to make the property self-sustaining. At CRP, existing facilities will be renovated, water access will be increased, and provisions will be made to host events like the County Fair. VHB consultants attempted to find fatal flaws and constraints in the proposals. Constraints include CRP's distance from the Primary Service Area; JBC's grant boundaries, and JYB's small size. Economic returns were one of several considerations. A VHB sub-consultant performed a market analysis and a pro-forma for each park and their main proposals.

As a signature park, JBC is expected to include an enhanced beach, camping, and a renovation of the Vermilion House. Other upgrades to the park include restrooms, camping cabins, pavilions, gardens, and traffic and bike improvements. The marina will be upgraded and contain one of two mixed use intensities, while providing additional water access for residents. The difference between the intensities is the amount of mixed use and the location of dry boat storage. The most intense use plan includes condos, hotel, retail, restaurants, waterfront promenade, small craft launch, and a renovated marina. The less intense scenario retains the restaurant and small craft launch. CRP's main features are water-based recreation, diversified camping, and increased usage. Wood docks would be added, along with related concessions and pavilions. Boat ramp parking would be more organized. The small craft launch would move to Gordon's Creek. Cabins and an RV loop would be added, while primitive sites would be reduced and spread out. The aesthetic vision for CRP is more rustic than other County parks.

Ms. Luton stated that citizen concerns included increased traffic and loss of historic and green space at JBC; water quality and intensity at the JYB; and a loss of primitive camping at CRP. She said phasing of the three plans was popular with citizens. The Jamestown-Yorktown Foundation and National Park Service voiced concerns about the Jamestown Island view shed and surrounding environments. Several local citizens' groups were amenable to partnerships formed with the County at JBC. The 4-H Club had security concerns. Board guidance for Shaping Our Shores included a signature park at Jamestown, non-residential mixed use at the JYB, while enhancing the environment and other park; and increased water recreation, camping, and use at CRP. At a previously held worksession, the Board asked for a review of a wide range of funding options and refurbishment plans for the JYB.

Ms. Luton stated public comments were included as part of the Shaping Our Shores process. She said early in the process, there were listening sessions. A first draft of each plan was submitted for another round of public feedback. After the second public round, staff began making specifics on the proposals, including building setbacks and footprints. Another public meeting was held based on those specifics. Before Shaping Our Shores is presented to the Board for final consideration, a priority matrix, funding options, and expanded pro forma will be developed.

Ms. Luton stated the boating and fishing communities both stated their desire for expanded water access and support facilities at CRP. She said there were comments to take notice of the power-boating and tournament communities.

Mr. Tim Hogan, VHB Consulting, stated that to attract fishing tournaments, CRP would require additional infrastructure, including overnight moorings, fuel services, a larger store, and additional parking. The proposed upgrades would cater to transient boaters.

Ms. Luton stated that although time shares were not included in the less-intense narrative, a boutique hotel with 48 rooms was included. She said the Board did not want residential units at the marina. Removing the residential units completely changes the property's economic outlook.

Mr. Hogan stated time-shares were considered early in the process during discussions with the Board.

Mr. Henderson stated the market value of time-shares would be considerably more than residential units.

Ms. Luton stated time-shares were reviewed during the real estate analysis. She said Chickahominy's inclusion in the Primary Service Area was also discussed, and several challenges were noted. In the realm of reasonable vision, the Board decided to focus on water access and camping-based recreation at the site, although many types of uses were discussed.

Mr. Poole stated that in previous comprehensive plans, the community signaled its desire to have water access. He said he appreciated the Shaping Our Shores proposals not altering the character of the County.

