

**MINUTES  
LAKE COUNTY  
LOCAL PLANNING AGENCY  
January 25, 2007**

The Lake County Local Planning Agency met on JANUARY 25, 2007 at 9:00 a.m. in the Commission Chambers on the second floor of the Round Administration Building in Tavares, Florida. The Lake County Local Planning Agency considers comprehensive planning issues including amendments to Lake County's Comprehensive Plan and the Land Development Regulations.

**Members Present:**

David Jordan	District 1
Rob Kelly	District 2
Michael F. Carey	District 3
Peggy Belflower	District 4
Nadine Foley, Vice-Chairman	District 5
Sean Parks	At-Large Representative
Keith Schue, Secretary	At-Large Representative
Barbara Newman, Chairman	At-Large Representative
Cindy Barrow	School Board Representative

**Staff Present:**

Sanford A. Minkoff, County Attorney  
Gregg Welstead, Deputy County Manager  
Amye King, AICP, Deputy Director, Growth Management  
Brian Sheahan, AICP, Chief Planner, Planning & Community Design  
Alfredo Massa, Senior Planner, Planning & Community Design  
Francis Franco, Senior GIS Analyst, Planning & Community Design  
Donna Bohrer, Public Hearing Coordinator, Planning & Community Design

Barbara Newman, Chairman, called the meeting to order at 9:01 a.m. and noted that a quorum was present. She confirmed that Proof of Publication was on file in the Comprehensive Planning Division and that the meeting had been noticed pursuant to the Sunshine Statute.

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**Changes to the agenda**

Brian Sheahan, AICP, Chief Planner discussed a letter from the City of Eustis stating they were not ready to make land use recommendations at this time.

Nadine Foley, Vice-Chairman, presented a bouquet of flowers and a plaque of appreciation to Barbara Newman from the LPA. Ms. Newman expressed her gratitude to the LPA members and complimented staff for their extraordinary dedication and hard work.

During brief discussion regarding transmittal of the 2025 Plan, there was consensus with Ms. Foley's suggestion to set a transmittal date when they are within two weeks of finishing the Plan to allow adequate advertising time.

**FRUITLAND PARK LAND USE RECOMMENDATIONS**

Tiffany Kapner, Land Planning Group, City of Fruitland Park planner, suggested beginning in the northeast area where they had left off.

There was discussion regarding Mobile Home Rental Park District (RMRP) zonings, assigning land uses compatible to the existing uses, not setting precedents for densities in areas close to those inconsistent developments and avoid changing land uses which could result in a "taking." Keith Schue said redevelopment of these areas would be subject to development review.

**MOTION by David Jordan, SECONDED by Nadine Foley to designate the highlighted areas with a land use that is compatible with the existing use.**

There was discussion regarding the existing density and uses north of this area.

**MOTION withdrawn.****MOTION by David Jordan, SECONDED by Nadine Foley to designate the area shown on the screen with a compatible land use.**

Mr. Schue corrected his earlier statement and said this area is currently Urban Expansion (UE) and a compatible future land use would be four dwelling units per acre.

**MOTION withdrawn.**

David Jordan suggested defining policy applicable to these situations. Mr. Schue thought in Rural Protection Areas (RPAs) the land use should be consistent with the current land uses of one dwelling unit per three acres or one dwelling unit per five acres. He thought outside of those areas, Mr. Jordan's suggestion would be acceptable but said parcel by parcel review could yield properties surrounded by inconsistent land uses. Rob Kelly supported continuing to review land uses at the parcel level. He thought if land owners wanted a different type of project, then they could go through the land use amendment process, which he believed would preserve the County's ability to do some planning in the future.

Sean Parks and Mr. Schue discussed how the term "nonconforming" was being used. Mr. Parks thought staff could review these situations and place their recommended land

