

SUMMARY MINUTES
GEM COUNTY ZONING COMMISSION
GEM COUNTY COURTHOUSE
JULY 13, 2009

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NOTE: AN AUDIO RECORDING OF THE FULL PROCEEDINGS IS AVAILABLE THROUGH THE DEVELOPMENT SERVICES DEPARTMENT.

MEMBERS PRESENT: Dale Reynolds, Don Wilkerson, Fran Yett, and Kirk Darnell.

MEMBERS ABSENT WITHOUT PRIOR NOTICE: Reisse Perin.

OTHERS PRESENT: Planning Director/Administrator - Brad Hawkins-Clark, Development Services Coordinator – Jennifer Kharrl and Deputy Prosecuting Attorney – Tim McNeese.

Chairman Reynolds opened the public hearing at 6:59:33 p.m. and welcomed everyone, then explained the public hearing process.

CONSENT AGENDA

1. MINOR SUBDIVISION REVIEW:

a. GCAT Minor Subdivision-

Don Wilkerson made a motion to remove the GCAT Minor Subdivision from the Consent Agenda for further discussion.

Fran Yett seconded the motion.

Vote: Unanimous.

2. APPROVAL OF THE MINUTES OF MAY 11, 2009:

Fran Yett made a motion to approve the minutes as submitted.

Kirk Darnell seconded the motion.

Vote: Unanimous.

ITEMS MOVED FROM THE CONSENT AGENDA:

a. GCAT Minor Subdivision:

Brad Hawkins-Clark briefly reviewed and discussed the application with the Commission and reminded them that they approved a Variance last year to allow the lot size to be one acre in size instead of the required five acre lot size and handed out some photos of the site. The Commission discussed concerns about the fencing, landscape buffering, lot size, shared well, setbacks, pressurized irrigation and the parking area in the proposed right-of-way.

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Don Wilkerson made a motion to recommend approval of GCAT Minor Subdivision #09-001 to the Board of County Commissioners per Exhibit A and per Exhibit B with the following changes:

- Recommend approval of a waiver to the pressurized irrigation requirement.
- New right-of-way will be restricted as a parking lot upon road dedication.
- An 8-foot solid fence is to be placed between Lot 1 and Lot 2 to separate the non-compatible uses.

Fran Yett seconded the motion.

Vote: Unanimous.

PUBLIC HEARING

No Public Hearings.

REGULAR MEETING

1. **ITEMS FROM THE PUBLIC:** None.
2. **ELECTION OF VICE CHAIRMAN:**

Chairman Reynolds made a motion to nominate Fran Yett as Vice Chairman.

Kirk Darnell seconded the motion.

Vote: Unanimous.

3. **ITEMS FROM THE PLANNING DIRECTOR/ADMINISTRATOR:**

Brad Hawkins-Clark told the Commission that they are invited to the City/County family picnic on Tuesday, July 21st at 5:00 P.M. to be held at the City Park.

Brad stated that the County did receive a \$4,200.00 grant from USDA to publish an economic profile of the County.

a. Update on Ordinance Amendments:

Brad Hawkins-Clark stated that the Board of County Commissioners have held three meetings and asked staff to prepare the final document for approval next week. They held back the RV and secondary dwelling sections for more discussion. They did approve the Public Use Exemption section separately and both Fire District #1 and #2 are in the process of buying land to build new fire stations. The next discussion will be on August 10th at 2:00. He stated that the Commission will need to hear a proposed new

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section to the Zoning Ordinance regarding Court Decrees and how the County will handle those.

b. New Legislation – Public Open Meetings:

Brad Hawkins-Clark stated that the Legislature passed a new bill (Senate Bill 1142) regarding agendas and if they are changed less than 48 hours prior to the meeting, a motion will need to be made to state the reason for the amendment.

c. Zoning Commission Priorities 2009-2010:

Brad Hawkins-Clark passed out a list of priorities for the Commission to think about and be ready to discuss at the next meeting since they haven't been overburdened with applications. As a Commission it's a good time to get ahead of the curve while things are slow. The Board has asked for the Cluster Subdivisions to be a priority.

4. ITEMS FROM/OR QUESTIONS FOR THE DEPUTY PROSECUTING ATTORNEY:

Tim McNeese discussed the changes to the open meeting laws and the sanctions of violating the open meeting law.

5. ITEMS FROM THE ZONING COMMISSION:

a. Update from CAFO Sub-committee:

Chairman Reynolds stated that the sub-committee met on July 1st and they are on the path to putting an Ordinance together and it was very helpful to have John Bilderback from the State to answer the committee's questions. They are hoping to come out of the next meeting with an Ordinance to move forward.

6. ADJOURN:

Don Wilkerson made a motion to adjourn.

Fran Yett seconded the motion.

Vote: Unanimous.

Chairman Reynolds closed the meeting at 8:16:13 p.m.

Chairman Dale Reynolds