## 6. PRESENTATION - PARKS AND RECREATION MASTER PLAN

Mr. Mark Wenger, Chair of the Parks and Recreation Advisory Commission (PRAC), presented the Parks and Recreation Master Plan. He said the plan has been undergoing a revision, with the last revision being in 1993. Public input had been received during the previous 14 months, including public meetings, hearings, focus groups, phone surveys, and online surveys. As the PRAC reviewed needs assessments, it became apparent that metrics were needed to measure the County's performance against other communities. Two standards emerged: the National Recreation and Park Association standards and the Virginia Outdoors Plan. The availability of private recreation facilities gives the County additional flexibility in meeting its recreation needs. The goal of the master plan is to create a framework for addressing needs. The plan will also provide linkages between conceptual and master planning, as well as special plans, such as Shaping Our Shores. Based on national and local standards, the County is deficient in youth baseball fields, soccer fields, and soft surface trails, but many other surveyed localities are also deficient in many areas. The master plan was modified to include Parks and Recreation's extensive programming, along with cooperative programming with York County, the City of Williamsburg, state, and national parks. Neighborhood pools, tennis courts, and other private facilities are also leveraged in the plan through proffer guidelines. Challenges include non-mandated services and the recovery rate. Localities vary greatly in how they calculate their recovery rates, but the County's 45% recovery rate is expected to drop as new non-revenue generating parks come online. Examples to increase recovery rates include events, tournaments, and non-profit funding.

Mr. Reese Peck asked if different facility standards were used for inside and outside the Primary Service Area (PSA).

Mr. Wenger stated several variables and standards had changed since the 1993 Master Plan. He said with the new Comprehensive Plan under review, it was an ideal time to introduce a new Parks and Recreation Master Plan. The 2003 Comprehensive Plan was not used as a guiding document as these standards were seen as in need of an update. The standards in the plan are intended for general guidance and not specifics.

Mr. Ned Cheely stated the Parks and Recreation Master Plan came into being as a result of requiring facilities to house programming. He said the same types of development and density that would drive the need for schools would also drive needs for park facilities. Joint development with schools will continue. Unique opportunities, such as CRP and the Warhill Sports Complex, are aggressively pursued.

Mr. Peck stated his concern was that schools and parks, such as Freedom Park, which are outside of the PSA, were being extended water service. The Commission and Planning should review park locations which *de facto* expand the PSA.

Mr. Cheely stated it was not their intention to have a different set of standards from the Comprehensive Plan. The master plan used drivers from the 2003 Comprehensive Plan and public input, and the Division worked closely with Planning staff and consultants to determine appropriate updates.

Mr. Peck asked about the fiscal impact of upgrading parks to the new standards.

Mr. Cheely stated that that information could be researched and provided if requested. He said many planned facilities from the 1993 Plan had not been completed due to a variety of factors. The Master Plan only moves as quickly as the Capital Improvements Program (CIP) can fund projects.

Mr. Billups asked if Parks and Recreation had proposed sites for the deficient trails and fields.

Mr. Cheely stated Parks and Recreation had the *Greenways Master Plan* and certain recreational corridors to place future facilities. He said parks was trying to improve capacity, and cited instances where a single child plays in multiple youth leagues on multiple fields.

Mr. Fraley stated he was interested in leveraged Parks and Recreation facilities for economic development. He said youth league growth has fostered economic development. An aquatic center would allow the County to host swimming tournaments.

Mr. Wenger stated there was tremendous support for Parks and Recreation to pursue competitive swimming facilities, tempered by their cost. Parks and Recreation would pursue a public/private partnership for that type of facility.

Mr. Henderson stated Christopher Newport University recently entered an exclusive agreement with Pepsi. He encouraged Parks and Recreation to explore selling naming rights.

Mr. Wenger stated Parks and Recreation should investigate all revenue opportunities.

Mr. Poole stated residents see Parks and Recreation as a crucial component towards quality of life.

Ms. Kratter stated Parks and Recreation should take a long-term view of planning to improve quality of life and economic outlook simultaneously.

Mr. Krapf stated that Parks capital projects still compete for annual funds as part of the budget process.

7. PUBLIC HEARINGS

A. ZO-0003-2009 Zoning Ordinance Amendment - Setback Reductions in B1, General Business & M-1, Limited Industrial

Mr. Jason Purse stated that staff received a request to amend the Zoning Ordinance to allow for front setback reductions in M-1 zoning with the approval of the Development Review Committee (DRC). He said similar language for B-1 zoning allows a setback reduction of up to 25 feet with DRC approval. Some Community Character Areas where several M-1 parcels are located recommend reduced setbacks. The recommendations for reduced setback in the Toano Design Guidelines are not currently achievable under the Zoning Ordinance. Consistency between B-1 and M-1 parcels is desirable, and the language from the B-1 district will be copied into the M-1 zoning. Only commercial uses will be affected. Setbacks of less than 20 feet will be permissible with DRC approval. As a result of the Policy Committee, language in the amendment has been worded to say 'meets and exceeds' in cases of DRC setback review. Staff recommends approval of these amendments.

