

DELTA COUNTY PLANNING COMMISSION MEETING
Delta County Service Center
Monday May 1, 2023

- I. Call to Order. The meeting was called to order at 5:30 p.m.
- II. Pledge of Allegiance.
- III. Roll Call. Member(s) present: John Malnar, John Denholm, Curtis Larsen, Charles Lawson, Clayton Harris, Amy Berglund. Bob Petersen came in after roll call.
- IV. Approval of the February 6, 2023 minutes.
Motion to approve made by Curtis Larsen and seconded by John Malnar. Vote: Yes-7 No-0 Motion Carried.
- V. Approval of agenda.
Motion to approve with additions made by John Malnar and seconded by Curtis Larsen. Vote: Yes-7 No-0. Motion Carried.
- VI. Public Comment. None
- VII. Declaration of Conflict of Interest. Charles Lawson stated his brother-in-law's property is contiguous to Case No. 2-23-PC. John Denholm stated the "rule of thumb" is a monetary interest, which it is not, no conflict of interest exists.
- VIII. New Business.
 1. Welcome Charles Lawson. John Denholm asked if he was able to meet everyone and Charles said yes.
 2. **Case No. 1-23-PC** Days River Development, LLC
Presented by Zoning Administrator: three parcels off of Stagecoach Rd under Planned Unit Development the PC has the right to approve. It's a good thing; everyone talks of development; Jack's recommendation is to move forward. Two parcels zoned R1, requesting to rezone the RR parcel to R1. Plan for 27 residential homes. Vacant land and will likely remain vacant land if this not approved; the revenue gained is significant; work for contractors and suppliers; a big plus for our community.
Gabe Cameron and Jake King – residential lots, bought property with intent for development 3-years ago. Site condominium has less covenants and restraints. Full approval from township and have received nothing but support.
❖ Below, property owner's response will be in brackets [].
Curt Larsen – is there a sample what housing will look like [not at this time, not building homes only selling lots]; is there a minimum square footage of homes [1,600 sq. ft. ground floor];

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attached or detached garage [both]; would it allow storage sheds [silent on sheds]; is there an HOA [yes] and when will it be available [when do you need it available]; will utilities be buried [yes]; natural gas available [yes], second egress/ingress available [no, not required, consistent with other areas, layout not permissible]; will there be paved roads [no]; will there be security provision around the adjacent sand pit [separate parcel, no plan in place, future plan may be to fill in and level off]; why is common area not located in center of development and who maintains [HOA maintains common area]; will there be sidewalks and streetlights [no]?

Jack Smith – they’re asking to rezone all to R1, two of the three parcels already R1, other being RR. Additional information wasn’t part of application and not required.

Charles Lawson – all with go back to Building & Zoning for permits and zoning - Jack, yes, each owner will need to apply to B&Z and meet zoning requirements.

Amy Berglund – adjacent to other subdivisions [all private around]. Three parcels, two already R1.

John Malnar – already have septic approval - Jack, yes, [Health Department approved 18 test holes].

Public hearing opened: 5:57 p.m.

Public hearing closed: 5:57 p.m.

Jack Smith – no street lights, second egress, nothing else like that out there; necessary to stop them – no; not the norm to have this in place. He showed Amy the rezone area.

Curt Larsen – start somewhere, delay and delay, wait to start, do up front.

Sandy Caron – no enforced HOA that aware of except maybe the retirement village that is gated, lighted, and paved; they’re selling the lots; up to home/property owner who needs to go through B&Z, applicant was not aware of this; sand pit on separate parcel.

Worksheet: meets Ordinance requirements; location is appropriate for requested use; no effect on the zoning district; no effect on adjoining property owners; no environmental impact; and is not a spot zone.

Motion to table for additional information made by Curt Larsen and seconded by Clayton Harris

Roll Call:	John Denholm	No
	Amy Berglund	No
	Clayton Harris	No
	Charles Lawson	No
	Curtis Larsen	Yes

Bob Petersen No
John Malnar No

Vote: Yes-1 No-6 Motion Failed

Motion to approve R1 zoning and site condominium plan as submitted made by Bob Petersen and seconded by John Malnar

Roll Call: John Denholm Yes
Amy Berglund Yes
Clayton Harris Yes
Charles Lawson Yes
Curtis Larsen No
Bob Petersen Yes
John Malnar Yes

Vote: Yes-6 No-1 Motion Carried

3. **Case No. 2-23-PC** Jeff Pascoe

Presented by Zoning Administrator: owner requesting 2-acre parcel be rezoned to commercial for storage buildings; property in surrounding area has commercial, McNutt Trucking, Best Equipment and other properties have been rezoned to TD which allows for residential and commercial such as Country Roads Furniture and others. Strip of land on either side of highway is residential and everything behind that is already commercial. Jack explained and showed zoning map to Commissioners, pink is residential and all rest is C3.

