



## MENDOCINO COUNTY PLANNING COMMISSION

**MINUTES FOR THE MEETING HELD ON:** November 19, 2015

**LOCATION:** Mendocino County Board of Supervisors Chambers  
501 Low Gap Road, Room 1070  
Ukiah, California

**COMMISSIONERS PRESENT:** Krueger, Nelson, Warner, Holtkamp, Hall, Ogle

**COMMISSIONERS ABSENT:** Little

**PLANNING & BLDG SVC STAFF PRESENT:** Steve Dunncliff, Director  
Andy Gustavson, Chief Planner  
Mary Lynn Hunt, Senior Planner  
Dusty Duley, Planner III  
Adrienne Thompson, Commission Services Supervisor

**OTHER COUNTY DEPARTMENTS PRESENT:** Matthew Kiedrowski, Deputy County Counsel

1. **Roll Call.**

The meeting was called to order at 9:01 a.m. Commissioner Little was absent by prior arrangement.

2. **Planning Commission Administration.**

2a. Determination of Legal Notice.

The Clerk advised the Commission that all items had been properly noticed.

3. **Director's Report and Miscellaneous.**

Mr. Dunncliff presented a verbal Director's Report and noted that the Board of Supervisors had upheld the Planning Commissions denial of the Dollar General appeal and discussed other Board actions; such as the formula based business moratorium and approval of the Pinoleville contract rezone. He noted that the approval of the rezone should complete the requirement for the 24 acre rezone from the Housing Element Settlement Agreement and remove the moratorium on the County.

4. **Matters from Public.**

**Chris Neary**, attorney, advised the Commission that the Millview Water District had lifted their moratorium, as of September 4<sup>th</sup> 2015, which would allowed for 298 additional connections.

Chair Warner asked if the main issue that had caused the moratorium was underflow.

Mr. Neary felt there was some confusion in 2001 with the Russian River Flood Control District and Millview regarding contracted water rights. He stated it required 8 years of litigation to settle the misunderstanding.

5. **Consent Calendar.**

5a. **Approval of the September 17, 2015 Planning Commission Minutes.**

Upon motion by Commissioner Nelson, seconded by Commissioner Holtkamp, and carried by a voice vote of (6-0), the September 17, 2015 Planning Commission Minutes are approved.

6. **Regular Calendar.**

6a. **CASE#: MS 23-2007**

DATE FILED: 1/1/2011

OWNER: TRUSTEES OF PINOLEVILLE

APPLICANT: MICHAEL KINNEY ESQ

AGENT: JIM RONCO

PROJECT COORDINATOR: MARY LYNN HUNT

REQUEST: Modification of Conditions of Approval

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: In Ukiah, 2± miles northwest of the town center, lying on the north side of Orr Springs Road (CR 223), just west with its intersection with Pinoleville Drive (CR 225), 0.5± miles west from the intersection of Orr Springs Road and North State Street (CR 104): APN's 156-110-21 & 169-170-04.

RECOMMENDED ACTION: Approve modification as recommended.

Mary Lynn Hunt, Project Coordinator, reviewed the staff memo and discussed the history of the subdivision. She reviewed the status of an existing mobile home on the parcel in question, which did not have water or septic hookups. She noted that an existing septic permit had been located and with Millview lifting the moratorium, a water hookup could be established and the applicant had requested to retain the parcel for residential use. She stated the application had been referred back to Subdivision Committee for review and revised conditions, new conditions and special conditions were recommended to approve the modification to the minor subdivision; noting that the General Plan Consistency Findings, Environmental Findings and Project Findings had been made in 2010 with the previous subdivision application.

Chair Warner noted the Commission had previously deleted the in-lieu fee, and asked staff if they recalled the reason.

Ms. Hunt commented that she believed it was because no further residences would be created as all homes were existing.

Chair Warner discussed the lifetime estate requirements, and noted the Commission was approving a modification maintaining the parcel for permanent residential use.

**Mr. Chris Neary** stated he had been appointed as the interim trustee to implement a solution so that the entire property could be sold to the Pinoleville nation. In doing so, he had helped to create lifetime estates for several residents; including the parcel which had previously been deemed "ceremonial". He commented that there were no residents willing to buy their property.

Chair Warner noted the reference to a well on Parcel 3.