uses on a consent agenda. Michael Carey thought staff could guide the LPA’s direction on this issue to avoid possible litigation. Mr. Sheahan said because it is very difficult to develop at maximum densities, land uses can be assigned that would allow for more density. He said staff would like to develop policy addressing this issue. Mr. Jordan said that could avoid unnecessary delays in the Future Land Use Map (FLUM) review. Mr. Kelly said staff would be looking at “isolated areas.” Mr. Sheahan suggested addressing isolated subdivisions, developments within JPAs with less density than the land use would allow, and nonconformities that appear to be inappropriate locations. Peggy Belflower said the RMRP designation would indicate rental properties with one owner. Sanford Minkoff, County Attorney, said many of those developments are now co-operatives and the State prohibits discrimination in rental situations. Mr. Schue wanted to be sure that anomalies are addressed. Mr. Sheahan said there are many variations and said staff was asking to develop polices on these issues. Mr. Schue was concerned about zoning governing the land use. Mr. Sheahan said there could be situations where changing the future land use and the potential zoning could result in a taking. Ms. Foley supported staff working on this policy and hoped for a methodology to address these situations. She noted that sometimes property owners adjacent to “inappropriate development” expect they will be able to develop at the same density. She believed this Plan was an opportunity to settle these issues and thought policy should be included to clarify that those assumptions may not be accurate. In addition, she thought the Department of Community Affairs (DCA) would support their position. Mr. Jordan agreed and commented on the elimination of timeliness. Mr. Kelly doubted one policy could address all the different issues and said the LPA would have to work through many of these decisions.

**MOTION by David Jordan, SECONDED by Nadine Foley to direct staff to draft policy to address future land use assignments in areas where there is existing, incompatible, isolated development that will directly address the adjacent landowners perceived entitlement to develop in the same manner.**

- FOR:** Newman, Foley, Schue, Carey, Belflower, Kelly, Jordan, Park, Barrow
- ABSENT:** None
- AGAINST:** None
- MOTION PASSED: 9-0**

**MOTION by Rob Kelly, SECONDED by Michael Carey to designate the highlighted parcels Medium Density Residential as depicted in Map Motion 1-16.**

- FOR:** Newman, Foley, Schue, Carey, Belflower, Kelly, Jordan, Park, Barrow
- ABSENT:** None
- AGAINST:** None
- MOTION PASSED: 9-0**

**MOTION by David Jordan, SECONDED by Cindy Barrow to designate the highlighted parcels Medium Density Residential as depicted in Map Motion 1-16.**

- FOR:** Newman, Foley, Schue, Carey, Belflower, Kelly, Jordan, Park,

**Barrow**  
**ABSENT:** None  
**AGAINST:** None  
**MOTION PASSED: 9-0**

**MOTION by Keith Schue, SECONDED by Cindy Barrow to designate as Low Density Residential the highlighted parcel as depicted in Map Motion 1-16.**

**FOR:** Newman, Foley, Schue, Carey, Belflower, Kelly, Jordan, Park,  
Barrow

**ABSENT:** None  
**AGAINST:** None  
**MOTION PASSED: 9-0**

**MOTION by Rob Kelly, SECONDED by David Jordan to change the RMRP area to Low Density Residential as depicted in Map Motion 1-16.**

**FOR:** Newman, Foley, Schue, Carey, Belflower, Kelly, Jordan, Park,  
Barrow

**ABSENT:** None  
**AGAINST:** None  
**MOTION PASSED: 9-0**

**MOTION by Keith Schue, SECONDED by Cindy Barrow to designate the highlighted parcel with the less intense of the industrial uses as depicted in Map Motion 1-16.**

**FOR:** Newman, Foley, Schue, Carey, Belflower, Kelly, Jordan, Park,  
Barrow

**ABSENT:** None  
**AGAINST:** None  
**MOTION PASSED: 9-0**

**MOTION by Sean Parks, SECONDED by Nadine Foley to designate the highlighted parcel Commercial as depicted in Map Motion 1-16.**

**FOR:** Newman, Foley, Schue, Carey, Belflower, Kelly, Jordan, Park,  
Barrow

**ABSENT:** None  
**AGAINST:** None  
**MOTION PASSED: 9-0**

**MOTION by Keith Schue, SECONDED by Nadine Foley to designated the highlighted parcel Industrial as depicted in Map Motion 1-16.**

**FOR:** Newman, Foley, Schue, Carey, Belflower, Kelly, Jordan, Park,  
Barrow

**ABSENT:** None  
**AGAINST:** None  
**MOTION PASSED: 9-0**

**MOTION by Keith Schue, SECONDED by Cindy Barrow to designate the highlighted parcel as Industrial as depicted in Map Motion 1-16.**

**FOR:** Newman, Foley, Schue, Carey, Belflower, Kelly, Jordan, Park, Barrow

**ABSENT:** None

**AGAINST:** None

**MOTION PASSED: 9-0**

There was a five-minute break and the meeting reconvened at 10:40 a.m.

