



Cherry County Planning and Zoning Minutes



CHERRY COUNTY PLANNING COMMISSION MINUTES

May 3, 2022

CHERRY COUNTY COURTHOUSE CONFERENCE ROOM

The meeting was called to order at 4:30 PM CT by Vice Chairman Duane Kime in advertised location of the Cherry County Courthouse Conference Room.

Roll call was taken. The following members were present: Michael McLeod, Duane Kime, Sherri Bacon, Gary Swanson, and Albert Ericksen. Absent were Dave Rogers, Chris Gentry, John Lee, and Wade Andrews. 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

Gary S. made a motion to approve the minutes from the April 5, 2022 meeting. Sherri B. seconded the motion. Roll call vote was taken. Dave R.- Absent, Chris G.-Absent, Wade A.-Absent, Michael M.-Yes, Duane K.-Yes, Sherri B.-Yes, Gary S.-Yes, John L.-Absent, and Albert E.-Yes. Motion carried 5-0.

Public Comment:

Various members of the public spoke.

Public Hearing:

A. Public Hearing on Snake River Founders CUP#001/22 Temporary Employee Housing at 4:35 PM CT

Chairman Kime opened the Public Hearing on Snake River Founders CUP#001/22 Temporary Employee Housing at 4:35PM CT. Mark Stencil a representative of the Snake River Founders LLC spoke on the CUP giving the reasoning behind the need for the housing and the kind of housing that is already in place. Carolyn Semin asked for clarification on why a CUP was needed and not a Building Permit. Tom Davis asked if they are in the same area as the previous CUP that was filed and denied. Mark Stencil stated that these are just a temporary housing options for summer interns and other employees that cannot find housing in Valentine. Mark stated that they are planting trees to provide screening, so they are not seen from HWY 97. Public hearing closed at 4:41 PM CT.

B. Chairperson shall ask for proof of Publication

Chairman Kime asked Zoning Administrator for proof of proper advertisement. Zoning Administrator stated that the ad ran in the April 20th and 27th editions of the Midland News and had the printed copy.

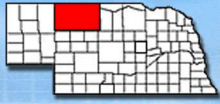
C. Chairperson shall ask Zoning Administrator if Snake River Founders CUP#001/22 application is complete

Chairman Kime asked Zoning Administrator if the application was complete, and Administrator responded that it was.

D. Chairperson shall ask for disclosure of any conflicts of interest on Snake River Founders CUP#001/22

Chairman Kime asked for any conflicts of interest and there was none.

E. Chairperson shall ask for any disclosure of ex-parte communications by any member on Snake River Founders CUP#001/22



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Chairman Kime asked the board if there were any ex-parte communications. Sherri B. stated that she had visited with Mark about the previous CUP and knew prior to the filing as Mark is her neighbor. She stated that she also has no interest in the project.

F. Discuss/Act on Snake River Founders CUP#001/22 Temporary Employee Housing

Chairman Kime asked for clarification on why a CUP was filed instead of a Zoning Permit. Zoning Administrator explained that the reason is the proximity of the houses and that they fall under rental cabins in the current Zoning Regulations for a CUP. Also Zoning Administrator explained that it is also how the Assessor will tax these. Albert E. asked for more information from Mark on the structure and design of the housing. Mark Stencil explained in more detail the setup, sewer, water, and electric. Chairman Kime asked if all the campers are gone. Mark Stencil said that the last two will be gone by next week. Gary S. stated that it does not matter if the houses are hidden or not. Chairman Kime entertained a motion on Snake River Founders CUP#001/22 Temporary Employee Housing. Sherri B. made a motion to approve Snake River Founders CUP#001/22 Temporary Employee Housing. Gary S. seconded the motion. No other discussion. Roll call vote was taken. Duane K.-Yes, Sherri B.-Yes, Gary S.-Yes, John L.-Absent, Albert E.-Yes, Dave R.-Absent, Chris G.-Absent, Wade A.-Absent, Michael M.-Yes. Motion carried 5-0.

New Business:

Discuss/Work on Comprehensive Plan

Chairman Kime turned the meeting over to Gary Swanson to continue working through the Comprehensive Plan. The board and Zoning Administrator worked to bring those that had missed last meeting up to date. They continued discussions and got an idea of who is going to attend the work session with Keith Marvin on May 19th.

Set Meeting Date and Time

The board set a tentative date of June 28, 2022, at 4:30 PM CT for the next meeting in the Cherry County Courthouse Meeting Room. There may be a change in the date if needed.

Old Business:

None

Communications:

None

Reports and Recommendations

None

Excused Absence:

Albert E. made a motion to excuse Dave R., Wade A., John L. and Chris G. from the meeting. Michael M. seconded the motion. Roll call vote was taken. Sherri B.-Yes, Gary S.-Yes, John L.-Absent, Albert E.-Yes, Dave R.-Absent, Chris G.-Absent, Wade A.-Absent, Michael M.-Yes, and Duane K.-Yes. Motion carried 5-0.

Chairman Kime adjourned the meeting at 5:50 PM CT.

Jessica Coyle

Zoning Administrator