Mr. Neary commented the well was located on the "Lockart" parcel, but was drilled by Indian Health to serve 2 parcels and could be connected to the residual parcel at any time.

Chair Warner noted the cost involved to bring Millview to the property and asked who would pay.

Mr. Neary assured the Commission that Indian Health will pay for services and the Millview connection for the property.

Commissioner Ogle clarified that the property was not a "Rancheria".

Mr. Neary stated it was not a Rancheria, but a county property held in trust and the beneficiaries would be splitting the income produced by the sales price.

Commissioner Ogle asked if Pinoleville would be submitting an application to turn the parcels into Reservation or Rancheria.

Mr. Neary noted they may apply, and probably would at some point make the property reservation.

Commissioner Ogle commented that she thought there was a fire hydrant at the corner of Parcel 4 and was surprised.

**Mr. Jim Ronco** stated there was a hydrant by the road there and noted the previous condition to demolish the mobile home.

The public hearing was declared open, seeing no one come forward, the public hearing was declared closed.

Upon motion by Commissioner Hall, seconded by Commissioner Holtkamp and carried by the following roll call vote (6-0), IT IS ORDERED to approve the modification to conditions for Minor Subdivision #MS 23-2007, as indicated in the Memo and Attachment A provided by staff dated November 19, 2015.

The Planning Commission approves Minor Subdivision # MS 23-2007 per the findings and conditions of approval contained in the staff report and modified during the public hearing as follows;

**Environmental Findings:** The Planning Commission finds that the environmental impacts identified for the project can be adequately mitigated through the conditions of approval or features of the project design so that no significant adverse environmental impacts will result from this project; therefore, a Negative Declaration is adopted.

**General Plan Findings:** Pursuant to Section 66473.5 of the California Government Code, the Planning Commission finds the proposed subdivision, together with the provisions for its design and improvement is consistent with the applicable goals and policies of the General Plan.

**Project Findings:** The Planning Commission, making the environmental and General Plan findings above, approves #MS 23-2007, subject to the following conditions of approval as recommended within the staff report, further finding: Pursuant to California Government Code Section 66445(e) the Planning Commission finds that division and development of the property in the manner set forth on the approved or conditionally approved tentative map will not unreasonably interfere with the free and complete exercise of the public entity or public utility right-of-way or easement.

#### CONDITIONS OF APPROVAL:

For a Minor Subdivision which has been approved according to the Mendocino County Code, the following "Conditions of Approval" shall be completed prior to filing a Parcel Map

ALL CONDITIONS OF APPROVAL MUST BE MET PRIOR TO EXPIRATION OF TWENTY-FOUR (24) MONTHS FROM DATE OF APPROVAL, UNLESS RENEWED PURSUANT TO THE MENDOCINO COUNTY CODE.

- \*\*1. The subdivider shall acknowledge in writing to the Department of Planning and Buildings Services that all grading activities and site preparation, at a minimum, shall adhere to the following "Best Management Practices". The applicant shall submit to the Department of Planning and Building Services an acknowledgement of these grading and site preparation standards.
- a. That adequate drainage controls be constructed and maintained in such a manner as to prevent contamination of surface and/or ground water, and to prevent erosion.
  - b. The applicant shall endeavor to protect and maintain as much vegetation on the site as possible, removing only as much as required to conduct the operation.

- c. All concentrated water flows, shall be discharged into a functioning storm drain system or into a natural drainage area well away from the top of banks.
- d. Temporary erosion and sediment control measures shall be established and maintained until permanent protection is established.
- e. Erosion control measures shall include, but are not limited to, seeding and mulching exposed soil on hill slopes, strategic placement of hay bales below areas subject to sheet and rill erosion, and installation of bioengineering materials where necessary. Erosion control measures shall be in place prior to October 1<sup>st</sup>.
- f. All earth-moving activities shall be conducted between May 15<sup>th</sup> and October 15<sup>th</sup> of any given calendar year unless wet weather grading protocols are approved by the Department of Planning and Building Services or other agencies having jurisdiction.
- g. Pursuant to the California Building Code and Mendocino County Building Regulations a grading permit will be required unless exempted by the Building Official or exempt by one of the following:

- \*\*1. An excavation that (1) is less than 2 feet (610 mm) in depth or (2) does not create a cut slope greater than 5 feet (1524 mm) in height and steeper than 1 unit vertical in 1½ units horizontal (66.7% slope).
- \*\*2. A fill less than 1 foot (305 mm) in depth and placed on natural terrain with a slope flatter than 1 unit vertical in 5 units horizontal (20% slope), or less than 3 feet (914 mm) in depth, not intended to support structures, that does not exceed 50 cubic yards (38.3 m<sup>3</sup>) on any one lot and does not obstruct a drainage.