Mr. Sheahan explained that the document distributed should replace the prior drafts of the 2025 Plan.

**MOTION by Keith Schue, SECONDED by David Jordan to designate the highlighted parcel as Conservation as depicted in Map Motion 1-16.**

**FOR:** Newman, Foley, Schue, Carey, Belflower, Kelly, Jordan, Park, Barrow

**ABSENT:** None

**AGAINST:** None

**MOTION PASSED: 9-0**

Francis Franco, Senior GIS Analyst said “cross-hatching” will be shown on parcels that have had a Future Land use assigned by the LPA.

Ms. Kapner said 466A is a main corridor for Fruitland Park and they had agreed to re-assign some commercial uses along that road. There was some discussion on this area, Mr. Jordan said much of this area would be subject to annexation in order to obtain the central utilities necessary for commercial development.

**MOTION by Keith Schue, SECONDED by David Jordan to designate the highlighted parcel as Medium Density Residential as depicted in Map Motion 1-16.**

**FOR:** Newman, Foley, Schue, Carey, Belflower, Kelly, Jordan, Park, Barrow

**ABSENT:** None

**AGAINST:** None

**MOTION PASSED: 9-0**

**MOTION by Keith Schue, SECONDED by Rob Kelly to designate the highlighted parcel as Medium Density Residential as depicted in Map Motion 1-16.**

**FOR:** Schue, Carey, Belflower, Kelly, Barrow

**ABSENT:** None

**AGAINST:** Newman, Park, Jordan, Foley

**MOTION PASSED: 5-4**

**MOTION by Keith Schue, SECONDED by Cindy Barrow to designate the**

highlighted parcel with a land use consistent with the urban densities around it as depicted in Map Motion 1-16.

**FOR:** Newman, Foley, Schue, Carey, Belflower, Kelly, Jordan, Park,  
Barrow  
**ABSENT:** None  
**AGAINST:** None  
**MOTION PASSED: 9-0**

**MOTION** by Keith Schue, **SECONDED** by David Jordan to designate the Planned Unit Development known as Pennbrooke Fairways as Medium Density Residential as depicted in Map Motion 1-16.

**FOR:** Newman, Foley, Schue, Carey, Belflower, Kelly, Jordan, Park,  
Barrow  
**ABSENT:** None  
**AGAINST:** None  
**MOTION PASSED: 9-0**

**MOTION** by Keith Schue, **SECONDED** by Rob Kelly to carry over the Medium Density Residential land use on the Planned Unit Development to SR44.

**MOTION AMENDED** by Keith Schue, **SECONDED** by Rob Kelly to designate the highlighted parcel as Low Density Residential.

**Vote on the amendment.**

**FOR:** Newman, Foley, Schue, Carey, Belflower, Kelly, Jordan, Park,  
Barrow  
**ABSENT:** None  
**AGAINST:** None  
**MOTION PASSED: 9-0**

**Vote on Motion.**

**FOR:** Newman, Foley, Schue, Carey, Belflower, Kelly, Jordan, Park,  
Barrow  
**ABSENT:** None  
**AGAINST:** None  
**MOTION PASSED: 9-0**

**MOTION** by Keith Schue, **SECONDED** by Michael Carey to ask staff to review the land use on the highlighted parcels up to the Town limits regarding the Conservation land use.

**FOR:** Newman, Foley, Schue, Carey, Belflower, Kelly, Jordan, Park,  
Barrow  
**ABSENT:** None  
**AGAINST:** None  
**MOTION PASSED: 9-0**

Mr. Sheahan addressed the previous motion and asked if conservation easements should be changed to Conservation by staff.

**MOTION by David Jordan, SECONDED by Michael Carey to have staff change the land use on conservation easements in this area to Conservation as depicted in Map Motion 1-16.**

**FOR:** Newman, Foley, Schue, Carey, Belflower, Kelly, Jordan, Park, Barrow

**ABSENT:** None

**AGAINST:** None

**MOTION PASSED: 9-0**

**CITY OF UMATILLA LAND USE RECOMMENDATIONS**

Tiffany Kapner, Planner for the Town of Umatilla, suggested reviewing the area south of SR 42, partially because some of the land uses seemed inappropriate. She questioned the Public/Quasi-Public designation on Lakeview Terrace because it is a privately owned assisted living facility.