Mr. Krapf asked if changing the setback language to 'meets or exceeds' would grant the DRC additional flexibility in its reviews.

Mr. Allen Murphy stated the language 'meets or exceeds' would give the DRC additional flexibility. He said the current language expresses that applicant must only meet standards. The revised language enables the DRC to upgrade expectations.

Mr. Purse stated the DRC would have full review of any requested setback reductions.

Mr. Fraley stated the language was contradictory in that an applicant could not both meet and exceed expectations.

Ms. Kratter stated that the term extraordinary was deleted because of its vagueness. She said 'meets or exceeds' may push the DRC into accepting a setback with only one of the three design criteria met. Applicants should always have to exceed development standards.

Mr. Murphy stated that when design standards were adopted, they were not intended to be

bare-minimum guidelines. He said the DRC can only make suggestions about exceeding standards. The language 'meet' would be the clearest.

Mr. Billups asked if the DRC had difficulty in setting specific standards for Community Character Areas. He said the guidelines should be specific numbers.

Mr. Murphy said the language is for specific areas were the Board has adopted additional guidelines that call for flexibility.

Mr. Krapf opened the public hearing.

There being no comments, Mr. Krapf closed the public hearing.

Mr. Poole moved for adoption, with the amended language 'meets or exceeds.'

Mr. Kratter stated the language 'meets' would be sufficient.

Mr. Murphy stated staff was agreeable to just the word 'meets,' given that design guidelines are already above the general ordinance.

Mr. Fraley stated he would favor leaving 'exceeds' in order to push applicants to present the best proposal possible.

Mr. Fraley seconded the motion for approval with amended language.

In a roll call vote, the Commission adopted the amendment (5-2; Yes: Kratter, Poole, Peck, Krapf, Fraley; No: Billups, Henderson).

B. SUP-0004-2009 Dee's Day Care

Mr. Purse stated Ms. Darlene Ingram applied for a special use permit to operate a daycare in an existing single-family home at 156 Indian Circle. The parcel is zoned R-2 and currently operates as a day care with a cap of five children. Ms. Ingram has preliminary approval from the state to allow 12 children if the SUP is approved. The hours of operation are between 6 a.m. and 6 p.m. No expansions or modifications are proposed. The applicant has obtained all needed permits and licenses and attended multiple training sessions. Applications on day care inside neighborhoods include three conditions: no signage, no exterior lighting, and a three year sunset on the SUP. The Fire Department has requested that the number of children under two and a half years old be limited to five. The size and hours of the operation reduce its impact on the surrounding community. Staff finds the proposal generally consistent with the Zoning Ordinance and Comprehensive Plan and recommends approval with attached conditions. Staff has not received any complaints regarding the existing day care. All surrounding property owners have been notified of the change.

Mr. Henderson stated there was public comment at the previous Board meeting concerned about traffic and parking for the location.

Mr. Krapf opened the public hearing.

Ms. Darlene Ingram, 156 Indian Circle, discussed her day care's community involvement. She said she currently runs the day care anticipating expansion. The day care includes annual activities such as parental dinners, Fire Department visits, and food drives. She is a member of the Family Child Care Association, with a Master's degree in Community Counseling. Certifications include Red Cross and Army. Most clients live in the Grove area. Children's ages are from six months up to five years.

Ms. Cathy Bachelor, 102 Massacre Hill Road, stated she works at home as an auditor. She said she hears kids screaming off and on during the day, and was concerned about additional children. Additional traffic on Indian Circle was a concern as well.

Mr. Ed Baker, 146 Indian Circle, stated that parents were parking on the circle and speeding down the street. He said there is no parking area and blind spots exist on the road. The streets are not capable of supporting a business in a residential area. Additional cars would make the streets even more unsafe.

Ms. Mary Oyer, 139 Indian Circle, stated she had concerns with parking in the small residential area. She said one night multiple cars parked in the circle, causing her to take a blind turn out of the intersection. Covenants signed in 1972 stated the neighborhood was to be reserved for residential purposes.

