

# MINUTES

## ADAMS COUNTY PLANNING & ZONING COMMISSION

### **Regular Meeting**

**January 21, 2019, Adams County Courthouse**

**7:00 p.m.**

**Members Present:** Royce Bauer, Dennis Nau, Joe Warner, Al Becker, Julie Burkhardt (via teleconference)

**Members Absent:** Mark Peterson

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

**Public Present:** None

- 1. Call to Order:** Vice-Chairman Joe Warner called the meeting to order at 7:02 p.m.
- 2. Review Agenda:** Royce Bauer moved to approve the agenda as presented; seconded; passed.
- 3. Approval of Minutes:** Dennis Nau moved to accept the minutes of the November 19, 2018 regular meeting as presented; seconded; passed.
- 4. New Business:** Commissioners discussed the most effective and efficient approach to updating the county's Comprehensive Plan. There are items in the existing plan that are outdated or no longer relevant. The goal will be to amend the existing plan as needed, not to write a whole new plan. They agreed to tackle one or two elements at each monthly meeting as time allows. They agreed the private property rights element is a high priority. Although the language on page 2 is taken from State Code, there may be room for improvement in Section D: Goal, Objective and Policy. In addition to property rights, Commissioners will focus first on Section 10, Land Use because much of the Plan ties directly to those values and objectives. Other priority elements include Public Services, Economic Development, and Natural Resources. Not enough attention is given to water quality and quantity in the Resources section. Water availability, conservation and planning will become ever more critical as the population grows and climate changes. Also, there is no mention in the current plan of how county growth might impact the water resources of Council, New Meadows and other community water systems.  
Commissioners talked about things they liked in some of the other county comprehensive plans they reviewed, including Cassia and Fremont counties. Burkhardt liked the way the Cassia plan is organized and preferred the "Plan Purpose" phrase rather than a "Vision Statement." Nau and Becker both liked the layout of the Fremont plan that identifies key attributes or values in the county to be protected and then lays out the policies designed to achieve the objectives. Green reported that she has been researching demographic, economic and other data to update the more than decade-old facts and figures in the Plan. She will incorporate the new data in the draft revision.

Burkhardt said she has a friend who recently retired after serving for many years on the Owyhee County P&Z who may be willing to offer some advice to this Commission about how Owyhee went about updating its Plan.

Commissioners talked about ways to involve the community in this process, including holding an open house to gather input and submitting an article to the local papers. The article should direct citizens to the Adams County website to review the existing Comp Plan. Once public input is considered and a draft revised Plan is ready for review, P&Z will hold at least one public hearing on the proposed amended Plan. Then they will submit the Plan to the BOCC with their recommendation. This entire process is expected to take several months.

Administrator Green will email the Word document of the Comprehensive Plan to Commissioners so they can use Track Changes to suggest edits. Or, if they prefer, they can summarize their suggestions and send them to Green via email and she will incorporate them into a draft revision of each section. First elements to consider include private property rights and land use. Commissioners will provide their suggestions to Green by February 8<sup>th</sup> so she can get a draft written and distributed to Commissioners prior to the February 18<sup>th</sup> meeting.

**5. Upcoming Meetings:**

Next Regular Meeting: February 18, 2019 at 7:00 p.m.;

**There will be a public hearing for the Shelton Variance application at 7:15 on that date.**

Green gave a synopsis of the application and will email a copy of application materials to Commissioners a week prior to the hearing. Nau asked whether Jeff Batten with Southwest District Health will be at that meeting. Green said he is planning to attend, but the meeting falls on a state and federal holiday (Presidents Day). She will remind Batten of the meeting, but the Variance is for a split only, so SWDH will not necessarily need to provide a report to the Commission.

**6. Adjournment**

Meeting adjourned at 8:05 p.m.

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Chairman

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Date 2/18/19