

MINUTES
JAMES CITY COUNTY PLANNING COMMISSION
REGULAR MEETING
COUNTY GOVERNMENT CENTER BOARD ROOM
101 MOUNTS BAY ROAD, WILLIAMSBURG, VA 23185

December 6, 2023

6:00 PM

A. CALL TO ORDER

Mr. Polster called the meeting to order at 6 p.m.

B. ROLL CALL

Planning Commissioners Present:

Frank Polster

Rich Krapf

Tim O'Connor

Jack Haldeman

Rob Rose

Barbara Null

Stephen Rodgers

Staff Present:

Susan Istenes, Director of Planning

Liz Parman, Deputy County Attorney

Josh Crump, Principal Planner

Thomas Wysong, Principal Planner

Tess Lynch, Planner II

Ben Loppacker, Planner

Suzanne Yeats, Planner

Amanda Frazier, Community Development Assistant

C. PUBLIC COMMENT

Mr. Polster opened Public Comment.

As no one wished to speak, Mr. Polster closed Public Comment.

D. REPORTS OF THE COMMISSION

Mr. Polster noted there were no reports for the Commission.

E. CONSENT AGENDA

1. Minutes of the November 1, 2023, Regular Meeting

Mr. Haldeman made a motion to approve the Consent Agenda.

On a voice vote, the Commission approved the Consent Agenda. (7-0)

F. PUBLIC HEARING(S)

1. AFD-23-0001. 1105 Stewarts Road Barnes Swamp AFD Addition

Mr. Ben Loppacker, Planner, addressed the Commission with the details of the Agricultural and Forestal District (AFD) application. He noted the applicant intended to use the property for recreational uses and potential tenant farming on the cleared portion of the property, which was approximately five acres. Mr. Loppacker stated the applicant had no desire in developing or timbering the property. He noted a recent staff update to the acreage designated as prime farmland and the ranking of the habitat core located within the property. Mr. Loppacker stated the AFD Advisory Committee recommended approval of the application by a 7-0 vote at its October 19, 2023, Regular Meeting. He noted staff recommended approval by the Planning Commission to the Board of Supervisors.

Mr. Haldeman referenced the applicant's potential to timber by-right.

Mr. Loppacker referenced Condition No. 3 regarding that point.

Mr. Polster opened the Public Hearing.

As there were no speakers, Mr. Polster closed the Public Hearing.

Mr. O'Connor made a motion to approve the AFD application.

Mr. Polster addressed his concern with AFD criteria, adding he was pleased with the staff report's addition of the Natural and Cultural Heritage piece. He noted the prime agricultural land was included in that component. Mr. Polster cited the importance of the prime habitat components also. He noted state environmental criteria and the significance of this land.

On a voice vote, the Commission approved the motion. (7-0)

2. SUP-23-0022. Westport Subdivision Tie-In to James City Service Authority

Mr. Polster stated Item Nos. 2 and 3 would be a combination of the Special Use Permits (SUPs) with four votes per application. He noted the votes would be for consistency and approval.

Mr. Thomas Wysong, Principal Planner, addressed the Commission with details of the SUPs. He noted Ms. Karlyn Owens had applied on behalf of the James City Service Authority (JCSA) for two water main connections within the Westport and Liberty Ridge subdivisions, respectively. Mr. Wysong stated the two current, independent well systems would then be connected to JCSA's central system for efficiencies and streamlined permitting. He noted the proposed location of both water main extensions was outside the Primary Service Area (PSA). Mr. Wysong referenced the 2045 Comprehensive Plan and the County's Utility Policy which both strongly discouraged utility expansion outside the PSA. He noted that based on the criteria, Planning staff did not recommend approval of either application. Mr. Wysong referenced the Code of Virginia Section 15.2-2232 and the role of the Planning Commission in its determination of a location deemed to be substantially consistent with the 2045 Comprehensive Plan. He cited the water main locations would be outside the PSA thus preventing consistency. Mr. Wysong noted if the Commission recommended approval of both applications to the Board of Supervisors, then proposed conditions were included to ensure utility expansion limitations. He further noted he was available for questions and a presentation by JCSA would follow.

The Commission requested the JCSA presentation prior to any questions.

Mr. Doug Powell, General Manager, JCSA, addressed the Commission adding he was joined by JCSA's Chief Water Engineer, Mr. Mike Youshock, and Water Engineer, Ms. Karlyn Owens.