Ms. Cathy Dietrich, 110 Massacre Hill, stated the neighborhood was generally elderly individuals, and that if the children were coming from the surrounding neighborhood, traffic would be an issue. She said she had almost been struck by speeding cars in the neighborhood. Fire safety in a home with twelve children was also a concern.

Mr. Keith Ingram, co-applicant, stated he wished neighbors would have expressed their concerns before the meeting. He said recent parking issues were due to contractor trucks. Parents do not park on the streets. The driveway allows four cars to park at once. Several clients are from the new condominium units. Very unruly children are referred to counseling to help reduce noise in the neighborhood. Parents arrive to pick up their children at staggered times.

Ms. Ingram stated that the state requires an assistant for twelve children. She said her day care holds monthly fire drills. The last child leaves daily at 5:45pm. Some of her clients are siblings, further reducing traffic.

Mr. Baker stated the neighbors did not want a commercial venture in the community.

Mr. Krapf closed the public hearing.

Mr. Purse stated the three-year SUP limit would require the applicant to return to the Commission at the end of three years, in order to measure impacts on the neighborhood. He said the Virginia Department of Transportation stated that the traffic generated by the proposal would

not require additional improvements.

Mr. Billups stated any parking issues were a police matter.

Mr. Murphy stated he believed Ms. Oyer's covenant may been signed by the Clerk of the Court. Covenants are normally enforced by the homeowner's association.

Mr. Fraley stated the Fire Department has already made its input regarding the safety of the operation.

Mr. Billups moved for approval, with a second from Ms. Kratter.

Mr. Henderson stated day care access was an important objective in the Comprehensive Plan. He said he also wanted to protect residential neighborhoods from non-residential uses. Three years was a long period of time for potential detriment impacts to affect a neighborhood without review. He asked if the applicant would accept less than 12 children, with possible full expansion later.

Ms. Ingram stated she feels more comfortable with ten children, aided by an assistant. She said the children's playground was fenced-in. Twelve could be reexamined, but there is a need for day care in the community. Some parents prefer a home-like environment for their day cares. Having worked with mental challenged and juvenile offenders, she can handle a dozen children.

Mr. Billups stated that the impact on the surrounding neighborhood may be overstated. He said the services provided for residents outweighed any noise created. He also expressed his concerns over comments made that this was a detriment to the community, especially since it was a minority family providing services for minorities. Mr. Billups felt that denying this application would be denying the applicant's ability to make a livelihood. He expressed his opinion over the type of tactic that he felt was present in Williamsburg stems from a colonial mentality that has existed over many years. He felt that the sensitivities expressed were not toward the issues and the situation. He felt there was a need for daycare in this area, especially since affordable housing was nearby. Mr. Billups felt that police matters should be police matters, and that daycare issues should be daycare issues. He felt that some of the concerns mentioned were not pertinent but were used to justify Caucasian individuals who have complained.

Mr. Krapf asked the Commission to focus strictly on the SUP application.

Ms. Kratter stated she had sympathy on both sides of the issue. She said the Low Density Residential designation would include schools, churches, and community recreation areas, and that day cares would be within that expectation. If there are serious issues before the three year renewal, the police could notify the Commission. She supported adoption of the measure as proposed.

Mr. Poole stated that while aware of this essential community need, he was not convinced

of the appropriateness of the project's location. He said that although it may be minimally intrusive, it was located in an older community, off the main road, and those older communities without gates and homeowner associations' covenants and restrictions are more vulnerable to non-residential uses. He said if the property fronted Pocahontas Trail, he would reconsider his vote. Although child care is needed, commercial projects should not be in residential areas.

Mr. Peck stated there was a method established to enforce covenants. He said he was not prepared to determine what constitutes 'too noisy' and that the neighbors had other methods of recourse outside the Commission.

Mr. Krapf stated issues should be differentiated, such as police matters. He said the applicant is an existing business with no previous issues. The staggered pick-up and drop-off times minimize the impact. He said he would support the applicant.

Mr. Fraley stated he wished the applicants and the neighbors had met to discuss their concerns in advance. He said he hated to see communities split.

In a roll call vote, the Commission approved the motion 5-2 (Yes: Kratter, Billups, Peck, Krapf, Fraley; No: Poole, Henderson).

C. SUP-0008-2009 CVS at Norge

Ms. Sarah Propst stated that the applicant has requested a one-month deferral. Staff confers with the request. Staff has provided hard copies of additional architectural revisions for review by the Commission.

