

Minutes
Board of Supervisors
Work Session
May 1, 2018

Members Present: Morgan Phenix, Chairman At-Large
D. Keith Guzy, Jr., District 1
David Wiatrowski, District 2
Mark Stroupe, District 3
Larry Foltz, District 4
Jeff Vaughan, District 5

Staff Present: Amity Moler, County Administrator
Regina Miller, Assistant County Administrator
Janeena Zalipski, Office Aide
Michael Helm, Esquire, Miller, Earle & Shanks PLLC

Call to Order:

Chairman Morgan Phenix called to order the work session of the Page County Board of Supervisors on May 1, 2018, at 7:00 p.m., in the Board of Supervisors Room located in the Page County Government Center, 103 South Court Street, Luray. The Call to order was followed by the Invocation given by Paul Johnson and the *Pledge of Allegiance*.

Public Hearing – Special Use Permit (Jennifer Westhoff):

Chairman Phenix opened the public hearing on the special use permit for Jennifer Westhoff at 7:03 p.m. The public hearing was advertised as follows:

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NOTICE OF PUBLIC HEARING
PAGE COUNTY BOARD OF SUPERVISORS
SPECIAL USE PERMIT REQUEST

NOTICE is hereby given pursuant to Section 15.2-2204 of the Code of Virginia, as amended that the PAGE COUNTY BOARD OF SUPERVISORS shall hold a public hearing at 7:00 p.m. on May 1, 2018, in the Board of Supervisors Meeting Room, located in the County Government Center, 103 South Court Street, 2nd Floor, Luray, VA, to receive public comments and to consider the following request:

Jennifer Weshoff has filed an application for a special use permit to operate a home occupation that will include private falconry classes in an accessory building located at 1810 panorama View Drive, Stanley, VA 22851. The parcel is identified by tax map #59-A-27, contains 5.9372 acres, and is zoned as Woodland-Conservation (W-C). Pursuant

to 125-15(B)(1)(2) of the Page County Zoning Ordinance, a home occupation in an accessory building requires a special use permit.

Copies of the request and the Zoning Ordinance may be viewed in the Planning & Community Development Office, 103 South Court Street, Suite B, Luray, VA 8 a.m. to 4 p.m., Monday through Friday.

Tracy Clatterbuck, Zoning Administrator, said that Jennifer Westhoff has applied for a special use permit to operate a home occupation with will include private falconry classes in an accessory building. The parcel is located at 1810 Panorama View Drive, Stanley, VA. The property is currently zoned as Woodland-Conservation (W-C). In addition to the existing 12 X 20 accessory building, this property is improved with her primary residential dwelling and a detached garage. Ms. Westhoff already has a Page County business license for off-site services. She has been going to schools, day care centers, parks, camps, etc. to provide educational classes and experiences for approximately six years. This permit would allow her to provide these services on-site, at her residence, with the use of the accessory building as a classroom. These services would be provided for small groups by appointment only. She will not be open to the general public for viewing. The accessory building used for the business is 240 square feet. The birds will remain housed in enclosures that are attached to the garage and located directly behind the house. Due to low impact, the proposed use will not change the character of the property. There would only be a slight increase of traffic to the general area since the services are offered by appointment only. At this time the applicant does not have any plans to hire additional employees, but understands that the code does allow for up to three employees that do not reside on the premises should she change her mind in the future. The applicant has communicated with the Page County Health Department, the Page County Building Department, and the Virginia Department of Transportation, and none of the agencies have objections to this request. The Planning Commission held a public hearing on April 10, 2018, there was no opposition from the public, and the Commission unanimously recommended approval to the Board of Supervisors for granting this request pursuant to the conditions included in the proposed permit. Staff recommends this special use permit application be approved, with attached conditions.

Public Comments:

There were no speakers during the hearing. Chairman Phenix closed the hearing at 7:06 p.m.

Motion: Supervisor Stroupe moved that the Page County Board of Supervisors approve Ms. Westhoff's special use permit with the attached proposed conditions. Supervisor Vaughan seconded and the motion carried by a vote of 6-0. Aye: Phenix, Guzy, Wiatrowski, Stroupe, Foltz, Vaughan. Nay: None.