**MOTION by Keith Schue designate the Lakeview Terrace property to Low Density Residential, Motion died for a lack of a second.**

There was discussion on the appropriate land use designation for the assisted living facility, Lakeview Terrace.

**MOTION by Cindy Barrow, SECONDED by Michael Carey to ask staff to review this development as a non-conforming area.**

Mr. Sheahan said this use was allowed in Public/Quasi-Public.

**MOTION was withdrawn.**

**MOTION by David Jordan, SECONDED by Rob Kelly to designate the Lake View Terrace property as Public/Quasi-Public.**

**MOTION was withdrawn.**

**MOTION by David Jordan, SECONDED by Sean Parks to designate Lake View Terrace, Public/Quasi-Public and direct staff to amend the policy.**

**MOTION amended David Jordan to limit the motion to the single Community Facilities District parcel as highlighted on the map.**

Mr. Schue did not believe that residential capacity and density were appropriate within the Public/Quasi-Public land use category. Ms. Belflower said she wouldn't support the motion because the definition would have to be modified.

Mr. Sheahan said planners generally divide uses into residential, commercial, industrial and institutional, which includes hospitals, nursing homes, universities which can be either public or privately owned.

Mr. Schue remained concerned about allowing this use within the Public/Quasi-Public (P/P-Q) category. He said the P/Q-P category might be assigned to a parcel in the middle

of a rural area because of a small electric substation or cell tower, and then a decision could be made that the property is suitable for a major institutional facility.

**MOTION withdrawn by David Jordan.**

**MOTION by Peggy Belflower, SECONDED by Keith Schue to designate Lake View Terrace as Medium Density Residential.**

Mr. Parks said he would have supported Mr. Jordan’s motion and he was concerned with placing the Medium Density Residential land use in this rural area.

**PUBLIC COMMENT**

Robert Curry thought this was too complicated to be decided at this time and suggested staff review this issue.

There was extended discussion on this motion, including the intensity of this use and that Lakeview Terrace was a combination of residential and institutional uses.

**FOR: Schue, Belflower, Kelly**  
**ABSENT: None**  
**AGAINST: Newman, Foley, Carey, Jordan, Park, Barrow**  
**MOTION FAILED: 3-6**

**MOTION by Michael Carey, SECONDED by Cindy Barrow to ask staff to investigate and determine a land use for the Lake View Terrace facility.**

**FOR: Newman, Foley, Schue, Carey, Belflower, Kelly, Jordan, Park, Barrow**  
**ABSENT: None**  
**AGAINST: None**  
**MOTION PASSED: 9-0**

**MOTION by David Jordan, SECONDED by Cindy Barrow to designate the highlighted parcels Low Density Residential excluding the R-1, R-2 parcels and the Lake View Terrace site as depicted in Map Motion 17-54.**

**FOR: Newman, Foley, Schue, Carey, Belflower, Kelly, Jordan, Park, Barrow**  
**ABSENT: None**  
**AGAINST: None**  
**MOTION PASSED: 9-0**

**MOTION by David Jordan, SECONDED by Cindy Barrow to designate the highlighted parcels Rural Low Density as depicted in Map Motion 17-54.**

**FOR: Newman, Foley, Schue, Carey, Belflower, Kelly, Jordan, Park, Barrow**  
**ABSENT: None**

**AGAINST: None**  
**MOTION PASSED: 9-0**

There was a lunch break and the meeting reconvened after one hour.

**MOTION by Keith Schue, SECONDED by Rob Kelly to designate as Rural the highlighted parcel north of 42 as depicted in Map Motion 17-54.**

**FOR: Newman, Foley, Schue, Carey, Belflower, Kelly, Jordan, Park, Barrow**

**ABSENT: None**

**AGAINST: None**

**MOTION PASSED: 9-0**

**MOTION by Keith Schue, SECONDED by David Jordan to designate as Rural the highlighted area as depicted in Map Motion 17-54.**