John Denholm – TD out towards Casino, Wells and Garden with mix of residential and commercial.

John Malnar – mini storage or home shop/garage, should be either or.

Curt Larsen – advantageous to have it confirmed.

Clayton Harris – pole building not low profile.

Bob Petersen – storage units more apt to remain units, pole building could be changed.

Public hearing opened: 6:12 p.m.

Jeff Pascoe – plan for mini storage or storage building. Probably wouldn't perk for other use, commercial all around, wouldn't create traffic backup.

Jim Dombrowski – adjacent property owner opposed. Passed out a letter to the Commissioners and read it aloud – see attached.

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Bonnie Haakala – zoning for the people, opening up to different things on property, consider people need protection.

Public hearing closed: 6:17 p.m.

Motion to approve C3 zoning for mini storage building/garage as submitted made by Bob Petersen and seconded by John Denholm

Roll Call:	John Denholm	Yes
	Amy Berglund	Yes
	Clayton Harris	Yes
	Charles Lawson	Yes
	Curtis Larsen	Yes
	Bob Petersen	Yes
	John Malnar	Yes

Vote: Yes-7 No-0 Motion Carried

Worksheet: meets Ordinance requirements; location is appropriate for requested use; no effect on the zoning district; no effect on adjoining property owners; no environmental impact; and is not a spot zone.

4. Resignation of Recording Secretary (Sandy Caron) for the PC and BA

John Malnar – Personnel already approved, not part of job description.

Motion to accept made by Curtis Larsen and seconded by Amy Berglund. Vote: Yes-7 No-0 Motion Carried

5. Forward applications received for PC/BA Administrative (Recording) Secretary to the BOC

Motion to forward made by Bob Petersen and seconded by John Denholm. Vote: Yes-7 No-0 Motion Carried

6. Free 2-hour training mentioned.

7. MSU training discussed. John D. said the zoom sessions would begin May 23rd. Online option at own pace available. In person sessions not available until Fall. Would need to go to the BOC for funding approval. John M. asked if CUPPAD does any training on this?

8. Bylaws, all should review and makes notes of possible changes/corrections needed and go over as a whole at a meeting with no Cases.

Motion to make changes at next meeting if no Cases made by John Malnar and seconded by John Denholm. Vote: Yes-7 No-0 Motion Carried.

9. PC Agenda:

Curt Larsen - requested it to be sent out the Friday prior to a meeting.

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John Malnar - this should be part of Bylaws.

10. Case packet:

Curt Larsen - requested the maps/prints be legible and large enough to read. Petitioner should furnish X number of sets as part of their packet.

Bob Petersen - said that font size could be changed on computer to be able to read and digital copies can be enlarged; also, could be displayed on wall/screen during the meeting. Petitioner would make the copies at their expense.

Jack Smith – maps free to use on County GIS. Will not enforce petitioners to also supply several copies prints unless the BOC decides to require it. There is the option to blow up digital copies on computer to be able to read.

IX. Unfinished Business

1. Reschedule Dotty to go over Master Plan discussed – Tabled
2. Vacation Rentals – Tabled
3. LSR – Tabled

Motion to table all three made by Curt Larsen and seconded by John Malnar. Vote: Yes-7 No-0

Motion Carried

X. Correspondence – none

XI. Public Comment:

Bonnie Haakala - recommend font size of at least 12 and petitioner should supply legible maps/documents.

Jack Haakala – those who require assistance with reading and viewing documents should have options.

XII. Board Member Comments:

Clayton Harris – old ways and fees don't work today, look at 2023 and 2024 and beyond, can't think old school.

John Denholm – always operated in the hole with fees, always in the negative, and have bumped fees over the years.

Jack Smith – Sandy and I are working on upping fees, but it takes time.

Curt Larsen – attitude is “always been that way” which is no progress.

XIII. Motion to adjourn at 7:30 p.m. made by Curt Larsen and seconded by Amy Berglund.