

Bosse made a motion to approve the minutes with Busby's noted change.

Ross seconded the motion and it was approved by all.

Consent Agenda - Nothing

Regular Agenda

Metzger requested a staff update be added to discuss the development moratorium recommended by the Planning Commission at the April meeting.

Bosse made a motion to approve the regular agenda with the addition of a staff update.

Schwandt seconded the motion and it was approved unanimously.

Metzger updated the members on their recommendation to the County Commission, to impose a one year moratorium on new residential development in the Blue Township Sewer District area.

He explained he presented it to the County Commission and they returned it to the Board in order to review the infrastructure plans already in place.

He stated the County Engineer has a report on infrastructure, which will be discussed at the next meeting.

He briefly discussed Thoroughfare Plan, and work sheet.

Busby had concerns with fire hydrants and fire protection.

The Chair asked about increased demand on sheriff, fire and EMS.

He discussed the current traffic on Elm Slough Rd. and what the trigger point is for improvements.

He suggested asking the Fire Supervisor, EMS and the Sheriff for input on growth, and are they keeping up with it in regards to staff, equipment, etc.

Busby asked about planning alternate routes into the City of Manhattan and if there was redundancy built into the transportation plan.

Ross asked about the ability of RWD #1 to serve the area.

Metzger noted that rural water was included in the County Engineer's report.

Unified Development Regulations (UDR) Discussion

Metzger explained his suggested review process for proposed changes to the UDR.

He reviewed the proposed substantial changes, including:

- Planning Commission members – criteria for being removed
- Modification of the Public Hearing Process
- Travel Easement clarification

Re-platting procedure – splitting existing lots (Accessory Dwelling Units was discussed)
Determination of agricultural use – explained reason for change

Busby had concerns with section 5.1.7 c2, “Proof of Agricultural Use” , felt it should be further reviewed.

Henry suggested using a percentage of land used.

Marcie Wood arrived at the meeting.

Metzger continued with the proposed changes:

Limited fowl in the R1 zoning district – no roosters
There was discussion about allowing one rooster per request

Tiny Homes as Accessory Dwelling Units
CN – Commercial Neighborhood – Permitted Uses
Metal buildings permitted – use of decorative material
Manufacturing Zoning Districts

Schwandt asked why not rezone to M3 for solar farms.

Metzger explained solar farms regulations have not been approved by the County Commission.

He stated that if a zoning change is required for solar farms, then any other permitted use could also go on the zoned tract.

He explained if solar farms are a Conditional Use Permit (CUP), then it is that specific use that is approved.

Continuation of proposed changes:

CUP Section - no proposed changes
Sign regulations
Special Event Permit – He explained the difference between a Special Event Permit and a CUP

Permit / application fees were discussed.

The July 20 meeting was suggested as the date for the public hearing regarding the proposed changes to the UDR.

Minton stated that in his research he found the Planning Commission can be 9 – 12 members and if 12 members, 9 have to live outside the city.

Metzger explained the proposed process for the Comprehensive Plan review.

He briefed on the American Planning Conference that he recently attended.

New Business

Minton stated the City of St. George has agreed to provide water service to the proposed Scenic Woods subdivision, just north of the City, on the west side of Rockenham Road. He stated there is a nitrate issue with the City water.

There being no more business, the meeting was adjourned.