

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. Chairman Hildebrand welcomed those in attendance of the night's meeting.

Roll Call:

Chairman Hildebrand asked Mr. Melinkovich to note for the record that Vice-Chairman Siebenaler was absent for the night's meeting.

Approval of Minutes:

Chairman Hildebrand asked if the Commissioners had read the August 18th, 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 August 18th, 2022, minutes as submitted. Commissioner Averett moved to approve, and Commissioner Jordan seconded.

All voted aye. Motion carried.

Communication: **Staff letter to PCA Engineering summarizing requirements for the Medicine Lodge Final Plat as directed by the Planning Commission at their August 18th, 2022 meeting.**

Chairman Hildebrand then moved on to the topic of the staff letter to PCA Engineering. Chairman Hildebrand asked if there was any questions or comments. There was none.

Public Hearings:

Case No. 22.04.COSP Centennial Subdivision Final Plat

Chairman Hildebrand asked Planner and Zoning Administrator Proffer to present the case.

Mr. Proffer presented the case by explaining that the plat being presented is a County project started approximately 10 years ago. Mr. Proffer explained that the County purchased 640 acres from the state back in 2011 with the intentions of using the land for County purposes such as the landfill, fire department etc.

Part of that original plan included subdividing the 120 acres that was being presented at this meeting. Mr. Proffer explained that under direction of the Public Works Director Matt Olsen, staff created the plat because it is more cost-effective to have staff do this work now since the County has licensed professionals on staff rather than in the future when we may have to contract the services out.

Mr. Proffer noted that the location of the subdivision was compliant with the County's Comprehensive Plan. It was further explained that the plat met all minimum subdivision requirements. Mr. Proffer pointed out that the County is exempt from its' own subdivision regulations, but in an effort for full governmental transparency staff was administering the plat no differently than if it were a private development.

There was no discussion by the Commission. Commissioner Land then made a motion to approve the subdivision plat as presented. Commissioner Averett seconded the motion.

Chairman Hildebrand asked Senior Engineer Melinkovich to poll the Commissioners.

Voting was as follows:

Commissioner Averett:	Yes
Commissioner Jordan:	Yes
Commissioner Land:	Yes
Chairman Hildebrand:	Yes

Motion passed 4-0.

Case No. 22.03.SUDEV Brown Zoning Deviation Request

Chairman Hildebrand asked Planner and Zoning Administrator Proffer to present the case.

Mr. Proffer began by explaining that the Brown Zoning Deviation Request and the Brown Temporary Use Permit Request were linked together in that they were interdependent of one another for approval.

Mr. Proffer explained first that the Brown's were asking for a Zoning Deviation so that they could build their proposed shop building first before building their proposed home in conflict with zoning regulations. They would then seek approval to move their recreational vehicle into the shop and live in it while they built their house.

Mr. Proffer read from Chapter 7 Zoning Regulations citing the criteria that the Commission must rely upon to decide for or against the deviation request. Mr. Proffer noted that staff had previously denied the request at the staff level, and that the Red Hills Homeowners Association was against approval of the request. It was noted that staff could not recommend approval based on these two factors in conjunction with the Commission's previous decision back in July where a similar request was denied.

After presenting the case, Mr. Proffer advised the Commission that the applicants were in the audience to speak on their own behalf.

Ms. Jennifer Brown then approached the Commission and read from a prepared statement. Ms. Brown commented that she had tried contacting the Red Hills Homeowners Association to speak directly with them but had been unable to do so.

There was discussion with Ms. Brown and the Commission in trying to determine how the Red Hills HOA had reached their decision. After the discussion and hearing the Brown's case, it was decided that it may be best to table the request. Chairman Hildebrand commented that he felt it would be in the applicant's best interest that they at least have the foundation in before the Commission acted.

Commissioner Jordan then made a motion to table the request. The motion was seconded by Commissioner Averett.

Chairman Hildebrand asked Senior Engineer Melinkovich to poll the Commissioners.

Voting was as follows:

Commissioner Averett:	Yes
Commissioner Jordan:	Yes
Commissioner Land:	Yes
Chairman Hildebrand:	Yes

Motion passed 4-0.

After the vote, the Commission asked Mr. Proffer if staff could draft a memo to the Red Hills HOA notifying them of the decision to table the request and to ask for additional

information from them to determine how the HOA arrived at their decision. Mr. Proffer stated that staff would do as requested.

Case No. 22.03.SUDEV Brown Temporary Use Permit Request

Chairman Hildebrand asked Planner and Zoning Administrator Proffer to present the case.

Mr. Proffer presented the Temporary Use Permit request and explained that the applicants wished to receive permission to live in an RV parked inside the proposed shop building while constructing their home. Because the request is dependent upon the outcome of the Deviation Request, the Commission wished to table this item as well.

Commissioner Jordan made a motion to table the request, and Commissioner Averett seconded the motion.

Chairman Hildebrand asked Senior Engineer Melinkovich to poll the Commissioners.

Voting was as follows:

Commissioner Averett:	Yes
Commissioner Jordan:	Yes
Commissioner Land:	Yes
Chairman Hildebrand:	Yes

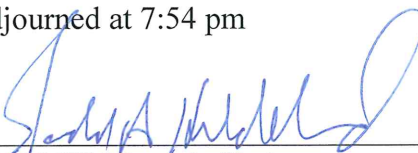
Motion passed 4-0.

Chairman Hildebrand then noted that there was no New Business and no Old Business on the agenda. Mr. Hildebrand asked Mr. Proffer if there were any other items to discuss.

Mr. Proffer stated that there was none.

With no other comments, Chairman Hildebrand adjourned the meeting.

Adjournment: Meeting was adjourned at 7:54 pm



Todd Hildebrand, Chairman

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