Planning & Zoning

Agenda

January 14, 2026, 7:00 p.m.

1. Meeting called to order –

2. Minutes –

3. Pivot Corners: Should these be part of the 4 splits?
   As a county, can we change this?

4. Map version 3.2 taken to Commissioners Ruling on January 12, 2026 -
   Present new map

5. Solar Panels – large $1500. Personal Use – all counties said engineered stands? Craig has no information on solar regulations.

6. Accessory Dwelling Units – Jeremy Wilmont -

7. New Board members -
   Received one letter of interest -Curt Harris-
   Waiting for a letter of interest from Tom Jarvis-

8. Cell Towers - Chapter 7, Permit or Conditional Use Permit

9. Yearly calendar for monthly meetings. What days are best?

10. Board Member Report –

11. Meeting Adjourned–

Planning & Zoning
Minutes
January 14, 2026 – 7:00 p.m.

Attendees: Randy Purser, Mike Hansen, Tom Darland, Matt Nelson, Hayes Jensen, Brian O-Kelley, and Jody Harrington.

The meeting was called to order at 7:05 p.m.

The minutes from October 8th, 2025, were approved. Motion was made by Matt Nelson, and the second was by Hayes Jensen. All in favor.

It was discussed whether pivot corners should be counted as a split. Jody will be checking into the law and State statutes to see if that is even possible.

There was a discussion about the map presented to the Commissioners. The Commissioners made some changes to the map that the County Planning & Zoning board and the City of Arco. It was agreed that the map, which was agreed upon by the City and County and presented to the Commissioners, was accepted. However, the Commissioners wanted to make additional changes. They stated that any parcel that received City services would be included in the Area of Impact. The new map has been sent to the City for clarification on parcels in the County that are receiving City services. Once the City provides the clarification, the new map will be sent to Eric Smith, and he will help us with the legal description.

We discussed the use of solar panels in the County. It was decided that all solar panel permits require engineered drawings. The permit price would be based on the panels' kilowatt usage. We will need to develop a fee schedule and either create a new application or add it to the existing one we use.

We briefly discussed the idea of ADUs (Accessory Dwelling Units). From what I understand, each parcel can have one dwelling; an ADU must have a septic system and can be no more than 900 sq ft. Some counties allow up to 1,000 sq ft and only one ADU per parcel. Jody is going to check into it further and bring it up again at the next board meeting to see if we want to consider allowing it in the county.

There has been some confusion about whether a cell tower is considered a public utility. Public Utilities are considered permitted use, whereas cell towers would require a Conditional Use Permit and Public Hearing. It was clarified in the meeting that the two entities are separate. Cell towers will

require a Conditional Use Permit with a Public Hearing. This will ensure that the residents of Butte County are informed and that the Cell tower will meet the required setbacks. This will ensure that if the tower ever falls over, it won't obstruct roadways.

We received one letter of interest from a community member seeking to serve on the Planning and Zoning board. We really need a few more board members so we can hold our regular meetings without worrying about quorum. This member of the community lives in the City limits. We need more member interest in Howe. We have 3 members within a 2-mile radius of the city and county. I was asked to reach out to the Commissioners to see if they knew of anyone from the Howe area who would be interested. It was agreed that we do not need anyone from the City and that the City Planning and Zoning may be interested in another member for their team. Jody will be reaching out to the City Planning and Zoning to see if they are interested.

We discussed a regular meeting date and time for the upcoming year. We will be meeting on the 2nd Wednesday of each month at 7:00 pm. These are the following dates:
January 14th, 2026 @ 7 pm
February 11th, 2026 @ 7 pm
March 11th, 2026 @ 7 pm
April 8th, 2026 @ 7 pm
May 13th, 2026 @ 7 pm
June 10th, 2026 @ 7 pm
July 8th, 2026 @ 7 pm
August 12th, 2026 @ 7 pm
September 9th, 2026 @ 7 pm
October 14th, 2026 @ 7 pm
These dates do not include any public hearings that may occur during the year, and they are subject to change if we do not have a quorum.

A motion to adjourn the meeting was made by Brian and seconded by Tom. The meeting was adjourned at 8:05 p.m.

A copy of the recording is available at the Planning and Zoning office, along with a synopsis of the recording.