- \*\*2. A notation shall be placed on the **Parcel Map** stating that “Future development of building site(s), access roads or driveways may be subject to the grading requirements and drainage control measures identified within the Conditions of Approval.
- \*\*3. A note shall appear on the **Parcel Map** that the “Access road, driveway and interior circulation routes be maintained in such a manner as to insure minimum dust generation subject to Air Quality Management District Regulation 1 Rule 430. All grading must comply with Air Quality Management District Regulations Rule 430. Any rock material, including natural rock from the property, used for surfacing must comply with Air Quality Management District regulations regarding asbestos content.”
- \*\*4. Demolition or renovation of structures may require asbestos clearance and notification to the Air Quality Management District. The applicant shall submit a copy of the National Emissions Standards for Hazardous Air Pollutants [NESHAP] clearance from the Air Quality Management District prior to approval of any demolition permits by the Department of Planning and Building Services.
- \*\*5. A note shall appear on the **Parcel Map** stating that: “*No toxic, hazardous or contaminated materials or waste shall be stored in a designated buffer area or clearly defined flood plain or flood way*”
- \*\*6. All areas within the subdivision subject to flooding shall be clearly identified on Parcel Map. The information on the parcel map shall be based on a flood hazards using data developed by the Federal Emergency Management Agency. Any area of the subdivision within the “floodway” as defined by the Federal Emergency Management Agency and on file with the Mendocino County Planning and Building Services Department shall be delineated as a drainage easement on the Parcel Map.

A note shall appear on the **Parcel Map** that “*Development within the flood plain as identified on this map, is subject to those restrictions in the Flood Plain Regulations of the Mendocino County Code.*”

- \*\*7. This entitlement does not become effective or operative and no work shall be commenced under this entitlement until the California Department of Fish and Game filing fees required or authorized by Section 711.4 of the Fish and Game Code are submitted to the Mendocino County Department of Planning and Building Services. Said fee of ~~\$2,060.25~~ \$2151.50 (or the current fee in effect at the time of approval)

shall be made payable to the Mendocino County Clerk and submitted to the Department of Planning and Building Services prior to December 3, 2010 (within 5 days of the end of any appeal period). Any waiver of the fee shall be on a form issued by the Department of Fish and Game upon their finding that the project has "no effect" on the environment. If the project is appealed, the payment will be held by the Department of Planning and Building Services until the appeal is decided. Depending on the outcome of the appeal, the payment will either be filed with the County Clerk (if the project is approved) or returned to the payer (if the project is denied). **Failure to pay this fee by the specified deadline shall result in the approved entitlement becoming null and void. The applicant has the sole responsibility to insure timely compliance with this condition.**

