

# MINUTES

## ADAMS COUNTY PLANNING & ZONING COMMISSION

### Regular Meeting

November 30, 2020, 7:00 p.m.

Adams County Courthouse

**Members Present, all via Zoom:** Julie Burkhardt, Kip Kamerdula, Dennis Nau, Mark Peterson, Joe Warner; Al Becker joined the meeting via Zoom at 7:10 p.m.

**Members Absent:** None

**Others Present:** P&Z Administrator Wendy Green at the courthouse & via Zoom

**Public Present:** Al Duncan

1. **Call to Order:** Chairman Dennis Nau called the meeting to order at 7:01 p.m.
2. **Review Agenda:** Julie Burkhardt moved to approve the agenda as presented; Kip Kamerdula seconded; passed.
3. **Approval of Minutes:** Julie Burkhardt moved to accept the minutes of the November 2, 2020 regular meeting; Kip Kamerdula seconded; passed.
4. **Old Business:** Commission continued discussion of amendments to the zoning ordinance. Key items and concerns included the following:
  - In keeping with goal of not permitting the indiscriminate conversion of ag land to other uses, Chair recommended removing PUD from the list of conditional uses that may be permitted in the ATG Zone. The PUD process would require rezoning, as would other subdivision applications. Residential subdivisions would not be permitted in ATG. Julie Burkhardt moved to remove PUD from ATG uses; Al Becker seconded; passed, none opposed.
  - Creation of Rural Transition Zone—discussion of the pros and cons. What is the intent? Would this provide a means of encouraging orderly development in city Areas of Impact, close to existing development and infrastructure, and among lands that are less productive while preserving productive ag land, or would it have unintended consequences of promoting the fragmentation and conversion of ag land? How can county determine what areas are likely to experience intensive growth and development? Location should have a bearing on whether a parcel can be rezoned and/or divided.
  - Change minimum parcel size in ATG to 160 acres. This would not affect existing parcels that are less than 160 acres. Instructed administrator to edit ATG, R-1, R-2 sections to move the minimum lot size to the beginning of the respective zone descriptions.
  - Creating new parcels of less than 160 acres would require rezoning. Burden of proof would be on applicant to show that land is not productive ag land and is suitable for

development, in accordance with Comp Plan and ordinance. Ordinance needs to specify criteria.

- Does this large min. parcel size pose a barrier to land ownership, both for residential and for ag producers?
- Conditional uses in ATG—limit to only those that support ag, plus mining? Or continue to allow uses that do not convert ag land to other uses or negatively affect adjoining ag land or producers? Comp Plan encourages home business/cottage industry. County does not issue business licenses; the CUP has served as the equivalent of a business license. Need clear definitions, standards and criteria in the ordinance.
- Repeal & replace Resolution 2006-11, Intent of the Subdivision Ordinance—Original parcels consisting of large tracts of land devoted to bona fide agriculture, timber or grazing could be divided into parcels of 640 acres or more without zoning regulation. Any further division would require rezoning and subdivision platting and review.
- For existing parcels of less than 640 acres, creation of new parcels from an original would be limited, as in Res. 2006-11.
- Discussed the issue of deeding land to immediate family; no consensus.
- Discussed options for additional family dwellings on a parcel: limit second dwelling to 1500 square feet; allow additions with common wall to existing dwellings. Needs further discussion.
- Agreement on the desire to discourage leapfrog development, exurban sprawl.

**5. New Business:** Administrator Green informed the Commission that Deputy Prosecutor Bigelow reviewed the Flood Damage Prevention Ordinance and believes it is enforceable. BOCC asked P&Z to proceed with public hearings on this ordinance and landfill rezoning. Green published legal notice and placed the items on the December 14<sup>th</sup> agenda for public hearing.

**6. Upcoming Meetings:**

Next Regular Meeting: December 14th at 7:00 p.m. **via Zoom.**

Public hearing on the proposed rezone of landfill site from ATG to Industrial;

Public hearing on the proposed Flood Damage Prevention Ordinance;

Continue discussion of zoning amendments and make recommendation to BOCC;

Set meeting dates for first quarter of 2021.

**7. Adjournment**

Meeting adjourned at 8:45 p.m.

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Chairman

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Date