**FOR: Newman, Foley, Schue, Carey, Belflower, Kelly, Jordan, Park, Barrow**

**ABSENT: None**

**AGAINST: None**

**MOTION PASSED: 9-0**

**MOTION by Keith Schue, SECONDED by Michael Carey to designate the highlighted parcels Commercial as depicted in Map Motion 17-54.**

**FOR: Newman, Foley, Schue, Carey, Belflower, Kelly, Jordan, Park, Barrow**

**ABSENT: None**

**AGAINST: None**

**MOTION PASSED: 9-0**

**MOTION by Keith Schue, SECONDED by David Jordan to designate the highlighted area as Rural as depicted in Map Motion 17-54.**

**FOR: Newman, Foley, Schue, Carey, Belflower, Kelly, Jordan, Park, Barrow**

**ABSENT: None**

**AGAINST: None**

**MOTION PASSED: 9-0**

**MOTION by David Jordan, SECONDED by Cindy Barrow to designate the highlighted areas with Mr. Schue's suggested land uses as depicted in Map Motion 17-54.**

**FOR: Newman, Foley, Schue, Carey, Belflower, Kelly, Jordan, Park, Barrow**

**ABSENT: None**

**AGAINST: None**

**MOTION PASSED: 9-0**

**MOTION by David Jordan, SECONDED by Cindy Barrow to designate the highlighted parcels as Rural Low Density as depicted in Map Motion 17-54.**

**FOR:** Newman, Foley, Schue, Carey, Belflower, Kelly, Jordan, Park, Barrow

**ABSENT:** None

**AGAINST:** None

**MOTION PASSED: 9-0**

**MOTION by Keith Schue, SECONDED by David Jordan to designate the highlighted areas Rural, and the areas with C-2 zonings as Commercial as depicted in Map Motion 17-54.**

**FOR:** Newman, Foley, Schue, Carey, Belflower, Kelly, Jordan, Park, Barrow

**ABSENT:** None

**AGAINST:** None

**MOTION PASSED: 9-0**

**MOTION by David Jordan, SECONDED by Rob Kelly to designate the highlighted area Commercial as depicted in Map Motion 17-54.**

**FOR:** Newman, Foley, Schue, Carey, Belflower, Kelly, Jordan, Park, Barrow

**ABSENT:** None

**AGAINST:** None

**MOTION PASSED: 9-0**

**MOTION by David Jordan, SECONDED by Michael Carey to designate the highlighted parcels Low Density Residential as depicted in Map Motion 17-54.**

**FOR:** Newman, Foley, Schue, Carey, Belflower, Kelly, Jordan, Park, Barrow

**ABSENT:** None

**AGAINST:** None

**MOTION PASSED: 9-0**

**MOTION by Keith Schue, SECONDED by Michael Carey to designate the highlighted parcels as far south as McTureous Park Commercial as depicted in Map Motion 17-54.**

**FOR:** Newman, Foley, Schue, Carey, Belflower, Kelly, Jordan, Park, Barrow

**ABSENT:** None

**AGAINST:** None

**MOTION PASSED: 9-0**

**MOTION by Keith Schue, SECONDED by Michael Carey to designate the highlighted church site as Low Density Residential as depicted in Map Motion 17-54.**

**FOR:** Newman, Foley, Schue, Carey, Belflower, Kelly, Jordan, Park,

**Barrow**  
**ABSENT:** None  
**AGAINST:** None  
**MOTION PASSED: 9-0**

**MOTION by David Jordan, SECONDED by Cindy Barrow to designate the highlighted area Low Density Residential as depicted in Map Motion 17-54.**

**FOR:** Newman, Foley, Schue, Carey, Belflower, Kelly, Jordan, Park,  
Barrow

**ABSENT:** None  
**AGAINST:** None  
**MOTION PASSED: 9-0**

**MOTION by Keith Schue, SECONDED by David Jordan that the highlighted parcel be designated Low Density Residential as depicted in Map Motion 17-54.**

**FOR:** Newman, Foley, Schue, Carey, Belflower, Kelly, Jordan, Park,  
Barrow

**ABSENT:** None  
**AGAINST:** None  
**MOTION PASSED: 9-0**

**MOTION by Keith Schue, SECONDED by David Jordan to designate the post office site as Commercial as depicted in Map Motion 17-54.**