Special Use Permit – Tax Map #59-(A)-27
Purpose: Private Falconry Classes in an Accessory Building

1. This special use permit is transferable. It will meet the requirements in and have privileges provided for in the Page County Zoning Ordinance and any ordinance amendments for the period set forth within the parameters in this special use permit. The special use permit shall remain with the property for a period of fifty (50) years.
2. There shall be a maximum of 25 participants onsite at any one time.
3. The business shall be in compliance with all county and state agency regulations.
4. The business shall apply for and maintain a valid Page County business license.
5. Any change of use or expansion of the business specifically related to additional services offered on-site will require another special use permit.
6. This special use permit may be revoked upon material non-compliance with the terms of the permit, or upon violation of any other relevant terms of the Zoning Ordinance of the County of Page, Virginia.
7. The Zoning Administrator or their designated representative may visit the site at any time to ensure compliance with the special use permit conditions.

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Public Hearing – Budget (July 1, 2018 –June 30, 2019):

Chairman Phenix opened the public hearing on the budget at 7:07 p.m. The public hearing was advertised as follows:

PAGE COUNTY
SYNOPSIS OF THE BUDGET
FOR INFORMATION AND FISCAL PLANNING
PURPOSES ONLY
FISCAL YEAR JULY 1, 2018 through JUNE 30, 2019.

Pursuant to the Code of Virginia Section 15.2-2503, notice is hereby given that the Board of Supervisors will conduct a public hearing in the Page County Board of Supervisors Room, 103 South Court Street, Luray, VA 22835, at 7:00 PM on May 1, 2018, at which meeting any citizen of the County shall have the right to attend and state their written or oral views of the proposed budget for the fiscal year July 1, 2018 through June 30, 2019. The proposed budget will not be approved, adopted, or ratified by the Board of Supervisors until at least seven days following this public hearing.

Revenue Estimates	Adopted Revenue Budget Year Ending June 30, 2018	Proposed Revenue Budget Year Ending June 30, 2019
General Fund	18,167,383.00	18,560,075.00

VPA	2,636,550.00	2,669,300.00
Comprehensive Services	1,954,035.00	2,551,531.00
Capital Improvement	1,253,000.00	203,630.00
School Operating	37,792,446.00	39,191,008.00
School Cafeteria	1,794,010.00	1,816,426.00
School Contingency	-	255,018.00
Parks and Recreation	25,000.00	25,000.00
VJCCA	30,076.00	30,076.00
CVWP	62,705.00	76,748.00
Page County Water Quality	2,500.00	2,500.00
Airport Hangars	91,000.00	91,000.00
Total Revenue	63,808,705.00	65,472,312.00
Expenditure Estimates	Adopted Expenditure Budget Year Ending June 30, 2018	Proposed Expenditure Budget Year Ending June 30, 2019
General Fund	18,167,383.00	18,560,075.00
VPA	2,636,550.00	2,669,300.00
Comprehensive Services	1,954,035.00	2,551,531.00
Capital Improvement	1,253,000.00	203,630.00
School Operating	37,792,446.00	39,191,008.00
School Cafeteria	1,794,010.00	1,816,426.00
School Contingency	-	255,018.00
Parks and Recreation	25,000.00	25,000.00
VJCCA	30,076.00	30,076.00
CVWP	62,705.00	76,748.00
Page County Water Quality	2,500.00	2,500.00
Airport Hangars	91,000.00	91,000.00
Total Expenditures	63,808,705.00	65,472,312.00

Public Comments:

With no speakers during the hearing, Chairman Phenix closed the hearing at 7:08 p.m.

Special Use Permit Review – Jeremy Baldwin:

Jeremy Baldwin-Special Use Permit Application Introduction:

Tracy Clatterbuck, Zoning Administrator, explained that Jeremy Baldwin has filed an application for a special use permit to operate a river outfitter business located at 741 Carvell Road, Rileyville, VA. The parcels are identified by tax map number 4-(A)-21 and 4-(A)-21A and both are zoned Woodland-Conservation (W-C). A portion of 4-(A)-21 is located in the floodplain as it joins the Shenandoah River. These properties are currently

used for a commercial campground and farming. Mr. Baldwin currently has a special use permit to operate River Run Campground, with 45 sites. The proposed business plans to offer the rental service of tubes, canoes, and kayaks. All rental equipment will be stored inside an existing building located near the check-in station. Mr. Baldwin will then offer a shuttle service to pick up customers at the designated location and return them to the parking area. The hours of operation will be 8:00 a.m. to 7:00 p.m. Monday through Sunday. The applicant has submitted his special use permit application for review to the Page County Health Department, the Page County Building Department and the Virginia Department of Transportation none of which had any objections. Staff recommends this be scheduled for public hearing at the regular meeting on May 15, 2018.

