

MINUTES

PLANNING BOARD

The Powell County Planning Board met in a regular session on Thursday, October 7th, 2021 at 1 PM.

Members present: Rick Hirsch, John Beck, John Hollenback, Bill Pierce, Randy Mannix, Justin Williams

Members Absent: Tracy Manley, John Wagner, Earl Hall

Staff: Ann O'Toole, Katheryn McEnery

Public: Leonard Wortman

President Hirsch called the regular meeting to order at 1:10 PM.

Agenda Item #1 - Attendance

With six members being present at the onset of the meeting, a quorum was established.

Agenda #2 - Approval of Agenda

The Board made no changes to the agenda and approved with unanimous consent.

Agenda #3 - Approval of minutes

August 12th Minutes

Member Hollenback moved to approve the minutes from the August 12th meeting. Member Pierce seconded and the minutes passed unanimously.

Agenda #4 - Non Public Hearings

None

Agenda #5 - Public Hearings

Wortman Conditional Use Permit (CUP):

President Hirsch opened the public hearing and explained the procedures that the Board would follow. President Hirsch explained that the hearing had been noticed twice in the Silver State Post on September 22nd & 29th. No Board Members expressed a conflict of interest. President Hirsch asked Ms. O'Toole, Administrative Assistant, to provide her report.

Admin O'Toole gave a brief description of the project, which includes adding a second residence to a 20-acre, non-platted subdivision lot. The proposed residence is intended for the property owner's father, Leonard Wortman. Ms. O'Toole explained that the proposal complied with all of the requirements of the County Zoning Regulations. In addition, she explained that letters had been sent to the adjacent property owners and one phone comment included in the staff report was followed up with an email just before the meeting. A copy of the email was provided to the board and to the agent for the CUP, Leonard Wortman.

Member Beck pointed out that a portion of the staff report had leavings from a previous CUP not related to the Wortman CUP. Ms. O'Toole acknowledged the error but confirmed the recommendations would remain the same with no special conditions at the time of the meeting. President Hirsch invited Mr. Wortman to state his cause at this time. Mr. Wortman reiterated his son's (Bill Wortman) request for a second residence. He then explained the bench the proposed home would go on was pre-existing from the previous land owners. In response to Mr. Brown's email on the state of the property, Mr. Wortman also explained that due to his son's hasty move to the property it was a little disorganized while they settle in. He also stated that they would be applying for a Family Conveyance in the future.

The board ask a few questions of Ms. O'Toole as the how the road split the property and location of Mr. Brown's property. It was asked if a Family Conveyance could be processed on the property and Ms. O'Toole confirmed it could as the property is not located within a platted subdivision. The board then discussed why the Homestead West is not a plotted subdivision; President Hirsch thought he recalled that it was a decision of the courts that it was pre-existing government lots.

With no comments from the public, Member Williams motioned to approve with Member Beck seconding. Motion passed unanimously.

Agenda #6 - Continued or Tabled business

None

Agenda #7 - Planning Board Comments

None.

Agenda #8 - Staff Comments

Ms. McEnery gave an update on the elk study that is planned in the Spotted Dog WMA and how it will affect the county road running through the area.

Ms. O'Toole provided information on the new Planning Director, Amanda Cooley, and her potential start date.

Agenda #9 - Public Comments

None

Agenda #10 - Announcement of November meeting

President Hirsch announced that the next Planning Board meeting would take place on November 11th in the Powell County Community Center.

Agenda #11 - Adjourn

The motion to adjourn was brought forward by Member Beck and seconded by Member Wagner. The meeting ended at 2:29.

Respectfully Submitted,
Ann O'Toole
Powell County Planning
Administrative Assistant

President Rick Hirsch

Date