**FOR:** Newman, Foley, Schue, Carey, Belflower, Kelly, Jordan, Park,  
Barrow

**ABSENT:** None  
**AGAINST:** None  
**MOTION PASSED: 9-0**

**MOTION by David Jordan, SECONDED by Rob Kelly to designate McTureous Park as Recreational as depicted in Map Motion 17-54.**

**MOTION to call the question by David Jordan, SECONDED by Rob Kelly.**

**FOR:** Newman, Foley, Schue, Carey, Belflower, Kelly, Jordan, Park,  
Barrow

**ABSENT:** None  
**AGAINST:** None  
**MOTION PASSED: 9-0**

**VOTE ON MOTION.**

**FOR:** Newman, Foley, Schue, Carey, Belflower, Kelly, Jordan, Park,  
Barrow

**ABSENT:** None  
**AGAINST:** None  
**MOTION PASSED: 9-0**

**MOTION by Keith Schue, SECONDED by David Jordan to modify the Rural Protection Area boundary in Section 32 as depicted in Map Motion 17-54.**

**FOR:** Newman, Schue, Carey, Belflower, Kelly, Jordan, Park, Barrow  
**ABSENT:** None  
**AGAINST:** Foley  
**MOTION PASSED: 8-1**

Ms. Foley said she preferred to buffer the RPAs by rural lands wherever possible.

**MOTION by Keith Schue, SECONDED by Rob Kelly to have the line go straight down, remove the box as highlighted and depicted in Map Motion 17-54.**  
**FOR:** Newman, Foley, Schue, Carey, Belflower, Kelly, Jordan, Park, Barrow  
**ABSENT:** None  
**AGAINST:** None  
**MOTION PASSED: 9-0**

Mr. Schue and Ms. Kapner discussed how this area should develop in the future and using RT as a boundary to the RPA and the road.

**MOTION by Keith Schue, SECONDED by Rob Kelly to designate the highlighted areas as six dwelling units per acre consistent with Umatilla’s recommendation as depicted in Map Motion 17-54.**  
**FOR:** Newman, Foley, Schue, Carey, Belflower, Kelly, Park, Barrow  
**ABSENT:** None  
**AGAINST:** Jordan  
**MOTION PASSED: 8-1**

**MOTION by Keith Schue, SECONDED by David Jordan to designate the highlighted area as Medium Density Residential as depicted in Map Motion 17-54.**  
**FOR:** Newman, Foley, Schue, Carey, Belflower, Kelly, Jordan, Park, Barrow  
**ABSENT:** None  
**AGAINST:** Foley  
**MOTION PASSED: 8-1**

**MOTION by Keith Schue, SECONDED by Nadine Foley to designate the highlighted area as Rural Transitional.**

**CALL THE QUESTION by David Jordan.**

**Vote on the calling the question.**

**FOR:** Newman, Foley, Schue, Carey, Belflower, Kelly, Jordan, Park, Barrow  
**ABSENT:** None  
**AGAINST:** None  
**MOTION PASSED: 9-0**

**VOTE ON THE MOTION**

**FOR:** Schue, Foley  
**ABSENT:** None  
**AGAINST:** Newman, Carey, Belflower, Kelly, Jordan, Park, Barrow  
**MOTION FAILED:** 2-7

**MOTION by Keith Schue, SECONDED by Nadine Foley to designate the highlighted areas Rural Medium Density and Rural Transition as depicted in Map Motion 17-54.**

**FOR:** Newman, Foley, Schue, Carey, Belflower, Barrow  
**ABSENT:** None  
**AGAINST:** Kelly, Jordan, Park  
**MOTION PASSED:** 6-3

**MOTION by Rob Kelly, SECONDED by David Jordan to designate the highlighted parcels one dwelling unit per five acres as depicted in Map Motion 17-54.**

**FOR:** Newman, Foley, Belflower, Kelly, Jordan, Park, Barrow  
**ABSENT:** None  
**AGAINST:** Cary, Schue  
**MOTION PASSED:** 7-2

There was discussion about the amount of inventory being created in this area, municipalities providing utilities, balancing the cost of development to the County with the cities providing utilities to generate income. Ms. Kapner thought one dwelling unit per acre with clustering, or one dwelling unit per five acres without clustering would be appropriate in this area.

Ms. Foley suggested the motion maker identify the land use being proposed before designating the specific areas, so the LPA members have more time to reflect on their decisions.

