

# Cherry County Planning and Zoning Minutes



CHERRY COUNTY PLANNING COMMISSION MINUTES

December 7, 2021

CHERRY COUNTY COURTHOUSE CONFERENCE ROOM

The meeting was called to order at 4:31 PM CT by Chairman Wade Andrews in advertised location of the Cherry County Courthouse Conference Room.

Roll call was taken. The following members were present: Wade Andrews, John Lee, Duane Kime, Sherri Bacon, Chris Gentry, Albert Ericksen, and Gary Swanson. Absent was Dave Rogers and Michael McLeod. Also present were Jessica Coyle, Zoning Administrator, and various members of the public.

The Open Meetings Act was noted, as was the public notice in the Valentine Midland News pertaining to this meeting.

## Approval of Minutes

Chris G. made a motion to approve the minutes from the November 9, 2021 meeting. Albert E. seconded the motion. Roll call vote was taken. Dave R.-Absent, Chris G.-Yes, Wade A.-Yes, Michael M.-Absent, Duane K.-Abstain, Sherri B.-Yes, Gary S.-Yes, John L.-Yes, and Albert E.-Yes. Motion carried 6-1.

## Public Hearing on CUP 003/21 Snake River Founders LLC for 5 cottages for employee housing

Chairman Andrews opened the public hearing on CUP 003/21 Snake River Founders LLC for 5 cottages for employee housing at 4:35 PM CT. No representative of the application was in attendance. Tom Davis representing Bow and Arrow Ranch spoke about his concerns of the trash that already exists and won't this create more. This trash he said blows into their pastures where they are running cattle. Tom wants to know when the building will stop before there's a small town between the golf courses and subdivisions. Chairman Andrews closed the Public Hearing on CUP 003/21 Snake River Founders LLC for 5 cottages for employee housing at 4:50 PM CT.

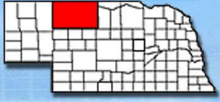
## Discuss and Act on CUP 003/21 Snake River Founders LLC for 5 cottages for employee housing

Zoning Administrator brought up a concern of the traffic increase and that there are no plans for the kind of housing provided with the application. Sherri B. said she went out and looked at where the houses were going to be located. Many members of the board stated they would have liked to see the applicant attend to answer concerns. John L. made a motion to recommend to not approve of CUP 003/21 Snake River Founders LLC for 5 cottages for employee housing as presented for inadequate site plan. Duane K. seconded the motion. Roll call vote was taken. Dave R.-Absent, Chris G.-Yes, Wade A.-Yes, Michael M.-Absent, Duane K.-Yes, Sherri B.-Yes, Gary S.-Yes, John L.-Yes, and Albert E.-Yes. Motion carried 7-0.

## New Business:

### Discuss Updates on the Comprehensive Plan with Keith Marvin and Margaret Byfield

The board had a ZOOM conference with Keith Marvin and Margaret Byfield on the status of the Comprehensive Plan. Keith reported he sent a copy prior to the meeting that the board had of his changes and adding in the items the board wanted. Keith also sent this to Margaret, and she was reviewing these as well. Margaret had reviewed a few sections and sent her changes prior to the meeting. She went through these with the board and brought up some points they need to ponder about Conservation Easements and Energy sections of the plan. Margaret also brought up some things with the Introduction that the board needs to decide how they want it to read. Margaret is going to continue to send sections to Zoning Administrator Jessica Coyle as she completes. Zoning Administrator will then send these sections onto the board to review. The board is planning to meet with Keith and Margaret again in January via zoom to discuss these items further.



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Set the date for the next meeting in the Cherry County Courthouse Meeting Room. The board left this up to the Zoning Administrator to schedule due to availability and not able to hold on regular meeting day.

## Old Business:

### Discuss Act on Planning Commission Bylaws

Chairman Andrews and Gary S. met prior to the meeting with County Attorney Eric Scott. Eric gave them some advice and changes he would like to see in the Bylaws. The board discussed these changes and asked Zoning Administrator to make these. Zoning Administrator is going to send the updated document to the members prior to the next meeting. No action was taken.

## Public Comment:

Various members of the public spoke.

## Communications:

None

## Reports and Recommendations

Sherri B. wanted to discuss community meetings start now prior to completion of draft Comprehensive Plan. The rest of the board feels they need a good document to present to community prior to these meetings.

## Excused Absence:

John L. made a motion to excuse Dave Rogers and Michael McLeod from the meeting. Chris G. seconded the motion. Roll call vote was taken. Dave R.-Absent, Chris G.-Yes, Wade A.-Yes, Michael M.-Absent, Duane K.-Yes, Sherri B.-Yes, Gary S.-Yes, John L.-Yes, and Albert E.-Yes. Motion carried 7-0.

Chairman Andrews adjourned the meeting at 6:12 PM CT.

Jessica Coyle

Zoning Administrator