

MORGAN COUNTY PLANNING COMMISSION
May 14, 2018 MINUTES

The Morgan County Planning Commission met on Monday, May 14, 2018, at 7:00 p.m. in the Assembly Room of the Morgan County Administration Building. Answering roll call were: Joe Ewertz, Pete Krohn, Bob Elrick, Robert Pennington, Dave Musgrave, Mike Bailey and Nathan Troudt. Also present were Pam Cherry, Planning Administrator; and Jody Meyer, Planning Assistant and Jeff Parker, County Attorney. Also in attendance were: Planning Commission alternates, Allyn Wind and Mike Erker.

The meeting was called to order by Chairman Joe Ewertz.

It was moved by Nathan Troudt and seconded by Bob Elrick to approve the minutes of the March 12, 2018 meeting as presented. Motion carried 7-0.

It was moved by Pete Krohn and seconded by Nathan Troudt to approve the agenda as presented. Motion carried 7-0.

OLD BUSINESS: NONE

NEW BUSINESS: NONE

OTHER MATTERS:

1. Planning Administrator's report:

Pam Cherry read her report on outcome of applications that went to the Board of County Commissioners.

Robert Pennington asked if the Board of County Commissioners followed their recommendations. Pam Cherry reviewed applications, especially the Oil and Gas Regulations. Joe Ewertz and Robert Pennington said this review helps them (PC) in making decisions on similar types of applications.

ICD Application – Dave Musgrave asked questions about Richard Rhodes getting a floodplain permit. Pam Cherry said he talked with Mr. Rhodes several times about this and ICD will be submitting a LOMA (Letter of Map Amendment).

Denice Wagner from Bijou Irrigation praised the Planning Commission for the handling of applications.

Bullseye Special Use – Pam told the Board that they had pulled their application waiting for information to help support their application. Dave Musgrave noted that Kevin Lamb had called him wanting to talk; Dave told him he could not do that as he was a PC Board member who was hearing the application. Joe Ewertz asked why he could not talk to the State Water people on this application. Jeff Parker, County Attorney, said any discussion has to be on record at a public hearing; more specifically why not quasi-judicial? Regarding property taxes: some members of the Board thought the taxes should be paid on the parcel that is subject to the application.

Nathan Troudt thought that all taxes needed to be paid on all the parcels owned by the landowner – they should be brought into compliance. Attached is Resolution #2018 BCC 08 not requiring all taxes be paid.

Subdivision of properties isn't supposed to be approved unless the property is cleaned up. Joe said there are several like that right now. Pam said we make sure the property is in compliance.

Jeff Parker explained the process on taxes getting paid by another party – it is a 3-year process.

Discussion on buying water taps.

2. Impact fees:

School impact fees – The County is required to notify schools of development. The school has to prove this development will have a need for school upgrades and locations. Joe said the developer might have to dedicate land or pay an impact fee to the school district.

3. Additional application information provided at meetings:

Joe Ewertz wanted to discuss the procedure when additional information is presented at the meeting by the applicant. Should this information be handed out to all? Robert Pennington suggested having one master copy of the application for people to look at OR get a copy off the web site.

(Mike Erker, Planning Commission alternate - present)

4. Planning Commission packet distribution list:

The Planning Commission wanted to send the file applications to the two alternates, Allyn Wind and Mike Erker, so they could be prepared for the meeting if need be.

5. Future topics for research and discussion:

Nathan Troudt wanted to get prepared for any future projects coming in for hearing. Pam Cherry said she would come up with a list. She offered to have people present issues that may be of interest to the Board.

More discussion on oil and gas injection wells.

Pam Cherry – Morgan County does not require covenants therefore we cannot enforce them.

STAFF ITEMS: NONE

There being no further business, the meeting was adjourned.

Respectfully submitted,

Jody Meyer, Planning Assistant