

**Adams County Planning & Zoning Meeting
July 20, 2015 7:00 p.m.
Adams County Courthouse**

Present

Micki Eby
Rich Laine
Christy Ward
Steve Ryals
Bill Shore
Don Horton
Penny Fisk

Absent

Guests

Joe Warner
Bill Brown
Joe Holmes
Mike Paradis

Christy Ward called the regular meeting of the Adams County Planning Commission to order at 7:00 p.m. on July 20, 2015 in the courtroom of the Adams County Courthouse. Chairman Ward recessed the regular meeting and opened the public hearing for a request to operate a commercial rock pit and sell gravel. The application was submitted by Joe Warner.

Mr. Warner explained that he had a conditional use permit for an existing rock pit, located on his property. He had reached an agreement with Adams County to use the rock for maintaining roads in the area. In exchange for this the county would leave gravel for Mr. Warner. In order for Mr. Warner to sell the extra gravel the rock pit had to be changed to a commercial pit. Commission members asked if the neighboring property owners had been notified and were told that they had. Don Horton said he had talked to the neighbors and no one objected. Mr. Warner explained that a private company will come in and crush all the rock. They will work 24/7 until the job is done, which should be less than 6 days. This should leave the county with enough for rock for 10 to 20 years and the rock Mr. Warner will be selling is included in this. Mr. Warner said a state permit has already been issued. Since no one attended the meeting there was no oral comments made. Commission members were also informed that no written comment had been received.

Chairman Ward closed the public hearing and reconvened the regular meeting. After some discussion, Micki Eby moved that the conditional use permit for the gravel permit be approved with the following conditions: (1) review of the conditional use permit every two years to see that conditions are met, (2) notify the county and adjacent land owners in advance of any blasting that is planned and contact the county and landowners just prior to blasting, (3) inspection of pit and review of the pit permitted at all times and (4) compliance with county, state, and federal regulations. Steve Ryals seconded the motion, which passed with all five members present voting in favor of the motion.

Steve Ryals moved to approve the minutes of the May 18, 2015 meeting as submitted with the correction that the minutes show that the original Conditional Use Permit was revoked and that Mr. Roberts was issued a new permit. Micki Eby seconded the motion, which passed with all members present voting in favor of the motion.

The Adams County Commissioners attended the meeting to address concerns that the planning commission members had as to what their role was. Planning commission members expressed frustration and confusion over a decision the Adams County Commissioners had made to allow a car lot when the planning commission had determined it did not fit within the guidelines of the county ordinances. Adding to their confusion was the fact that they had not approved a similar application in the area and the county commissioner had gone with their recommendation at that time.

Adams County Commission members expressed their gratitude to the commission members for serving on the board. They explained that they are very pro business growth and that any potential business requires a close examination of what it will bring to the county. This is especially true when related to new jobs. After reviewing the contested application and receiving no public comment against the car lot they decided to allow it with a review scheduled in case it did not fit in the area. Commission members explained that there had been a lot of negative comment received about the first application.

The meeting was adjourned at 8:15 p.m. The next regular meeting will be August 18, 2015 at 7:00 pm in the courtroom of the Adams County Courthouse.

Penny Fisk
P&Z Secretary

The P&Z members would like to invite the commissioners to attend our next P&Z meeting – July 20, 2015 - for a round-table discussion on the following:

- 1) Your basis for approval of the car lot portion of Jack Robert's application for a CUP;
- 2) And, a general discussion of your expectations of P&Z.

Though we do not expect that we will always be in agreement, we have, for some time, felt a need to meet and discuss your expectations. You have appointed and charged the members of P&Z to receive and consider applications for CUPs, etc and determine how they comply and fit with the Adams County Comprehensive Plan and Ordinance(s). We take this job seriously and have spent months studying our manuals. Our decisions are solely based on the Plan and Ordinance(s) without regard to personal relationships or feelings.

P&Z recommended approval of the Jack Roberts application in its entirety except for the car lot. In our opinion and based upon the Plan and Ordinance, a car lot does not fit in this ATG zone. As evidenced by our previous recommendation to deny the Richard Cheverton application for a new CUP for a car lot, moving the car lot down the road a bit did not change the fact that it just does not fit in this ATG zone. Additionally, we are very concerned about the precedence being set by the decision to allow the car lot in an ATG zone.

~~Additionally, we see the job of P&Z to be one of research and discovery, and forwarding the best recommendation to the Commission that is fair and in the best interest of the County in its entirety, including mitigating liability for the County.~~

We do have a hearing at the next meeting so about 7:45 would be a good time. We look forward to seeing you and thank you.