Mr. Powell noted he would also address both applications together. He stated that while the applications' circumstances were unique, the benefits to JCSA customers were significant and important. Mr. Powell highlighted JCSA's water system which was comprised of a central system in the PowerPoint presentation. He noted the locations of the eight independent systems, all outside the PSA, of which Liberty Ridge and Westport were included in the presentation. Mr. Powell noted these two independent systems were directly adjacent to both the central system and the PSA along Centerville Road. He added these systems were the focal point of the SUPs. Mr. Powell continued the presentation detailing the connection process for both locations. He presented the timeline and rationale for the SUP requests. Mr. Powell noted that in considering the SUP applications, utilities already existed outside the PSA in these areas. He added that both subdivisions were already served by public water systems that JCSA owned and operated. Mr. Powell stated if the SUPs were approved with staff's conditions, no other lots would be able to connect to JCSA's water line unless platted without an SUP amendment. He added that JCSA felt sufficient public benefit existed in these SUP cases thus the project proposal. Mr. Powell cited several benefits in the presentation.

Mr. Polster asked the Commission if there were any questions for staff or the applicant.

Mr. Krapf asked Mr. Powell if each subdivision operated on its own central well.

Mr. Powell confirmed yes.

Mr. Krapf questioned the timeline expectation on the central well failures.

Mr. Powell noted both of the wells were fairly new facilities. He added the facilities were oversized as a source of fire protection for the subdivisions. Mr. Powell noted both subdivisions had also not built out to the original projections. He stated the inclusion of those wells into the central system was based on the good condition of both wells.

Mr. Krapf referenced the County's eight independent systems and the connection of these two systems. He questioned if a precedent for connection of the remaining six independent systems would be established in relation to the central system.

Mr. Powell referenced the map in the presentation which showed the other systems further away from the PSA. He added Westport and Liberty Ridge were the only two independent systems close to the PSA. Mr. Powell noted proximity was a benefit but was a prohibitive factor with the other ones. He further noted the other older, smaller wells would not support the central system as effectively.

Mr. Polster addressed questions regarding independent wells during the Comprehensive Plan process in reference to independent wells and a County Subdivision Ordinance which required those systems to be under JCSA maintenance. He addressed costs, overall County water capacity, and other factors.

Mr. Powell noted JCSA operated under two separate permits. He stated increased water capacity could possibly be addressed with the Virginia Department of Health permit. Mr. Powell noted with the Department of Environmental Quality (DEQ) permit there were no guarantees the increase would allow for more water withdrawal.

Mr. O'Connor questioned a 2022 Master Plan revision for Chickahominy Riverfront Park for consideration of a potential water plant.

Mr. Powell confirmed yes.

Mr. O'Connor noted that was a far-reaching future plan. He questioned if this point would benefit these communities with a surface water connection versus a well. Mr. O'Connor asked

if there was a future water distribution benefit which would also allow the wells to then be taken offline if an alternative water source was available.

Mr. Powell sought clarification on the question. He noted the capacity would not be needed if a surface water source was available from the Chickahominy River. Mr. Powell stated that was a point for future consideration, but he could not commit presently.

Mr. O'Connor agreed, adding he was referring to long-term plans. He thanked Mr. Powell.

Mr. Rose noted the benefits presented but questioned possible downtime during the connection process.

Mr. Powell responded none from his prospective. He noted from JCSA's perspective there were significant health safety and operational benefits, but no downside.

Mr. Polster referenced Mr. O'Connor's point but questioned if the water source came from Newport News would the wells be able to be taken offline.

Mr. Powell responded if water was purchased from Newport News, it would not be more than needed. He added if water was to be purchased from another entity, JCSA would want to maintain the maximum capacity with its current system.

Mr. Polster noted it would be at a cheaper rate.

Mr. Powell confirmed yes.

Mr. Haldeman noted there was no longer a central well requirement in the rural lands.

Mr. Powell confirmed yes.

Mr. Haldeman stated the connection of the central well to growth management was no longer valid. He asked if these two neighborhoods were currently being proposed then the need for a central well requirement would not exist and the neighborhoods could hook to JCSA directly.

Mr. Powell stated he would let Planning staff address that question.

Mr. Wysong noted the neighborhoods would be required to meet the minimum lot size therefore the design itself would not take place. He added with the Ordinance amendment, a well per individual lot would be required.

