

# MINUTES

## ADAMS COUNTY PLANNING & ZONING COMMISSION

### Regular Meeting

December 9, 2019, Adams County Courthouse

7:00 p.m.

**Members Present:** Al Becker, Royce Bauer, Dennis Nau, Mark Peterson; Julie Burkhardt by phone

**Members Absent/Excused:** Kip Kamerdula, Joe Warner

**Others Present:** P&Z Administrator Wendy Green

**Public Present:** None

- 1. Call to Order:** Chairman Dennis Nau called the meeting to order at 7:04 p.m.
- 2. Review Agenda:** Royce Bauer moved to approve the agenda as presented; seconded; passed.
- 3. Approval of Minutes:** Royce Bauer moved to accept the minutes of the October 28, 2019 regular meeting as presented; seconded; passed.
- 4. Old Business:** The Commission reviewed Resolution 2006-11, Intent of the Subdivision Ordinance as requested by the Board of County Commissioners. Dennis Nau presented a draft revision. He explained that he tried to keep the resolution simple and uncluttered, remove self-contradictory clauses, and eliminate the need for the table that's appended to the current resolution. The Commission discussed the draft and whether it addresses the confusing language in the existing resolution while still accomplishing the ordinance's intent to avoid indiscriminate conversion of agricultural or timber land to other uses without going the P&Z and BOCC review. It also does not preclude a landowner from further dividing large tracts of land through the subdivision process. They discussed differentiating between divisions involving parcels over forty acres from those under forty acres, as well as the fact that state statute states that division into five or more parcels constitutes a subdivision. Finally, they agreed to keep the provision to bequeath parcels. But once five or more parcels are created, Planning & Zoning and BOCC review are required. Al Becker moved and Mark Peterson seconded recommending the following draft resolution to the BOCC; passed with all present in favor:

### DRAFT RESOLUTION

The Original Parcel Regulations are designed to prevent the division of large acreages for development without approving that division of land as a subdivision.

An original parcel is defined as a contiguous tract of land held in one ownership and of record in 1981.

The intent of this ordinance is to distinguish between divisions of land that are intended for development and those that are not, and to regulate those divisions of land that are intended for development. Divisions of land for bona fide agricultural use are not subject to regulation.

Divisions of land into parcels over forty (40) acres are assumed to be intended for agricultural use and not for development, unless four (4) or more parcels, including the original parcel, are created at the same time. In that case, the division is assumed to be for development and is subject to regulation as a subdivision.

Divisions of land into four (4) or more parcels under forty (40) but over five (5) acres, including the original parcel, are assumed to be for development and are subject to regulation as a subdivision. A one-time exception to this rule allows the landowner to bequeath under-forty (40) acre parcels as part of an estate settlement. However, once five (5) under forty (40) acre parcels are created, the division is subject to regulation as a subdivision.

In other old business, Administrator Green shared the results of early responses to the community survey; discussion followed. The Commission requested that paper copies of the survey be made available at locations outside the courthouse, including in New Meadows. They asked that this be standard policy whenever the Commission does community outreach to make it easier for citizens to participate. Green said she recently took paper copies to the New Meadows library and post office. They are also available at the Council and Indian Valley post offices. She will make sure there are printed copies at both city halls, too. The Commission agreed to keep the survey open until the January 20<sup>th</sup> meeting. They asked Green to put another announcement in the local papers to that effect and see if it's permissible to put a flyer on the door of the New Meadows post office. Burkhardt noted that, generally, our ordinance is in line with the desire of citizens to maintain the quality of life aspects of our county. However, there seems to be a disconnect in how things work in county government. People don't seem to realize that their property taxes do not pay for road maintenance, for example. Green said she could create a new Living in Adams County tipsheet to explain county road funding. Survey responses indicate there is robust support for farming and ranching, and some commissioners are hearing positive feedback to the survey. People are looking forward to taking part in public meetings to update ordinances.

Administrator Green reported that the Board of County Commissioners held a second public hearing on the J.I. Morgan application to expand the rock pit near New Meadows. The BOCC deferred a decision until its December 23<sup>rd</sup> meeting, pending a review by the deputy prosecutor. She also shared feedback from citizens who commented during the P&Z hearing on the Morgan application that their concerns were not taken seriously enough by the Commission. The Commission discussed being more sensitive to citizen concerns.

- 5. New Business:** Administrator Green provided a draft of Valley County's proposed ordinance on short-term rentals. Commissioners will review and come prepared to discuss at the January meeting. Green reported that she and the assessor's office staff are working to update the county zoning map, which has not been kept current as required by our ordinance.

#### **Upcoming Meetings:**

Next Regular Meeting: January 20, 2020 at 7:00 p.m.

**6. Adjournment**

Meeting adjourned at 8:37 p.m.

Chairman  Date 1/20/20