

Commissioners Minutes

December 2, 2024 – 1:34 p.m. to 2:03 p.m.

CONTINUATION OF PUBLIC HEARING - APPEAL BY JEFF RANSOM FOR A CONDITIONAL USE PERMIT TO ALLOW A SPECIAL EVENT FACILITY USE WITHIN AN "A" (AGRICULTURAL) ZONING DISTRICT, CASE NO. CU2021-0016-APL

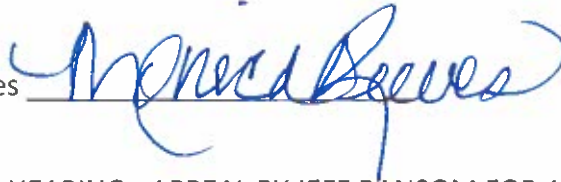
Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek

DSD Planning Supervisor Carl Anderson

DSD Principal Deb Root

Other interested citizens

Deputy Clerk Monica Reeves



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The Board met today at 1:34 p.m. for a continuation of the public hearing in the matter of an appeal by Jeff Ransom for a conditional use permit to allow a special event facility use within an "A" (Agricultural) zoning district, Case No. CU2021-0016-APL. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, DSD Planning Supervisor Carl Anderson, DSD Principal Deb Root, other interested citizens, and Deputy Clerk Monica Reeves. The Board held a hearing on November 14, 2024 and subsequently voted to deny the appeal, but continued the portion of the hearing where it would address what steps, if any, the applicant could take to gain approval. Today staff presented the Board with revised draft FCO's based on the notes from November 14, 2024 hearing. Commissioner Van Beek said the following would help gain approval: The applicant offered to expand the parking for the facility; the road needs to be at County standards; limit the number of guests; there is a need for public drinking and a community well; pave the loop so vehicles do not get stuck; and provide proof that the 15-foot easement exists. Commissioner Brooks disagrees and said he doesn't believe any of those items would help gain approval primarily based upon what he perceives to be the negative effects on the area. He is not sure how to fulfill the requirement other than the applicant purchasing the neighboring properties. It was an easy denial due in large part to it being a residential area becoming more residential; the proposed use does not fit that area. Commissioner Holton agrees with Commissioner Brooks. Most of the neighbors opposed this due to concerns about traffic and impacts to their quality of life. A possible path forward is to either get the neighbors' support or buy their land. He is concerned about the road and whether there is an easement for it. Commissioner Van Beek said it's unfortunate the neighbors have not been able to work together, and the record is not clear about the record of survey. Commissioner Holton said it bothers him that the applicant built two structures as something else and now he wants them to be public use buildings. That needs to be rectified and they need to show they have either had them inspected as a residence or for that use. He then

made a motion to accept and sign the FCO's that are in draft form for this finishing part of the hearing as a concluding piece of business that needs to be done. The motion was seconded by Commissioner Brooks. Principal Planner Root asked if the Board would like her to revise the language on the last page so that it reflects today's discussion. Commissioner Brooks said the applicant's proposal is a great idea but not at this location and he is not comfortable approving any additional language when if they apply under those terms he is still coming to the same conclusion. It was residential and it was changed in the comprehensive plan but it's obviously going more residential and he doesn't know how to get past that hurdle. Commissioner Van Beek said there are event centers that are desirable and a lot of high density communities have a built-in area where people can gather and have events, such as a clubhouse. Commissioner Holton asked to let his motion die. He then made a motion to approve the FCO's in draft form with the exception of the last paragraph of the document. Commissioner Van Beek seconded the motion for discussion. She again referenced how some developments have a clubhouse that could function as a positive amenity to a growing community. Following comments, Commissioner Brooks said he would support the motion. The motion carried unanimously. Commissioner Holton agrees with Commissioner Brooks about leaving the concluding paragraph as-is. He also said regardless of what the summation is in the FCO's, the applicant should review the audio recording to listen to what the discussion was if he wants to attempt a second application. Following further comments, Commissioner Holton made a motion that the last paragraph would be appropriate to accept as presented in the draft FCO's. The motion was seconded by Commissioner Brooks and carried unanimously. Upon the motion of Commissioner Brooks and the second by Commissioner Van Beek, the Board voted unanimously to adjourn at 2:03 p.m. An audio recording is on file in the Commissioners' Office.