Mr. Haldeman thanked Mr. Wysong.

Mr. Rodgers noted he had a question for Mr. Wysong. He referenced the map and asked if the large land area behind the two neighborhoods, which was adjacent also to land in the PSA, could be considered for future development and connection to JCSA's public water.

Mr. Wysong asked generally or connecting through the well facilities.

Mr. Rodgers noted concern by granting this exception outside the PSA, but still trying to maintain a policy of growth within the PSA. He questioned if more Liberty Ridges and/or Westports would occupy that land.

Mr. Wysong noted outside the PSA that land was zoned agricultural. He stated development would require an SUP. Mr. Wysong reiterated the County's Utility Policy's language which strongly discouraged any connection outside the PSA. He noted despite small connections, Planning staff adhered to the policy that any connection outside the PSA would not be

recommended. Mr. Wysong stated a process existed if development potential arose for that land which would involve the Planning Commission and the Board of Supervisors evaluating the request.

Mr. Polster referenced a former County Ordinance which required a major subdivision to have a central well, and if so, the well became JCSA's responsibility. He added that Ordinance was no longer in place.

Mr. Wysong confirmed that had been a previous requirement for a central well in a by-right major subdivision. He added that Ordinance was amended to disallow that requirement.

Mr. Polster noted Colonial Heritage and another development had received approval outside the PSA on Centerville Road with an SUP before the Board of Supervisors. He stated the likelihood of development had happened previously.

Mr. Wysong confirmed extension approvals had occurred in the past.

Mr. O'Connor referenced the map and noted the PSA line was not being redrawn.

Mr. Wysong confirmed that was correct.

Mr. O'Connor noted the PSA was not being changed, but rather the use of a utility which was beneficial to all County citizens.

Mr. Polster opened the Public Hearing as the Commissioners had no further questions or comments.

Mr. Wade Vaughn, 3464 Westport, questioned water pressure and possible problems with a connection for two different communities on two separate wells. He questioned possible water quality concerns and the impact when Well 4 (W-4) was removed as highlighted earlier in the presentation.

Mr. Polster thanked Mr. Vaughn, adding he could address those concerns with Mr. Powell.

As there were no other speakers, Mr. Polster closed the Public Hearing.

Mr. Krapf noted he had voted in favor of connections outside the PSA previously with those decisions made primarily on safety and health concerns. He referenced the benefits of cost savings and efficiency were major points in this application. Mr. Krapf noted that while the PSA line was not changing with this request, he had concerns that a precedent was being set with approval. He questioned the likelihood of a future request for the remaining six wells to also have online capability. Mr. Krapf noted a great deal of detail had been incorporated into the Comprehensive Plan to address utilities expansion and preservation of land outside the PSA. He stated if the central wells at both locations were robust and showing no signs of failure, he cautioned the potential domino effect as referenced by Mr. Rodgers. Mr. Krapf stated his concern for a precedent being set, adding he was not in support of both requests.

Mr. Haldeman referenced the former central well requirement that discouraged development outside the PSA was the cost of drilling the well. He noted the cost was over \$1 million each in 2005-2006. Mr. Haldeman stated if that requirement was still in place, the developer would be responsible for that cost. He noted the remaining six well locations in relation to operational efficiency which would no longer be applicable. He added the health and safety component could allow for an SUP to be considered. Mr. Haldeman noted his support of the applications, adding he felt the SUPs were favorable for citizens and not a development threat.

Ms. Null referenced a case from two years earlier when a case was not approved. She noted the

developer wanted the PSA extended and was denied for these same listed reasons. Ms. Null stated the location was on Bush Springs Road and while the approval was beneficial for the developer, it was not for residents on Bush Springs Road. She noted these two applications benefited both citizens and JCSA and she supported the SUPs.

Mr. O'Connor concurred with Mr. Haldeman, adding there were numerous benefits to the County and JCSA.

Mr. Rose indicated he had no comment.

Mr. Rodgers indicated he was not in support.

Mr. Polster reiterated Mr. Krapf's point on the PSA and the growth policy aspect and referenced the health aspect of the Centerville Road trailer park case. He noted the Comprehensive Plan and the PSA Policy for growth control and four key points. Mr. Polster cited two of those points regarding the efficiency of public utilities and the assurance of such facilities and services when and where needed. He noted the availability of water and how the applications were positives for the overall system with long-term benefits for citizens. Mr. Polster stated he would vote in favor of the SUPs.