- \*\*8. All external future lighting shall be shielded and downcast to prohibit light from being cast beyond the property boundaries. The number of exterior lighting fixtures shall be kept the minimum required for safety.
- \*\*9. A notation shall appear on the **Parcel Map** that "*Agricultural Disclosure per Mendocino County Code MCC 10A.13.040.(C), Residents of property may be subject to inconvenience or discomfort arising from use of agricultural chemicals, and from the pursuit of agricultural operations including, but not limited to, cultivation, plowing, spraying, pruning, harvesting, crop protection, which occasionally generate dust, smoke, noise and odor, and protecting animal husbandry from depredation, and should be prepared to accept such inconvenience or discomfort as normal and necessary to farming operations.*"
- ~~\*\*10. The following statement shall appear on the Parcel Map "*Residual Parcel - Due to Mendocino County Superior Court No. CV05220 directive, The Remainder Parcel will be used solely for cemetery and ceremonial uses.*"~~
- ~~\*\*11. All utility connections to the mobile home on the Remainder Parcel shall be disconnected and the unit shall be removed from the property prior to the filing of the Parcel Map.~~
- ~~\*\*12. The subdivider shall pay into the County Affordable Housing Trust Fund (per County Code Section 20.238.035) an amount equaling 5% of the County wide median sales price of a single family residence as determined by the County Assessor. Said fee shall be collected prior to the recording of the Parcel Map. (Deleted by Planning Commission 11/18/2010)~~
- \*\*13. There shall be dedicated by Parcel Map a 35 foot half-width right of way along the north side of Orr Springs Road CR #223 to provide for the ultimate improvement of the County road. This width shall be measured from the centerline of the existing right-of-way of record, or where no record right-of-way exists, from the center of the physical road.
- \*\*14. If a **Parcel Map** is filed, all easements of record shall be shown on the parcel map. All utility lines shall be shown as easements with widths as shown of record or a minimum of ten (10) feet, whichever is greater.
- \*\*15. If approval of the tentative map is conditioned upon certain improvements being made by the subdivider, the subdivider shall notify the Mendocino County Department of Transportation when such improvements have been completed.
- \*\*16. All natural drainage and water courses shall be considered as easements. Minimum width shall be twenty (20) feet, or to the high water level plus five (5) feet horizontal distance, whichever is greater. If a Parcel Map is filed, such easements shall be shown on the final parcel map. (All parcels 5 acres and less).
- \*\*17. Standard residential driveway approaches (5 total) shall be constructed to serve Parcel One (1 each), Parcel Two (1 at each existing driveway), Parcel Three (1 each), Parcel 4 (one each) and the Residual Parcel (1 each). All driveways shall be constructed to a minimum width of twelve (12) feet, area to be improved fifteen (15) feet from the edge of the County road, to be surfaced with 2 inches asphalt concrete over a minimum depth of 6 inches Class 2 aggregate base.
- \*\*18. Any proposed work within County rights of way requires obtaining an encroachment permit from the Mendocino County Department of Transportation.

- \*\*19. The subdivider shall comply with any recommendations of the Ukiah Valley Fire District and written verification shall be submitted from the Fire District to the Department of Planning and Building Services that this subdivision is in compliance with their requirements and have been met to their satisfaction.
- \*\*20. The applicant shall provide the Division of Environmental Health adequate advance written notice (minimum of 15 days) of the date and time any field soil testing procedures for any proposed on-site sewage systems to allow the Division of Environmental Health staff to be present for soil testing.
- ~~\*\*21. The applicant shall submit to the Division of Environmental Health an acceptable site evaluation report (DEH FORM # 42.04) for Remainder Parcel completed by a qualified individual demonstrating compliance with the North Coast Regional Water Quality Control Board's Basin Plan Policy for On-site Waste Treatment and Disposal and Mendocino County Division of Environmental Health's Land Division Requirements (DEH FORM # 26.09). (Deleted by Planning Commission 11/18/2010)~~
- \*\*21. The applicant shall submit to the Division of Environmental Health an acceptable site evaluation report (DEH FORM # 42.04) for Remainder Parcel completed by a qualified individual demonstrating compliance with the North Coast Regional Water Quality Control Board's Basin Plan Policy for On-site Waste Treatment and Disposal and Mendocino County Division of Environmental Health's Land Division Requirements (DEH FORM # 26.09) .**
- \*\*22. The applicant shall submit to the Division of Environmental Health an acceptable site evaluation report (DEH FORM # 42.04) for a replacement system for the existing structure(s) located on parcel(s) 1, 2, 3 and 4 completed by a qualified individual demonstrating compliance with the North Coast Regional Water Quality Control Board's Basin Plan Policy for On-site Waste Treatment and Disposal and Mendocino County Division of Environmental Health's Land Division Requirements (DEH FORM # 26.09).
- \*\*23. The applicant shall submit to the Division of Environmental Health an acceptable site development plan at a scale of not more than 1 inch = 50 feet showing all adjacent parcels on one sheet completed by a qualified individual showing the location and dimensions of the initial sewage disposal system(s), 100% replacement area(s), acceptable setback distances to water wells and other pertinent setback distances which may impact project site development.
- ~~\*\*24. The applicant shall submit to the Division of Environmental Health an acceptable water quantity evaluation (DEH FORM # 26.05) completed by a qualified individual of a water source located on parcel(s) 3 or Remainder of the subdivision demonstrating an adequate water supply in compliance with the Division of Environmental Health's Land Division Requirements (DEH FORM # 26.09).~~
- ~~(A) Inland Area Proof of Water Test (DEH FORM# 26.05) per current requirements for parcels (DEH FORM 42.04). (Deleted by Planning Commission 11/18/2010)~~
- \*\*24. The applicant shall submit to the Division of Environmental Health an acceptable water quantity evaluation (DEH FORM # 26.05) completed by a qualified individual of a water source located on parcel(s) 3 or Remainder of the subdivision demonstrating an adequate water supply in compliance with the Division of Environmental Health's Land Division Requirements (DEH FORM # 26.09).**
- (A) Inland Area Proof of Water Test (DEH FORM# 26.05) per current requirements for parcels (DEH FORM 42.04).**
- \*\*25. The applicant shall submit to the Division of Environmental Health an acceptable standard mineral analysis performed by a certified public health laboratory from a source of water on the subdivision.
- \*\*26. The applicant shall either (1) submit to the Division of Environmental Health, a letter from the district(s) or agency(s) stating that water and/or sewer services (and main extensions, where required) have been installed to the satisfaction of the district or agency to serve each lot in said subdivision and connected to the system providing the service(s) and has been accepted by the district or agency for maintenance by said district or agency (Mendocino County Code 17.55 & 17.56); or (2) the applicant shall submit a letter to the Division of Environmental Health from the district(s) or agency(s) stating that engineered

