Planning & Zoning

Agenda

March 7, 2024, 7:00 p.m.

1. Meeting called to order -

2. Minutes –

3. Old Business -
   Arco Impact Agreement

   Area of Impact

4. New Business -

5. Board Member Report -

6. Meeting Adjourned -

Planning & Zoning
Minutes
March 7, 2024 – 7:00 p.m.

Attendees: Randy Purser, Scotty Allen, Hayes Jensen, Mike Hansen, Matt Nelson, Brian O'Kelley, Jonathan Cammack, and Jody Harrington.

City Council: Danny McCurdy, Ben Tessmer, Amanda Darland, Mayor Grady Parsons, and Maribell Calahan.

Guest: Tony Chisham, and Monica Hampton.

The meeting was called to order by Randy Purser at 6:36 p.m.

The minutes were approved. The motion was made by Matt Nelson, and second by Scotty Allen. All in favor of approval

We first welcomed the City Council to this joint meeting.

Randy started by asking if we had all read the agreement. Several voiced that it did look like the corrections that we wanted to be made were done.

Ben did state that the one thing that we needed to discuss was the "decision-making board". The wording was made for a much bigger board. Being a smaller county, we decided to adjust the number of members that would be on this board. We decided that if there was ever a stalemate in the decision-making, it would go directly to the commissioners. The majority would fall with either the City or the County depending on the number of votes.

> Representation on this Arco Impact Area Planning and Zoning Commission shall include two members of Butte County Planning and Zoning Commission residing in the Impact Area appointed by the Butte County Commissioners. The remainder of the Impact Area Commission is comprised of three to five Arco Planning and Zoning Commissioners previously appointed by the Butte County Commissioners. The length of term for all Impact Area Planning and Zoning Commissioners is the regular length of term as identified in Title 17, Chapter 17.04 of the Arco City Code as hereby adopted by the Butte County Commissioners. The Butte County Commissioners may approve additional terms. Unexpected vacancies will be filled in the same manner as the original appointment.

The term for this decision-making board would be 6 years.

Matt made a motion to approve this Area of Impact agreement with the City of Arco. Jonathan seconded the motion.

We discussed tying into the City Sewer and water in regard to a subdivision. He explained it as follows, "Let's say your subdivision is over here and there's,

and you know the city is over here's and there's potentially some county land in between or whatever. They're going to have to pay to run from the subdivision to the closest point in connection to the city or at least what makes sense, what's uphill, I don't like pumping turds if I don't have to. If that happens, they have to have a list station, they would incur those costs as well. The sub-developer has to pay for everything to put it all in and connect it to the main. If, once that happens, we take over. The homeowner owns from the backflow preventer to the house, we own from the backflow preventer all the way back to the main station."

It was clarified that a feasibility study will be done, in regard to the cost of replacing a septic system vs. tying into the city. If you need to replace your septic, you will have to get another permit for the new system.

A motion was called for to vote on the Area of Impact agreement, all in favor of the motion to accept. Motion carries.

We discussed the actual hearing, and a date was set for April 11, 2024, at 7:00 p.m. Jody will call the school and see if we can use the Auditorium.

We discussed that each of our precentors would speak for approximately 10 minutes, this being Matt from the County and Ben from the City. We are hoping that the presentations will answer the majority of the questions that the public may have. Each resident who would like to speak or ask questions will be given three minutes, as we do not want this to be a long hearing.

We then proceeded to discuss the length of easements because Jody had received a couple of calls in regard to the length that is currently listed in the Ordinance. It was brought up by a board member that his driveway is half a mile long. This will be something that we will be looking to change in the future when the ordinances are updated.

We then briefly spoke about Rural Addressing. Jody is going to look and see if there is an ordinance in place. We want to make sure that everyone's address is correct so that there is not an issue with the 9-1-1 addressing. We need to make sure that the residents put their address sign where they can be seen by the ambulance and the fire department. We talked briefly about sending out letters to everyone to make sure that their address sign is in good shape and that the numbers have not deteriorated so badly that they cannot be read. We did not make any decisions, but will discuss it more in the future.

A motion was made by Hayes and seconded by Brian to adjourn at 7:47 pm The next meeting was not set at this time.