

Cherry County Planning and Zoning Minutes



CHERRY COUNTY PLANNING COMMISSION MINUTES

November 7, 2023

CHERRY COUNTY COURTHOUSE MEETING ROOM

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

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

Marla S. presented a written statement to amend the October 3, 2023 minutes. Marla S. made a motion to approve the minutes as amended from the October 3, 2023 meeting. Michael M. seconded the motion. Roll call vote was taken. Dave R.-Absent, Marla S.-Yes, Wade A.-Yes, Michael M.-Yes, Duane K.-Yes, Sherri B.-Yes, Gary S.-Yes, John L.-Yes, and Albert E.-Yes. Motion carried 8-0.

During public comment various members of the public spoke.

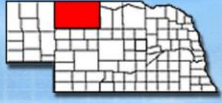
Old Business:

Discuss/Act on CUP#004/23 Bow & Arrow Ranch LLC to establish a Conservation Easement to preserve the natural and agricultural values of the ranch

Jackie Moreland, Cherry County Assessor, brought information to the board about the effects of a Conservation Easement on the property, the statutes concerning Conservation Easements, and the application that would need to be completed. Jackie is going to email the documents to the Zoning Administrator.

There was discussion amongst the board, and they asked the applicant to clarify some concerns they found. Preston Smith spoke on behalf of the applicant. Marla S. referenced the emails sent from the Zoning Administrator and said these were trying to create bias amongst the board.

John L. made a motion to accept CUP#004/23 Bow & Arrow Ranch LLC to establish a Conservation Easement to preserve the natural and agricultural values of the ranch based on a proper hearing, discussion, followed the rules of Comprehensive Plan and Zoning Regulations and no neighbors objected. Gary S. seconded the motion. Additional discussion was had about additional workers and whether it's good for the county tax base. Roll call vote was taken. Marla S.-Yes, Wade A.-Yes, Michael M.-Yes, Duane K.-No, Sherri B.-No, Gary S.-Yes, John L.-Yes, Albert E.-Yes, and Dave R.-Absent. Motion carried 6-2.



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New Business:

Discuss Comprehensive Plan Update

Zoning Administrator updated the board about the Keith Marvin contract and said that he feels the Comprehensive Plan is complete. He's working on a few changes to the Fire Departments data in the Plan. Board discussed.

Discuss/Work on Zoning Regulations

Keith is working on updating the Solar and Wind Regulations based off the open houses. He will get a new copy of the Zoning Regulations to the board.

Set Meeting Date and Time

The board set a date of December 5, 2023, at 4:30 PM CT for the next meeting in the Cherry County Courthouse Meeting Room with a public hearing.

Communications:

Zoning Administrator presented the board with CUP#005/23 Billie Brockley/Mike Wescott for an RV/Tent Camping Park that will be on the December meeting agenda to have a Public Hearing.

Reports and Recommendations

Marla S. reported on the NPZA Fall Conference.

Excused Absence:

Michael M. made a motion to excuse Dave R. from the meeting. Albert E. seconded the motion. Roll call vote was taken. Wade A.-Yes, Michael M.-Yes, Duane K.-Yes, Sherri B.-Yes, Gary S.-Yes, John L.-Yes, Albert E.-Yes, Dave R.-Absent, and Marla S.-Yes. Motion carried 8-0.

Chairman Kime adjourned the meeting at 5:34 PM CT.

Jessica Coyle

Zoning Administrator