

MEMBERS PRESENT

Todd Hildebrand, Chairman  
Bob Jordan, Member  
Harry Averett, Member  
Anna Land, Member

MEMBERS ABSENT

Kurt Siebenaler, Vice Chairman

STAFF MEMBERS PRESENT

Sam Proffer, Planner and Zoning Administrator  
Clark Melinkovich, Senior Engineer & County Recorder  
Matt Olsen, Director of Public Works

The meeting was brought to order at 7:00 p.m. by Chairman Hildebrand. It was noted that there was no one in the audience for the night's meeting. Chairman Hildebrand also advised the Planning Commission that Commissioner Kurt Siebenaler had been appointed to the Commission for another three-year term.

**Roll Call:**

Chairman Hildebrand noted for the record that Commissioner Siebenaler was absent for the night's meeting.

**Approval of Minutes:**

Chairman Hildebrand asked if the Commissioners had read the June 16<sup>th</sup>, 2022, meeting minutes and asked if there were any changes or corrections that needed to be made. All affirmed that they had read the minutes and no changes were needed.

Chairman Hildebrand asked for a motion to approve the June 16<sup>th</sup>, 2022, minutes as submitted. Commissioner Jordan moved to approve, and Commissioner Averett seconded.

All voted aye. Motion carried.

Chairman Hildebrand advised everyone that there were no Public Hearings for the evening, and that the meeting would move directly into New Business

**New Business:** Election of Officers

Chairman Hildebrand advised the Commissioners that tonight's meeting was the annual meeting where members choose who will be the Chairman and Vice-Chairman for the next 1-year term. Chairman Hildebrand asked if there was any discussion. There was

none, and Chairman Hildebrand asked for a motion to nominate a chairman for the 2022-2023 term.

Commissioner Jordan made a motion to nominate Chairman Hildebrand and was seconded by Commissioner Land. Chairman Hildebrand polled the Commissioners, and all voted 'aye'. Motion carried.

Chairman Hildebrand then asked for a motion to nominate a vice-chairman for the 2022-2023 term. Commissioner Jordan made a motion to nominate Commissioner Siebenaler and was seconded by Chairman Hildebrand. Chairman Hildebrand polled the Commissioners, and all voted 'aye'. Motion carried.

**Old Business:**

**1. Case No. 22.01.SUDEV the Davis Zoning Deviation Request**

Chairman Hildebrand asked Planner and Zoning Administrator Proffer to give an update on the Davis Zoning Deviation Request.

Mr. Proffer gave a brief review of the request noting that staff had not received any correspondence from the applicant since the last meeting. Mr. Proffer advised the Commissioners that he had called the applicant the day before tonight's meeting to remind Mr. Davis that the Commission would review his case and make a final determination. Mr. Proffer had informed Mr. Davis that this was an opportunity for him to plead his case to the Commission.

Mr. Proffer also reminded the Commissioners that whatever decision was made this evening would serve as precedent for any future similar deviation requests for the Red Hills Subdivision.

Chairman Hildebrand noted that the applicant was not in the audience and then asked if there were any questions or discussion from the Commissioners. Commissioner Jordan asked Mr. Proffer if the applicant had obtained any permits such as electrical or septic system as was discussed at the June 16<sup>th</sup> meeting. Mr. Proffer stated they had not.

With no further discussion, Chairman Hildebrand entertained a motion. Commissioner Jordan made a motion to approve the deviation request, Commissioner Averett seconded.

Commissioner Hildebrand polled the Commissioners—There were 3 nays and one abstention by Commissioner Land. Motion failed.

**2. Natural Resource Land Use Plan, Public Works Director Matt Olsen**

Public Works Director Matt Olsen approached the Commission and gave a brief overview of the updated Natural Land Use Plan. Mr. Olsen advised the Commission that

this was the second time the plan was before the Commission after a few last-minute updates had been made.

Mr. Olsen stated that the updates to the plan consisted mainly of updates to demographic information and reorganization of the document making it easier to read and navigate.

Commissioner Averett asked how the plan would be used. Mr. Olsen along with some input from Mr. Proffer explained that the plan worked effectively like the County Comprehensive Land Use Plan is used when making development decisions. In the case of the Land Use Plan, county decision makers would reference it whenever state, federal or large-scale projects affected county interests. The input from the Land Use Plan is designed to help decision makers of those types of projects consider county concerns.

After additional general discussion, Chairman Hildebrand asked if there was a motion to recommend approval of the Natural Resource Land Use Plan. Commissioner Averett moved to approve; Commissioner Jordan seconded the motion.

Chairman Hildebrand polled the Commissioners. All voted 'aye'. Motion carried.

**Old Business:**

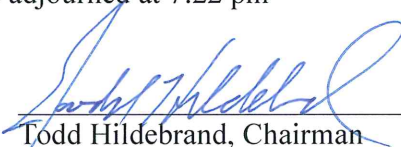
Chairman Hildebrand asked Mr. Proffer if there were any other items to discuss.

Mr. Proffer advised the Commission that a last-minute topic came up just prior to the night's meeting, too late to be placed on the agenda. Mr. Proffer shared with the Commission that the Nettle Creek Subdivision that was heard by the Commission on November 18<sup>th</sup>, 2021, had completed all the Planning Considerations as of July 21, 2022.

Mr. Proffer explained that the roadway had been upgraded by the developer and a road maintenance agreement had been executed and ready for filing. Once the developer signed the plat, staff would take the project to the Board of Commissioners for final approval.

After general discussion, Chairman Hildebrand noted that there were no other items and adjourned the meeting.

**Adjournment:** meeting was adjourned at 7:22 pm

  
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Todd Hildebrand, Chairman

NOTE: Campbell County Planning Commission meeting minutes contain a summary of discussions and are not intended to be verbatim.