Mr. Polster sought a motion on the first SUP. He added four motions would be needed.

Mr. Haldeman recommended approval of SUP-23-0022 with attached conditions.

Mr. Polster noted the consistency motion should be addressed first.

Mr. Haldeman made the motion to recommend SUP-23-0022. Westport was consistent with the 2045 Comprehensive Plan.

On a roll call vote, the Commission voted to recommend approval. (5-2)

Mr. Haldeman made the motion to recommend approval of SUP-23-0022. Westport tie-in with conditions.

On a roll call vote, the Commission voted to recommend approval. (5-2)

Mr. Polster sought a motion for consistency on SUP-23-0023. Liberty Ridge.

Mr. O'Connor made the motion to find SUP-23-0023 consistent with the adopted 2045 Comprehensive Plan.

On a roll call vote, the Commission voted to recommend approval. (5-2)

Mr. O'Connor made the motion on SUP-23-0023 that the Planning Commission recommended approval to the Board of Supervisors.

On a roll call vote, the Commission voted to recommend approval. (5-2)

3. SUP-23-0023. 5207 Colonnade Parkway Liberty Ridge James City Service Authority Water System Tie-In

Item Nos. 2 and 3 were addressed collectively with individual votes as indicated.

4. SUP-23-0026. 206 The Maine Detached Accessory Apartment

Ms. Tess Lynch, Planner II, addressed the Commission with the details of the application. She noted the property owners currently were not living on-site. Ms. Lynch stated a condition was included requiring the property owners to submit confirmation on their intent to live in the house or in the apartment within 12 months of issuance of the Certificate of Occupancy. She noted staff recommended the Planning Commission's approval of the application with the proposed conditions to the Board of Supervisors.

Mr. Polster opened the Public Hearing.

As there were no speakers, Mr. Polster closed the Public Hearing.

Mr. Krapf made a motion to recommend approval of SUP-23-0026. 206 The Maine Detached Accessory Apartment and associated conditions.

On a roll call vote, the Commission voted to recommend approval of the SUP with conditions. (7-0)

Mr. Haldeman noted accessory housing was a recommendation for the Workforce Housing Taskforce in a desire to make workforce housing more affordable at the lower end. He noted the condition requirement of a family member living in the accessory housing detracted from that policy. Mr. Haldeman stated that component was part of the Ordinance which he had supported, but he was hopeful of more progress toward addressing workforce housing affordability.

Mr. Polster cited an SUP for an accessory apartment which was approved and then later turned into an Airbnb.

Mr. Krapf asked if the requirement was a family member residing in either the main residence or accessory apartment. He questioned if that presented the opportunity for a non-family member to occupy the other dwelling.

Ms. Lynch confirmed yes that the owner only needed to live in one of the structures.

Mr. Haldeman expressed his thanks for the clarification.

5. SUP-23-0028. 9273 Richmond Road Contractor's Office and Warehouse

Ms. Suzanne Yeats, Planner, addressed the Commission with details of the application. She noted recent correspondence to the Commission regarding removal of Condition No. 12. Ms. Yeats stated the removal was based on Condition No. 7 ensuring sufficient screening. She cited additional details on this point. Ms. Yeats noted staff recommended the Planning Commission recommend approval of the SUP to the Board of Supervisors. Ms. Yeats noted proposed conditions were provided if approved. She stated the applicant was also available for any questions.

Mr. Haldeman referenced Condition No. 8's prohibition of heavy construction equipment storage but heavy trucks and cement mixers were permitted. He questioned the difference.

Ms. Yeats noted the difference was based on the purpose of the business' use. She stated after conferring with the applicant that most of the trucks would be used off-site.

Mr. Haldeman noted the trucks would not be stored there, but the condition granted permission for storage. He added he was curious about that point with regard to the similar size of the equipment and other factors.

Ms. Yeats noted she did not have a stronger response for the distinction.

Mr. Haldeman asked about Condition No. 4 and special stormwater criteria credits. He inquired how the criteria credit worked.

Ms. Yeats noted that was Condition No. 13 and addressed additional criteria beyond the standard stormwater criteria. She stated James City County had specific stormwater criteria to ensure adequate water quality and pollution prevention.

Mr. Haldeman asked about the credit. He referenced Condition No. 9 and inquired if an additional benefit came from addressing the points cited in the condition.

