

MINUTES
GEM COUNTY PLANNING AND ZONING COMMISSION
GEM COUNTY COURTHOUSE
MARCH 14, 2005

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MEMBERS PRESENT: Don Wilkerson, Steve Ethington, Dave Poole, Brent Jensen and JB.

MEMBERS ABSENT: Jim Hutchins.

OTHERS PRESENT: Debbie Smith – Zoning Administrator, and Development Services Department Staff – Sissy Stewart and Jennifer Kharrl.

TRAINING

RIGHT OF WAY TRAINING BY THE BUREAU OF RECLAMATION.

Training was recorded.

PUBLIC HEARINGS

Chairman Wilkerson opened the public hearing at 7:00 p.m. and welcomed everyone, then explained the public hearing process.

Item One – Special Use Permit #453 by Steve Richards for an Amendment of Special Use Permit #269 to change the name of operator from Lary Gardner to Steve Richards located at 1015 Mill Road.

Site inspections were performed by: Don Wilkerson, Steve Ethington, Brent Jensen, Dave Poole and JB.

No exparte communication or conflicts of interest were reported.

Steve Richards- 805 Salesyard Rd – the location of the business is 1015 Mill Road. My late partner and I operated this business for 9 years and he has now passed away. We did not operate the business last year due to the circumstance. I would like to continue to operate the business. The only difference will be I will hire some part time help because I cannot operate it by myself. I think it is a valuable service to the community, no one currently is providing fresh local fruits and vegetables. This also is preserving a part of our agricultural heritage.

No public comment.

Chairman Wilkerson closed the public portion of the hearing.

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Chairman Wilkerson- A letter was received and read for the record: Don Hubert 937 Mill Rd. in favor as long as Mr. Richards will get rid of the weed patch.

Steve Richards- If approved will agree to clean up weeds.

Dave Poole- I am in favor of application as long as there are no changes in operation.

JB- Same stipulations apply, including 12-month review?

Debbie Smith- Yes, the original SUP # 269 stipulations will be outlined in current SUP # 453.

Dave Poole made a motion to approve Special Use Permit #453 to amend the Special Use Permit #269 to change the name of the operator from Lary Gardner to Steve Richards as it meets the standards as outlined in Chapter 7; Section 7-3 of the Gem County Zoning Ordinance and would be advantageous to the community with the following stipulations:

- The permit is subject to an annual review.
- The permit is non-transferable.
- Any signage must comply with the Gem County Sign Ordinance.
- Enlarge parking area- must have designated entrance and exit signs- must have “park here” sign.
- Must submit parking plan to the Planning and Zoning Office.
- Hours of operation are 8:00 a.m. to 6:00 p.m.
- Gravel Parking in lieu of paved.

Motion received a second.

Vote: Unanimous.

Regular Meeting:

Item One – Administrative Split #059 to amend Administrative Splits #054 and #056 by Roy Barnes.

Mike Williams- We are amending #054 because we are looking to relocate the splits and reduce the size, and also #056 to reduce the size. We appealed the Commission’s decision to the Board, so #054 we want to reduce to two ½ acre splits for a one-acre total and leave the house intact with the farm, and to reduce the size to ½ acre on #056 and keep the same location.

Dave Poole- How many acres will remain on #054?

Mike Williams-79 acres.

Steve Ethington- Made a motion to approve Administrative Split #059 to amend Administrative Split # 054 & #056 as presented.

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Motion received second.
Vote-Unanimous.

Item Two – APPROVAL OF THE MINUTES OF FEBRUARY 14, 2005.

JB- Made a motion to approve the minutes with corrections.

Motion received a second.

Vote: Unanimous.

The minutes were approved and signed.

Item Three – ITEMS FROM THE PUBLIC

None.

Item Four – Items from the Administrator

A. Recent Board of Commissioner decisions.

Debbie Smith

Black Canyon Partners Public Hearing on the 1st of March and will continue on the 21st of March with the Commissioners.

Walker and Whitford Rezones were approved, and the Rowley Rezone was denied.

Morton's Rezone is scheduled for the 28th of March with the Commissioners.

Debbie Smith and Don Wilkerson attended a workshop "The Joy of Subdivisions"

Debbie Smith- By subdividing all parcels, we would eliminate all illegal splits that are going on currently. Basically we would clean up County records. The commissioners are strongly pursuing subdividing over splits. Secondary dwellings are something else we need to talk about.

Item Five – Items from the Zoning Commission.

Chairman Wilkerson-

1. Hand out with suggestion for Land Splits.
2. Secondary homes and Ag. Splits: allow with SUP limit to the whole farm with one deed.
3. Definition on: viable farm ground, Non-farmable ground, water rights and skyline and ridge tops need to be tightened up.
4. Approval methods need to stay with the authority of this Board only the appeals need to go on to the commissioners.

Discussion by the Commission.

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We will table Administrative Splits for now.

CAFO- No information on subject of A.U. (animal units) being replaced by actual animal numbers.

Also nutrition management plans will be as per state code.

JB- We need to state “As per State Code” as much as we can in our CAFO.

Chairman Wilkerson- We need to make these changes prior to public hearing.

CAFO will be placed on the agenda for April.

Item Six – Adjourn

Brent Jensen- Made a motion to adjourn.

The motion received a second.

Vote: Unanimous.

Chairman Wilkerson closed the meeting at 8:10 p.m.

Chairman

Secretary