

## MINUTES:

Nov. 2<sup>th</sup> 2022 PZ Meeting

Attending: Aysha Maddox, Josh Paskett, Steve Daniels, Bucky Reeder, RonDell Skidmore, Parker Venable, Cody Brower, Rhonda Neal, Stephen Freiburger

Excused: Vickie Ingram

Meeting call to order at 7:06 pm, Josh welcomed everyone.

Minutes for October 5<sup>th</sup> 2022 Public Hearing read, motion to approve with spelling corrections by Steve, 2<sup>nd</sup> by RonDell Motion carried.

Minutes for October 5<sup>th</sup> 2022, PZ meeting read, motion to approve with spelling corrections by Josh, 2<sup>nd</sup> by Steve, motion carried.

Minutes for October 19<sup>th</sup> PZ work meeting read, motion to approve with spelling corrections by Steve, 2<sup>nd</sup> by RonDell, motion carried.

October 2022 Building Permits were reviewed, no comments, motion to approve by Josh, 2<sup>nd</sup> by Parker, motion carried.

Josh gave brief insight to a situation the 2022.08.01 Code has made. Lots that have been split pre the New Code, are now non-conforming. Josh then gave Cody the floor.

Cody gave different examples of how the New Code has affected what was conforming and now is non-conforming. Lot splits made prior to July 2022 may be located where the density has been met (4 Homes per quarter section) and now cannot be built on. Ideas on how to help the County residents/property owners build on those existing lots were discussed. Some of those ideas including, grace period for 18 months, if lot was created prior to 2022.8.01, 12 months, 18 months to develop the property or proceed with the Conditional Use process. Stephen asked about the need for a ground water study, he thought there should be grant money available. Stephen also gave examples of how other countries let property owners transfer their building density to other parcels so that Prime Ag Land is preserved. The comment was made, this is a brand-new code, let's not jump in and change it, lets, let it sit as is for 2 years, then assess it.

A time frame was set to present the proposed amendments, as follows-

Planning and Zoning Commission will forward to PZ Admin. Any items they feel need to be reviewed, from the 2022.08.01 Code. Chapter 1, 2, 3 have already been gone through and those amendments have been noted. The Commission will need to review chapter 4,5,6,7, and submit those comments by November 23, 2022, compiled and in the Staff Report to be emailed to PZ Commission on November 28<sup>th</sup> 2022. Those Items will be discussed as Action Items for the PZ meeting on December 7<sup>th</sup>, Public Hearing will be set for January 4<sup>th</sup> 2023.

Motion to adjourn by RonDell, 2<sup>nd</sup> by Aysha, motion carried, meeting adjourned.