Mr. Fraley stated that the previous Walgreens plan included a notation about limited hours of operation. He said he asked the applicant to consider restrictions and to include the sign proposal to the Commission. The DRC wanted the sign to be as subtle as possible.

Mr. Krapf opened the public hearing.

Ms. Maria Fuentes-Sherman, 5413 Mary Lane, stated she had no issue with the CVS, but objected to the razing of the Candle Light Kitchen building. She said there is no comparable restaurant in the area. She asked for an alternate plan to return the restaurant to that area.

Mr. Tim Trant stated that the Candle Light Kitchen's fate was in the hands of the shopping center's owner. He said that CVS agents understood there was an attempt to relocate the restaurant within the strip, although no deal has been reached. Light green façade was a concern for the applicant on the grounds of the color being associated with Christmas and a competitor's firm. The applicant has instead proposed an earth-tone burgundy.

Mr. Krapf continued the public hearing to the June 3, 2009 Planning Commission meeting.

D. SUP-0010-2009 Michael J. Hipple Contractor's Warehouse

Mr. David German stated that Mr. Michael J. Hipple has applied for a special use permit on a parcel zoned A-1, inside the PSA. The property is comprised of three lots at 7424, 7426, and 7428 Richmond Road, totaling 1.03 acres. The contractor's office and parking area will be confined to the rear parcels, furthest from Richmond Road. Two small homes on the properties will be used for residential purposes. The parcel is designated Low Density Residential on the Comprehensive Plan Land Use Map, which specifies that only limited commercial undertakings should be permitted. Compacted gravel, in conjunction with the structures onsite, makes the site 42% impervious. One condition of approval is a reduction of the impervious area (to approximately 23%) of the site. The project consists of a 1,600 square foot garage building, (which includes an office, and storage areas inside two garage bays), and associated parking areas both in front of and across from the garage. A six foot privacy fence and landscaping will help conceal one of the residential homes, the office/garage, and the parking area. Staff finds the proposal generally consistent with the Comprehensive Plan, and with the surrounding zoning and neighboring land uses. The conditions recommended for approval with the SUP will further mitigate any impacts, especially those associated with stormwater management, parking, and irrigation. Staff recommends approval.

Mr. Fraley asked about the irrigation via stormwater collection provision and the use of the term "impoundments" in the condition related to onsite stormwater collection devices.

Mr. German stated that the James City Service Authority instituted that condition, and that the term "impoundments" was being used to refer to rain barrels, cisterns, and similar water catchment devices.

Mr. Murphy stated that the impoundment application was a universal standard, whereas this particular development would not be subject to an impoundment plan for either stormwater or environmental concerns.

Mr. Bill Cain stated there were no traditional stormwater impoundments proposed for the project.

Mr. German stated all standard notification protocols were followed. No comments or concerns have been received by staff. The current operation will not change with an SUP approval. The applicant and his neighbor to the rear (Mr. A. G. Bradshaw) had reached an agreement about the landscaping that would be installed along their mutual property line, and that this agreement was reflected in the recommended landscaping and fencing condition of approval.

Mr. Cain agreed that "impoundment" in this case referred to rain barrels and similar devices for the collection of rainwater runoff.

Mr. Fraley stated he would prefer that more specific language be used in place of impoundment.

Mr. Krapf opened the public hearing.

Mr. Michael Hipple stated that he understood “impoundments” to mean rain barrels and similar devices. He said he added barrels, at JCSA’s request, to ensure the landscaping would not have to be watered. The rear buffers had been discussed with Mr. Bradshaw, who had requested a landscape buffer and the relocation of a fence.

Mr. Krapf closed the public hearing.

Mr. Poole stated that based on the zoning and Comprehensive Plan, he was prepared to support the application.

Mr. Poole moved for approval, with a second from Mr. Fraley.

In a unanimous roll call vote, the Commission approved the motion (7-0).

8. PLANNING DIRECTOR’S REPORT

Mr. Murphy stated he had no further discussion.

9. COMMISSION DISCUSSIONS AND REPORTS

A. Policy Committee

Mr. Henderson stated the Policy Committee reviewed the reduced M-1 and B-1 setbacks and the Capital Improvements Program.

