

LAPAC Minutes 1/15/2019

Call to Order:

Roll Call: Cordelia Stone, Mandy Kotzman, John Schmid, David Rose, Noah Dalton, Laurie Evans, Alison Schonhoff

County Officials Present Samantha Mott, Matthew Lafferty, Leslie - community development director

Approval of minutes from the last meeting - Alison motions, David seconds

Unanimous approval - **Minutes Approved**

Staff communication: Samantha Mott is the new temporary interim liason for LAPAC

Committee Communication: No committee items to discuss

Visitors attending:

First Public Appearance: Robert Havis

Robert Havis - talked about meeting this morning with a commissioner (Steve Johnson) signing a findings and resolutions document. Concerns that the document is not sufficient to require enforcement.

Matt Lafferty - says the documents purpose is that something is found during the meeting and a resolution is made to do something. A video is part of the public record and that would have to be dug up if questions ever arise to commitments made by the applicant.

Mandy - says this will be difficult given the large number of discrepancies present in the document.

John - asks about enforcement for 42 conditions that were outlined for LRM, specifically the access road.

Matt / Kefalas - discuss between themselves how to enforce proper access on good faith effort to access by 287 instead of CR54G

Robert - says findings may change based on the hearing and not throw out the entire list of conditions

Matt - says they can only make minor changes based on the board's initial decision and findings and resolutions simply documents the decision of the board.

David - asks if videos of the hearing can be seen online.

Matt - says yes

Robert - asks if findings and resolutions document can be seen online as well.

Matt - says yes

Second Public Appearance - John Martin

John Martin - Concerns about the fuller public site plan. John raised concerns about firewood splitting on the property and not fitting in the accessory rural occupations.

Samantha Mott - Interruption about commissioner needing to step out because this hearing may come before county commissioners

Susanne Cordery - also lives in rolling hills and concerns about accessory rural occupations, says rural occupation standards are too elastic. Asks LAPAC to be far less lenient on special exceptions.

Noah - questions Matt about whether accessory rural occupations are use by right

Matt - confirms most of these are rights, but suggests that they talk to Chad Graves about possible violations of the use by right conditions

General discussion by all guests that are depressed about Laporte pit decision and how commissioners blew through all the requests and responsibilities involved.

Agenda Item - Laporte Area Plan Revisions pg. 35-42

Mandy moves to start agenda discussion

Cordelia seconds motion

Unanimous approval to move into discussion item for the Laporte Area Plan audit discussion.

Group discussion - about how document needs to be regulatory before it's useful.

Matt - explains history of land use code and how you can't take back rights of property owners by having a future plan. Just an idea, but you can't take rights away.

John Kefalas - discussion on how to make the document regulatory

Matt - says to make the document regulatory commissioners would have to unilaterally decide to make the Laporte Area Plan a regulatory document.

Matt - says Laporte Area Plan has teeth, but only if you rezone the property

Matt - says special reviews can be interpreted many different ways and are ambiguous.

Alison - asks about legal definition of campaign contributions and whether commissioners have conflicts of interest

Mandy - suggests that altering the document will not have any effect. Says altering a plan may make something worse.

Leslie and Matt - explain zoning changes and how reducing zoning on properties is usually very difficult.

Matt - explains history of comprehensive plan downgrading that resulted in death threats so they changed their minds.

Mandy - makes suggestion about changes comprehensive plan. Specifically changes about measurable impact on communities.

Group discussion - about cumulative effects of mining operations.

David Rose - proposes that we should not plan on any land use changes and not schedule a meeting next month.

Alison - asks about requesting LRM for further conditions being met. Alison says we should be a further part of the process in the approval process.

Meeting adjourned without any plan changes