

MINUTES

The Iron County Comprehensive Planning Land and Zoning Committee met at the Courthouse on Tuesday July 19, 2016. The meeting was called to order at 3:00pm by Chairman Kichak. Proper publication of the meeting was established.

Committee members present: Pat Hanson, Brad Matson, Jim Kichak, John Sendra, and John Smith. Also present Zoning Admn Tom Bergman and Joe Pinardi County Board Chairman.

Motion to approve minutes from 6/28/2016 by Matson/Hanson; carried 5-0.

Conditional Use Hearing – Robert Singler – Allow the construction of a 56' x 36' accessory building in an RR-1 (Residential Recreation) zoned District located in part of GV Lot 3, Sec. 24, T42N, R2E, Town of Mercer (site address is 5174W Kimberly Lane). Kichak opened public comment. No public comment. Kichak closed public comment. Town approval was received. Motion to approve by Hanson/Smith; carried 5-0.

Conditional Use Hearing – Lawrence Bergquist – Allow the construction of a 32' x 32' accessory building in an RR-1 (Residential Recreation) zoned District located in part of the SE ¼ of the SE ¼, Sec. 20, T43N, R4E, Town of Mercer (site address is 2048W Beaver Road). Kichak opened public comment. No public comment. Kichak closed public comment. Town approval was not received. Motion to table until town approval is received by Matson/Smith; carried 5-0.

Conditional Use Hearing – Michael Stratis – Allow the construction of a 30' x 48' accessory building in an RR-1 (Residential Recreation) zoned District located in part of the NW ¼ of the SE ¼, Sec. 6, T43N, R2E, Town of Mercer (site address is 6920N Lake Six Road). Kichak opened public comment. No public comment. Kichak closed public comment. Town approval was not received. Motion to table until town approval is received by Hanson/Matson; carried 5-0.

Conditional Use Hearing – Scott Crosara – Allow the construction of a resort with 6 cabin units, a lodge, and a storage building in an RR-1 (Residential Recreation) zoned District, Part of GV Lot 1, Sec. 27, T43N, R3E, Lot 1 Blk 4 of CSM 426, Town of Mercer (site address is 5667N Hwy 51). Kichak opened public comment. No public comment. Kichak closed public comment. Town approval was not received. Motion to table until town approval is received by Matson/Smith; carried 5-0.

Conditional Use Hearing – Matthew and Lisbeth Hanson – Allow the construction of a 54' x 68' accessory building in an R-1 (Residential) zoned District located in part of the SW ¼ of the SW ¼, Sec. 19, T43N, R4E, Town of Mercer (site address is 2470W Northern Trails Drive). Kichak opened public comment. No public comment. Kichak closed public comment. Town approval was not received. Motion to table until town approval is receive by Matson/Hanson; carried 5-0.

Rezone Hearing – John Wahleitner – Rezone from F-1 (Forestry) District to an RR-1 (Residential Recreation) District, part of the NW ¼ of the SE ¼, Sec. 23, T42N, R3E, Town of Sherman, to bring the property in zoning compliance. Site address is 3015 Grant Lake Road. Tabled from previous meeting. Town approval was received. Motion to approve by Hanson/Sendra; carried 5-0.

Rezone Hearing – Darrell and Erin Marconi – Rezone from an F-1 (Forestry) District to an R-3 (Rural Residential) District, Part of the SE ¼ of the SW ¼, Sec. 11, T45N, R2E, Town of Carey, to bring the property into zoning compliance. Site address is Flowage Road. Tabled from previous meeting. Town approval was received. Motion to approve by Smith/Sendra; carried 5-0.

2 Lot CSM – David and Cindee Cullnan – Review a two lot certified survey map by Nelson Surveying Incorporated covering lands in part of GV Lot 2, Sec. 16, T42N, R3E, Town of Mercer. Site address is Wilson Lake Road. Bergman stated it meets requirements. Motion to approve by Matson/Sendra; carried 5-0.

2 Lot CSM – Dan Johnson – Review a two lot survey map by Maki Land Surveying covering lands in part of the SE ¼ of the SW ¼, Sec. 18, T43N, R4E, Town of Mercer. Site address is County Hwy H. Bergman stated it meets requirements. Motion to approve by Matson/Sendra; carried 5-0.

1 lot CSM – South Brandt LLC – Review a one lot certified survey map by Maki Land Surveying covering lands in part of the SW ¼ of the SE ¼, Sec. 34, T44N, R4E, Town of Oma. Site address is Cegann Road. Bergman stated it meets all requirements. Motion to approve by Sendra/Matson; carried 5-0.

Jim Youngs Floodplain Discussion – Zoning Committee discussed the Youngs land use permit within the floodplain further. Larry Youngs spoke on behalf of his brother Jim who could not be in attendance. Zoning Committee discussed the appeal process through the Board of Adjustment if the Zoning Committee denied the permit. Youngs has not yet heard from Coleman Engineering and no decision was made.

Shoreland Zoning Ordinance – Bergman referenced list of changes given to committee of options that the county can include in the ordinance. We have not heard back from the state on our draft ordinance.

Administrator's Report – Bergman explained that he had been talking with Eric Peterson, Stacy Ofstad and other officials considering storm damage. Bergman was down at the Harbor to take pictures of damage to county buildings. As far as cleanup goes a lot of it can be considered fill and can be deposited in county and town gravel pits. Only a couple septic systems are in 'temporary failure' likely due to over saturation of soils.

Public Comment – A member of the public asked for clarification on the term accessory structure as far as size of buildings. Kichak stated that they are garages but the term accessory building is kind of a catch all term.

Pinardi asked for an update on the El Dorado septic. Bergman explained that the current tank is taking in ground water. They have been in contact with plumbers for estimates on a new system.

Approval of Bills – Motion to approve the bills by Matson/Sendra; carried 5-0.

Set Next Meeting Date – August 16, 2016 at 3pm

Motion to adjourn Sendra/Matson; carried 5-0.

** Recording of full meeting minutes available upon request.