Ms. Kratter moved to approve the report, with a second from Mr. Billups.

In a unanimous voice vote, the Policy Committee report was approved (7-0).

B. Parks and Recreation Master Plan Discussion

Mr. Peck stated that if the County had difficulties using the Comprehensive Plan as a tool, it sends a negative signal to the private sector. He said he keeps seeing policy inconsistencies, such as policies to have JCSA expand operations outside the PSA. The County mandates one policy but subsidizes another. Although Parks and Recreation should have to place as many parks as possible inside the PSA, the Parks and Recreation Master Plan does not include this policy. Parks and Recreation used state and national standards, but did not use the Comprehensive Plan. The Master Plan is still a working document. The Comprehensive Plan should guide master plans, and master plans should not push the Comprehensive Plan. A resolution was drafted to officially send the Commission’s concerns to the Board and staff.

Mr. Fraley stated there was a history of boards and committees being unaware of the Comprehensive Plan. He said this point in the Comprehensive Plan process allows the Commission to address many of Mr. Peck’s concerns. When the Comprehensive Plan arrives at the Commission, they will see a different recommendation on community wells. The

Commission should consider the degree to which Comprehensive Plan standards should be held, as well as standards for change. Mr. Fraley stated the Commission could address some of Mr. Peck's concerns when the Comprehensive Plan comes before the entire Commission.

Ms. Kratter stated the Commission has a chance to create a stronger process by inserting language into the Comprehensive Plan stating that all master plans must comply with the Comprehensive Plan. The Commission could review more specific language in the plans.

Mr. Fraley asked for Mr. Murphy's comments on whether it would be appropriate to address some of these concerns when the Comprehensive Plan comes before the Commission.

Mr. Murphy stated that this would be an appropriate forum to discuss matters of policy with respect to consideration to other plans against the Comprehensive Plan. He stated a policy statement to that effect may be an appropriate outcome during the update process. He stated that at a minimum he would expect the Commission to measure any project against the Comprehensive Plan. Mr. Murphy did express his concerns about strict adherence since the Comprehensive Plan is a general guide.

Mr. Fraley stated he would like a standards proposal to come before the Comprehensive Plan.

Mr. Murphy stated that staff would help draft any Comprehensive Plan standards language. Staff would however, request some guidance from either the Planning Commission or Steering Committee on suggestive language.

Mr. Krapf stated that in the past 18 months, service standards from the 2003 Comprehensive Plan have been reevaluated and voted on by the Steering Committee. He stated all County agencies should consult the plan before starting their own master plans. The standards proposal would carry more weight going alongside the draft Comprehensive Plan to the Board.

Mr. Billups stated that the Commission should remain close to its own responsibilities. He said the Commission should stick to issues of health, safety, and welfare. The length of a citizen's residency should not affect community needs. The Commission should not revisit old issues which may cause ill feelings.

Mr. Poole stated the Comprehensive Plan was a general document, and did not have the specificity some of the Commissioners would prefer. He said the public entities should move at a different pace than private entities since they assure quality of life issues.

Mr. Peck stated commercial dollars follow the unintended policies of County policies.

Mr. Henderson stated there is a healthy tension between the interests behind the Comprehensive Plan. He said each of those interests should be able to pursue their own processes. The Comprehensive Plan is a guide, not a manual. Impacts on adjacent property owners are within the Commission's purview.

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Mr. Peck stated there should be a debate on the specificity of standards.

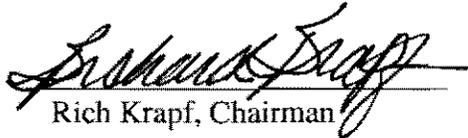
Mr. Billups stated any inflexible statement made by the Commission was illegal.

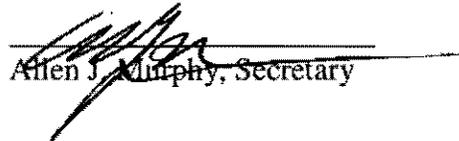
Ms. Kratter stated the Comprehensive Plan should have its own enforcement standards.

10. ADJOURNMENT

Mr. Fraley moved for adjournment, with a second from Ms. Kratter.

The meeting was adjourned at 10:02pm.

  
Rich Krapf, Chairman

  
Allen J. Murphy, Secretary