improvement plans for the future installation of services (and main extensions, where required) for each lot and the connection to the system providing the service are acceptable to the district, including maintenance of the system by the district and the applicant shall submit a letter to Division of Environmental Health from the County Engineer stating that performance bonds or other adequate surety have been secured, to the satisfaction of the county engineer, to cover the cost of the installation of services (and main extensions, where required) for each lot and the connection to the system providing the service per Mendocino County Code Chapter 17 Article VIII. In the event that archaeological resources are encountered during construction on the property, work in the immediate vicinity of the find shall be halted until all requirements of Chapter 22.12 of the Mendocino County Code relating to archaeological discoveries have been satisfied.

- \*\*27. Pursuant to Government Code Section 66492 & 66493, prior to recordation of the Parcel Map the subdivider must: (1) obtain a certificate from the Mendocino County Tax Collector stating that all current taxes and any delinquent taxes have been paid and; (2) pay a security deposit (or bond) for taxes that are a lien, but not yet due and payable.
- \*\*28. It shall be the responsibility of the applicant to ensure that contractors engaged to perform work on the site are aware of the conditions of this project and that all work performed is in compliance with applicable conditions.

**SPECIAL CONDITIONS OF APPROVAL**

- \*\*1. Prior to the recordation of the Parcel Map, all building and zoning violations shall be adequately addressed. (Added by Planning Commission 11/18/2010)
- 2. All existing structures shall meet current setback requirements to newly proposed property lines. A site map shall be submitted to the satisfaction of Planning and Building Services clearly identifying compliance. The site map shall include and identify the location of all structures, septic/leach fields and water sources.**

THIS DIVISION OF LAND IS DEEMED COMPLETE WHEN ALL CONDITIONS HAVE BEEN MET, AND THE APPROVED PARCEL MAP IS RECORDED BY THE COUNTY RECORDER.

AYES: Krueger, Nelson Warner, Holtkamp, Hall, Ogle  
NOES: None  
ABSENT: Little

**6b. CASE#: R\_2013-0006**

DATE FILED: 7/23/2013

OWNER: ARIETTA DAVID A & THERESA WALS

PROJECT COORDINATOR: DUSTY DULEY

REQUEST: Rezone of approximately 80 acres property from the Forestland (FL-160) zoning district to the Timberland Production (TP-160) zoning district.

ENVIRONMENTAL DETERMINATION: Statutorily Exempt from CEQA Section 15264 (Local agencies are exempt from the requirement to prepare an EIR or negative declaration on the adoption of timberland preserve zones under Government Code Sections 51100 et seq. (Gov. Code, Sec. 51119)).

LOCATION: 4.5± miles west of Philo, lying on the south side of Philo Greenwood Road (CR 132), 0.5± mile west of its intersection with Signal Ridge Road (CR 133), located at 21491 Philo Greenwood Road; APN 026-600-28.

RECOMMENDED ACTION: Recommend approval to the Board of Supervisors.