Motion: Supervisor Guzy moved that the Page County Board of Supervisors hold a public hearing on this application for special use permit at the regular meeting on May 15, 2018, and direct staff to provide the adequate notice of such hearing, in accordance with the Code of Virginia Section 15.2-2204. Supervisor Wiatrowski seconded and the motion carried by a vote of 6-0. Aye: Guzy, Wiatrowski, Stroupe, Foltz, Vaughan, Phenix. Nay: None.

Proposed Amendment to the Solar Panel Commercial Fee:

Mrs. Moler explained that there is a solar development company interested in constructing two solar farms in the County. When the Building Fee Committee assessed a per panel fee on commercial solar panels, facilities of this magnitude were not envisioned. If the per panel fee is not reassessed, the County may lose out on the opportunity to gain additional annual revenue. The proposed facilities are approximately 76 acres and 356 acres on preliminary site layouts. Page County will benefit from the commercial fee as well as annual taxation on the public utility for the next 30 to 40 years. Staff recommends amending the per panel fee assessed on commercial panels to be more in line with surrounding jurisdictions.

After discussion the Board felt that the fee needs to be business friendly with a set fee and if any outsourcing by staff needs to be done then the business will pay the extra cost.

Motion: Supervisor Guzy moved to adopt the current fee schedule for commercial solar panels, as residential, with a fee of \$200 per megawatt, as constructed, and fees incurred by the Building and Zoning office for a consultant or outsourcing would be assessed to the applicant, if it exceeds the actual cost. Supervisor Foltz seconded and the motion carried by a vote of 6-0. Aye: Wiatrowski, Stroupe, Foltz, Vaughan, Phenix, Guzy. Nay: None.

Update from the Chamber:

Gina Hilliard, Executive Director, Luray-Page County Chamber of Commerce, provide the Board with the Chamber's Budget request for fiscal year 2017-2018. She explained how the money the County gives to the Chamber helps pay for advertising in print, on line and digitally. Mrs. Hilliard showed the Board the new website that is now up and running and

shared the brochures that are distributed across the state. She also said some of the money is used to apply for additional grant money to go toward marketing as well.

Cash Flow Update:

Penny Gray, Treasurer, gave a cash flow update to the Board. She indicated that at the end of April the County had \$1,627,930.45 in the bank and about \$3,200,000 invested in LGIP, which has an interest rate of 1.67%.

Update from the Airport Authority:

Powell Markowitz, Luray-Page County Airport Authority, gave a brief history on the airport, he said that the airport is in the national plan for Integrated Airport Systems. This plan allows us to be eligible for Federal grant funding, which we have received over \$14 million in funding for airport improvements. Mr. Markowitz provided a list of capital improvements for the years 2018-2032, and explained how the airport contributed to the County's tax base. He concluded by stating he hopes one day a business comes to Page County because we have an airport.

Supervisors Time:

All Supervisors thanked everyone for coming and expressed their concerns over the budget and told the citizens that the Board is trying to meet the needs of the County with the funds available.

Recess:

The Board took a brief recess at 8:08 p.m.

Reconvene:

Chairman Phenix reconvened the meeting at 8:18 p.m.

Budget Work Session:

The Board had a brief budget session. Mrs. Moler said the budget is scheduled for adoption on May 15th. She said if the Board stays with what was advertised that would finance two EMT positions and have \$21,000 still to be appropriated, which could go to the schools, for a total of \$236,707 in additional local. After discussion, the Board was in consensus to stay with the advertised appropriations and give the extra \$21,000 to the schools.

Adjourn: 8:51 p.m.

With no further business, Chairman Phenix adjourned the meeting.



Morgan Phenix, Chairman



Amity Moler, County Administrator