Ms. Yeats noted she would provide more details to Mr. Haldeman on the credits.

Mr. Haldeman noted he wanted the information for himself and thanked Ms. Yeats.

Mr. Polster opened the Public Hearing.

Mr. Shelton Daniels, 9334 Richmond Road, addressed the Commission and referenced his property on the PowerPoint map. He thanked Mr. Haldeman for his question on the outdoor heavy equipment as noted in Condition No. 8. Mr. Daniels addressed the contradiction regarding the heavy equipment in addition to noise concerns and other factors. He referenced Condition No. 15 which noted the SUP was not severable and asked if the SUP conveyed to the new and future owner. Mr. Daniels questioned how this space would look and be used in 20+ years as he would still be on his property. He expressed concerns regarding the property and future use, adding the proposed uses listed in the staff report were incompatible with the Comprehensive Plan land uses. Mr. Daniels expressed his concern for additional commercialization across the street from his farm.

As there were no additional speakers, Mr. Polster closed the Public Hearing.

Mr. Haldeman expressed concerns with Condition No. 8 and the undesirable views of cement mixers and tractor trailer storage. He noted he was in favor of business expansion in the County, but that condition was an issue.

Mr. O'Connor addressed Condition No. 7 and the buffering and planting requirements. He noted the landscaping plan, when submitted, would need compliance with the screening requirement regarding roadways and adjacent properties.

Mr. Polster agreed with Mr. Haldeman's concern regarding the ambiguity on the large truck aspect. He referenced previous cases where screening and equipment types had been addressed. Mr. Polster noted concerns about traffic and heavy equipment had been a concern regarding the solar farm on Route 60. He questioned the scope of that impact. Mr. Polster asked staff and the County Attorney's Office if there was any clarification on that point.

Ms. Istenes noted the applicant could possibly address the questions regarding the type and size of equipment that would be stored on-site. She stated she was not sure of the storage area location based on the site plan. Ms. Istenes noted further clarification from the applicant and Ms. Yeats would be helpful.

Mr. Shawn Lemon, owner of Crossroad Custom Builders, Inc., addressed the Commission stating there was no intention to have concrete mixers nor were any owned by his company. He added several 6-foot x 12-foot cargo trailers and one flatbed trailer for a small tractor were owned by the company. Mr. Lemon stated a small area was behind the building for equipment parking and it was not visible from the road. He noted he was unsure why those specific truck types were included as permissible in the conditions.

Mr. Haldeman asked if those vehicle types could be stricken from the conditions.

Mr. Lemon replied he had no problem with that change.

Mr. Polster asked for clarification on which condition and the wording.

Mr. Haldeman specified the equipment types for removal.

Ms. Yeats read the revised Condition No. 8 for clarification.

Mr. O'Connor addressed striking machinery and certain terms and the implications of removing certain criteria.

Discussion ensued on clarifying language.

Mr. Polster asked the County Attorney's Office if the SUP remained in perpetuity except if any of the conditions were violated, then could the SUP be rescinded.

Ms. Liz Parman, Deputy County Attorney, responded that was correct. She noted it was a land use permit and therefore ran with the land. Ms. Parman stated if any of the conditions were violated then the Board of Supervisors could revoke the permit.

Mr. Polster asked if violations occurred, then the enforcement piece would come before the Board of Supervisors and the Planning Commission would be aware.

Ms. Parman confirmed yes.

Mr. Haldeman made a motion recommending approval of SUP-23-0028. 9273 Richmond Road Contractor's Office and Warehouse with attached conditions and amendments to Condition No. 8.

Ms. Istenes asked if everyone was clear on the amendments.

Staff and the Planning Commission confirmed yes.

On a roll call vote, the Commission voted to recommend approval. (7-0)

6. Z-23-0006/SUP-23-0025. Brickyard Landing Park Rezoning and Special Use Permit

Mr. Loppacker addressed the Commission regarding the details of the application. He noted Mr. Alister Perkinson, Parks Administrator for the County's Parks & Recreation Department, was the applicant. Mr. Loppacker stated no citizen complaints had been received and staff recommended approval to the Planning Commission for approval recommendation to the Board of Supervisors, subject to the proposed conditions. He noted Mr. Perkinson was available for any questions.

Mr. Polster noted he had several questions for Mr. Perkinson.

