

## **PLANNING COMMISSION MINUTES - OCTOBER 18, 2024**

Committee members met at the Community Center at 3:30 pm to drive out to the Hildebrant property.

The meeting was called to order at 3:45 by Chairperson Larry Shaffer.

**MEMBERS PRESENT:** Larry Shaffer, Lou Lundquist, Jenny Irvine, Walt Mixon, Phil Bontrager, Rod Lowe, and Christine Lundquist

**OTHERS PRESENT:** Calvin McShane & Kassandra Hildebrant

**AGENDA:** The agenda was approved on a motion by Jenny with support by Phil.

**MINUTES:** Prior meeting minutes were not available.

**PUBLIC COMMENT:** None at this time.

**SITE REVIEW:** Kassandra provided a presentation on the site. 150 sites at conclusion of phased process are planned. Four acres will be cleared for stargazing. Porta johns to start and vaulted toilets eventually be put in. Stab wells will provide water through pitcher pumps. Solar fields for electricity down the line. Numerous Walking trails are planned. Not opposed to ATVs, dirt bikes, and side by sides within reason. Committee members noted that they may want to block roads and hiking paths to limit ATV access and keep them from neighboring properties. Access easement provided by Greenleaf to the benefit of subject property. Calvin explained that the National Park Service local superintendent does not wish to support or oppose the Conditional Use Application. Lou asked about the relevancy and application of the federal statute that presumably prohibits development in the IBZ zone and why it would not have application with this request. The campground would be opened from late spring to early winter to coincide with access on H 58. Kassandra said that trailers would be welcomed but the campground could not service their waste disposal systems and would not provide electrical hookups. Jenny noted the fact that the underlining zoning does not allow for campgrounds in the IBZ and asked how this application is even approvable given the status of the present zoning ordinance.

**ADJOURNMENT:** The meeting was adjourned at 5:30 on a motion be Jenny with support by Walt.