**MOTION by Keith Schue, SECONDED by Cindy Barrow to designate the highlighted area as one dwelling unit per five acres as depicted in Map Motion 17-54.**

**FOR:** Newman, Foley, Schue, Carey, Belflower, Kelly, Jordan, Park, Barrow  
**ABSENT:** None  
**AGAINST:** None  
**MOTION PASSED:** 9-0

There was a short break at 2:25 p.m.

There was discussion about having an accurate schedule for Cities representative to discuss their land use comments.

**MOTION by Rob Kelly, SECONDED by Keith Schue to designate the highlighted parcels Rural Medium Density as depicted in Map Motion 17-54.**

**FOR:** Newman, Foley, Schue, Belflower, Kelly, Jordan, Park, Barrow  
**ABSENT:** None  
**AGAINST:** Carey  
**MOTION PASSED: 9-0**

**MOTION by David Jordan, SECONDED by Sean Parks to designate the highlighted parcel, Public/Quasi-Public as depicted in Map Motion 17-54.**

**CALL the question by David Jordan.**

**FOR:** Newman, Foley, Schue, Carey, Belflower, Kelly, Jordan, Park, Barrow  
**ABSENT:** None  
**AGAINST:** None  
**MOTION PASSED: 9-0**

**VOTE ON THE MOTION**

**FOR:** Newman, Foley, Carey, Kelly, Jordan, Park  
**ABSENT:** None  
**AGAINST:** Belflower, Barrow, Schue  
**MOTION PASSED: 6-3**

**MOTION by Keith Schue, SECONDED by Rob Kelly to designate the highlighted area, Low Density Residential as depicted in Map Motion 17-54.**

Ms. Kapner explained that the City had envisioned higher density in this area because of it's proximity to the planned regional County Park.

**FOR:** Newman, Foley, Schue, Belflower, Kelly, Jordan, Park, Barrow  
**ABSENT:** None  
**AGAINST:** Carey  
**MOTION PASSED: 8-1**

**MOTION by Keith Schue, SECONDED by David Jordan to designate the Park site Recreation as depicted in Map Motion 17-54.**

**FOR:** Newman, Foley, Schue, Carey, Belflower, Kelly, Jordan, Park, Barrow  
**ABSENT:** None  
**AGAINST:** None  
**MOTION PASSED: 9-0**

**MOTION by Rob Kelly, SECONDED by David Jordan to designate the highlighted parcel Low Density Residential as depicted in Map Motion 17-54.**

**FOR:** Newman, Foley, Schue, Carey, Belflower, Kelly, Jordan, Park, Barrow  
**ABSENT:** None  
**AGAINST:** None

**MOTION PASSED: 9-0**

**MOTION by Keith Schue, SECONDED by Rob Kelly to designate the yellow consistent with the other side of the street which is Medium Density Residential.  
MOTION withdrawn.**

**MOTION by Keith Schue, SECONDED by Sean Parks designate the highlighted areas Medium Density Residential and Low Density Residential.**

Ms. Kapner stated the City intended to annex this area and as long as the land use was not Conservation it would be okay.

**MOTION restated by Keith Schue that the highlighted area be designated Public/Quasi-Public and the other highlighted area Medium Density Residential.**

Ms. Foley said these were single homes on large parcels. Ms. Kapner said because this area is close to the airport, the City’s vision was an Office park or similar use compatible to the airport, instead of residential uses so close to the airport.

**MOTION withdrawn by Keith Schue.**

**MOTION by Keith Schue, SECONDED by Sean Parks to designate the highlighted area Office as depicted in Map Motion 17-54.**

Mr. Jordan said the Office designation would prohibit owners of lakefront property from building a home in this area. Ms. Kapner’s was concerned that the future land uses not interfere with the vision of the City. She added that soon this area would be contiguous to the City and consequently this may not be an issue.

- FOR: Newman, Foley, Schue, Belflower, Park**
- ABSENT: None**
- AGAINST: Jordan, Barrow, Carey, Kelly**
- MOTION PASSED: 5-4**

**MOTION by Keith Schue, SECONDED by Rob Kelly to adjust the Rural Protection Area boundary as depicted in Map Motion 17-54.**

- FOR: Newman, Foley, Schue, Carey, Belflower, Kelly, Jordan, Park, Barrow**
- ABSENT: None**
- AGAINST: None**
- MOTION PASSED: 9-0**

Terrie Diesbourg, Director of Customer Services, Growth Management, briefly addressed the nonconforming platted area referred to as East Umatilla. She said at this time lots must be aggregated up to a half acre. During discussion on this issue, Mr. Parks suggested choosing a land use close to the lot aggregation size. Mr. Schue agreed with that position.