Dusty Duley, Project Coordinator, reviewed the staff report and noted a forest management plan was prepared by Mark Edwards, which noted the improved area. He discussed the benefit to the applicant for rezoning his parcel to Timberland Production and noted the property met the minimum qualifications listed in Mendocino County Code Section 22.07. He noted staff was recommending that the Planning Commission recommend approval to the Board of Supervisors and noted a correction to page 5 of the staff report, to strike "and subject to the conditions of approval" as the rezone did not have conditions.

**Mr. Steve Arietta** was present for questions.

**Lou Sciochetti**, CalFire, discussed the harvest plan that was filed 2005 and stated the property is forestland and had been harvested. He felt the property would be ready for another harvest in 10-15 years, as currently managed.

Chair Warner asked how slopes greater than 35% were harvested.

Mr. Sciochetti commented that there was an existing road system and would allow tractors to harvest. He noted that slopes greater than 50% generally required helicopters.

**Mr. Matt Kiedrowski**, County Counsel, stated that the documents before the Commission should be packeted into a single ordinance, versus a resolution and ordinance, to be less confusing for the Board.

Chair Warner asked if the change would affect the recommendation.

Mr. Kiedrowski stated there was no need for a separate resolution; the findings could be included in the ordinance for approval and the Commission would recommend the Board approve the rezoning by ordinance.

The public hearing was declared open, seeing no one come forward, the public hearing was declared closed.

Commissioner Hall discussed the draft Resolution in the packet.

Mr. Gustavson commented that the resolution was not needed for this project, but was an important planning tool for action by the Board. He stated, in this case, the Commission would recommend the Board adopt the rezoning by Ordinance and staff would combine the findings into a single document before the scheduled Board hearing.

Upon motion by Commissioner Hall, seconded by Commissioner Nelson and carried by the following roll call vote (6-0), IT IS ORDERED to recommend the Board of Supervisors adopt and Ordinance and approve Rezone # R\_2013-0006, per the findings as included by staff in the report dated November 19, 2015.

**Environmental Findings:** The project is Statutory Exempt from CEQA Section 15264 (Local agencies are exempt from the requirement to prepare an EIR or negative declaration on the adoption of timberland preserve zones under Government Code Sections 51100 et seq. (Gov. Code, Sec. 51119)).

**General Plan Findings:** The proposed project is consistent with the property General Plan designation of Forestland (FL) and with applicable goals and policies of the General Plan.

**Timberland Production Findings:** The proposed project meets the minimum eligibility requirements of County Code Chapter 22.07 as necessary to support the incorporation of the subject parcel into the Timberland Production zoning district as it contains 62 acres of soils capable of supporting site class III timberland and meets timber stocking standards as set forth in Section 4561 of the California Public Resources Code and the forest practice rules adopted by the State Board of Forestry for the district in which the parcel is located.

AYES: Krueger, Nelson Warner, Holtkamp, Hall, Ogle  
NOES: None  
ABSENT: Little

## 7. **Matters from Staff.**

Chair Warner commented that she would like to attend the Planning Commission Conference at Sonoma State and asked if the County would pay the registration fee.

Mr. Gustavson felt the County could pay the fee.

Mr. Dunicliff agreed and noted the department would pay the registration for any Commissioner that wished to attend.

Mr. Gustavson noted there would be a Mendocino Town Plan meeting that evening, in preparation for the Boards December 8<sup>th</sup> meeting.

Chair Warner asked if there were any substantial changes.

Mr. Gustavson noted the County had hired Dall and Associates to add their "coastal expertise" and make sure all necessary provisions were met to obtain a certified plan from the Coastal Commission.

Chair Warner asked if water was an issue.

Mr. Gustavson noted that infrastructure is a major issue; water and sewer availability, traffic and parking, etc. all need to meet coastal act requirements.

**8. Matters from Commission.**

Commissioner Ogle asked who she could contact to have a fire damaged property cleaned up.

Mr. Dunicliff noted that various agencies responded to complaints, including code enforcement and the fire department. He asked that Commissioner Ogle begin with the Potter Valley Volunteer Fire Department to make sure the agency referral process was working correctly.

**9. Adjournment.**

Upon motion by Commissioner Holtkamp, seconded by Commissioner Nelson, and unanimously carried (6-0), IT IS ORDERED that the Planning Commission hearing adjourn at 10:07 a.m.