Mr. Perkinson noted he had a presentation available for the Commission. He highlighted the Master Plan process for the park. Mr. Perkinson noted the unique history of the Brickyard Landing Park which dated back to the 18th century. He highlighted park improvements made since the County acquired the park and future plans. Mr. Perkinson noted the volume of public input received regarding future plans for the park's development. He added some enhancements were included, but the general theme was maintained. Mr. Perkinson noted the Master Plan would be incorporated into the Capital Improvements Program based on available funding in addition to pursuing grants for funding assistance.

Mr. Rose questioned Mr. Perkinson's reference to community park and if this park was for public access or a specific community.

Mr. Perkinson confirmed it was for public access and available to everyone.

Mr. Rose asked if vehicles could drive down and drop off paddleboards or kayaks.

Mr. Perkinson noted if the paddlecraft launch was constructed, it would need to be accessible. He referenced the launch which had been added at the James City County Marina. Mr. Perkinson noted it would be a floating launch with accessibility.

Mr. Polster noted his questions were directed more toward the Master Plan details. He stated the level of detail from the James River Archaeology Report from the area. Mr. Polster referenced two specific areas designated for the Phase II component. He asked if Phase II was moving forward or would those two areas remain undisturbed.

Mr. Perkinson responded if development was done in that area, Phase II would be done in a contained area to minimize disturbance.

Mr. Polster referenced other County parks and their respective histories. He hoped a similar historical importance of the park could be displayed at Brickyard Landing Park.

Mr. Polster opened the Public Hearing.

Ms. Harriett Meader, Goochland County, Virginia, addressed the Commission noting her family had resided in James City County since the 1600s. She stated her family owned the land north and east of Brickyard Landing Park. Ms. Meader noted her family had no objections to the park development, but she added the only revenue for the family's 364-acre property was duck and land hunting. Ms. Meader addressed concerns for buffering and environmental impacts. She emphasized the importance of an environmental site manager for the project to ensure protection of the land and the species there. Ms. Meader clarified the family property for the Commission.

As there were no additional speakers, Mr. Polster closed the Public Hearing.

Mr. Polster asked Mr. Loppacker and Mr. Perkinson to confer with the County Attorney regarding engagement rules on the adjoining property and the hunting component.

Mr. Haldeman noted this park project was terrific, adding the southeastern part of the County needed such a project. He stated that point was noted in the Parks & Recreation Master Plan.

Mr. Krapf made a motion recommending approval of Z-23-0006 and SUP-23-0025. Brickyard Landing Park Rezoning and Special Use Permit and the associated conditions with that application.

Mr. Polster clarified a second motion for consistency with the Comprehensive Plan would be required. He noted the first motion would be for consistency.

Mr. Krapf made a motion for consistency with the Comprehensive Plan.

On a roll call vote, the Commission voted to recommend approval. (7-0)

Mr. Krapf made a motion recommending approval of the rezoning and SUP along with the associated conditions for Brickyard Landing Park.

On a roll call vote, the Commission voted to recommend approval. (7-0)

G. PLANNING COMMISSION CONSIDERATIONS

There were no items for Planning Commission consideration.

H. PLANNING DIRECTOR'S REPORT

1. Planning Director's Report - December

Ms. Istenes stated that she did not have any additional information. She introduced Ms. Amanda Frazier, the new Community Development Assistant.

I. PLANNING COMMISSION DISCUSSION AND REQUESTS

Mr. Krapf noted he had two items. He extended his congratulations to Mr. Wysong on his promotion to Principal Planner. Mr. Krapf noted his second item was that he was leaving the Planning Commission after January 31, 2024.

Mr. Polster noted that Mr. Krapf, Mr. Rose, and Ms. Null would be recognized at the Planning Commission's January meeting. He referenced the use of the natural habitat information as part of the decision process in the staff report. Mr. Polster noted that information was very important in discussion on the AFD application. He stated the DEQ would be addressing prime agricultural soils in the upcoming year and its potential impact in the County. Mr. Polster addressed specific points to that upcoming DEQ action.

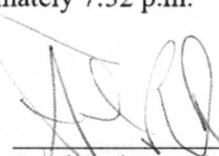
Mr. Josh Crump, Principal Planner, addressed Mr. Polster's point. He noted staff was still working through the use of that information and its application.

J. ADJOURNMENT

Mr. Krapf made a motion to adjourn.

The meeting was adjourned at approximately 7:32 p.m.


Susan Istenes, Secretary


Frank Polster, Chair