**MOTION by Keith Schue, SECONDED by Rob Kelly to designate this area, generally known as East Umatilla, as Low Density Residential as depicted in Map Motion 17-54.**

**FOR:** Newman, Foley, Schue, Carey, Belflower, Kelly, Jordan, Park, Barrow

**ABSENT:** None

**AGAINST:** None

**MOTION PASSED: 9-0**

Mr. Jordan and Ms. Diesbourg discussed antiquated platted subdivisions and the effort to be as consistent as possible with the current Land Development Regulations (LDRs). Mr. Parks said further regulations could be addressed during the writing of the new LDRs.

**MOTION by Keith Schue, SECONDED by David Jordan that the highlighted areas be designated Rural Low Density and Rural Transition as depicted in Map Motion 17-54.**

**FOR:** Newman, Foley, Schue, Carey, Belflower, Kelly, Jordan, Park, Barrow

**ABSENT:** None

**AGAINST:** None

**MOTION PASSED: 9-0**

There was discussion regarding the lot size required by the Department of Health (DOH) for septic systems, the County regulations on mandatory utility hook-ups, aggregation of lots, non-conforming uses, the impact of antiquated plats on the County's inventory and land use. Ms. Diesbourg said clear, concise, consistent policies on these issues would be a great benefit to staff and to landowners. Ms. Foley thought the two antiquated platted subdivisions in this area should be treated consistently.

**MOTION by Rob Kelly, SECONDED by David Jordan to designate the area known as "east Umatilla Heights" as Rural Transition as depicted in Map Motion 17-54.**

**FOR:** Newman, Foley, Schue, Carey, Belflower, Kelly, Jordan, Park, Barrow

**ABSENT:** None

**AGAINST:** None

**MOTION PASSED: 9-0**

**MOTION by Keith Schue, SECONDED by Rob Kelly to designate the highlighted area Medium Density Residential as depicted in Map Motion 17-54.**

**FOR:** Newman, Foley, Schue, Carey, Belflower, Kelly, Jordan, Park, Barrow

**ABSENT:** None

**AGAINST:** None

**MOTION PASSED: 9-0**

**MOTION by David Jordan, SECONDED by Cindy Barrow to designate the highlighted area Rural Transition as depicted in Map Motion 17-54.**

**FOR:** Newman, Foley, Schue, Carey, Belflower, Kelly, Jordan, Park, Barrow

**ABSENT:** None

**AGAINST:** None

**MOTION PASSED: 9-0**

There was a five-minute break.

**MOTION by Keith Schue, SECONDED by Sean Parks to adjust the boundary of the Rural Protection Area as depicted in Map Motion 17-4.**

**FOR:** Newman, Foley, Schue, Carey, Belflower, Kelly, Jordan, Park, Barrow

**ABSENT:** None

**AGAINST:** None

**MOTION PASSED: 9-0**

Mr. Sheahan discussed the meetings scheduled for the month of February. A letter was distributed to the LPA from Mr. Morris Massey regarding the Woodlands at Church Lake Subdivision.

**PUBLIC COMMENT**

Tim Green, President of Green Consulting Group, started to address property he owned in Umatilla, but changed his mind and said he did not believe this would be the best time.

Mr. Kelly asked about developing a Sunset Policy regarding Planned Unit Developments and other forms of developments. Mr. Sheahan said PUDs are a zoning issue, and there is a time limit on PUD ordinances arising from DRIs. Ms. Barrow explained that this issue makes planning for schools very difficult. There was agreement to add discussion of a Sunset policy to the agenda.

Mr. Parks said he would be late to the next meeting and thought having a full board present was important for the election of officers. It was agreed to postpone that vote until he was present.

Chairman Newman extended her gratitude and appreciation to the LPA and to staff.

The Chair adjourned the meeting at 4:30 p.m.

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Donna R. Bohrer  
Public Hearing Coordinator

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Keith Schue  
Secretary