

## VC Planning Board Meeting Minutes from January 30, 2024

### In Attendance:

Zach Lipszyc  
Rick Seiler  
Tyler Thieven  
Lisa Baxter  
Casey Burke  
John Fahlgren

Zach Lipszyc opens the meeting.

The board reviews the minutes from the last meeting (November 14th 2023).

Tyler Thieven moves to approve the November 14th meeting minutes; Lisa Baxter seconds the motion. Zach asks for a vote from the board, the board votes unanimously to approve minutes.

Zach asks for public comments.

John Fahlgren comments that he will be hearing the discussion during the public hearings portion of the meeting like a member of the public.

Zach asks if anyone has any old business that anyone would like to discuss, the first item to discuss is legislative updates to Valley County Subdivision Regulations.

Zach opens the public hearing to hear comments from the public on the proposed updates to the Valley County Subdivision Regulations due to legislative updates.

### **Public Hearing of proposed updates to the Valley County Subdivision Regulations**

No members of the public are present at the public hearing.

Hearing no public comments Zach closes the public hearing.

**Valley County Planning Board regular meeting is resumed.**

Zach asks for discussion on the subdivision regulations update.

Zach runs down the proposed updates and reminds the board of the discussions held on the subject at the last meeting.

Zach comments that he doesn't believe the Family Transfer law would be abused in Valley County

Casey Burke comments that he doesn't believe that the Family Transfer exemption has been abused and having the two-year holding period isn't needed in areas like Valley County.

Rick Seiler asks Casey how many exempt subdivisions claiming the Family Transfer exemption he sees.

Casey comments that he probably reviews 2-3 a year.

Casey explains that most people looking to use the Family Transfer exemption come to him and he helps them thought the process. Occasionally the subdivider can use an aliquot part and avoid the survey cost.

Zach asks for comments on the pre 1973 tract of record legislative update that is proposed for the Valley County Subdivision Regulations.

Zach explains that the rule change is in regards as to what constitutes a tract of record in the old rules vs. the new rules. The change will make certain tracts created after 2003 an existing tract of record and would not be subject to subsequent subdivision rules.

The board discuss different scenarios and examples.

Casey explains the time period review for exempt subdivision that is proposed to be added to the subdivision regulations. The update will create a 20-day time period for review of exempt subdivision.

Rick asks Casey if that is enough time for his review, Casey replies that 20 days is enough time to complete the review.

Casey moves on to the next update that would be increasing the exempt subdivision review fees and comment that the fee increase will be talked about in the review fee change public hearing that will take place after the current discussion.

Casey moves on to the administrative approval of certain subdivisions that is a proposed change to the subdivision regulations. Casey explains the rule change and explains that it would be rarely used.

Zach asks for a motion to make a recommendation to the county commissioners.

Rick Seiler moves to make a recommendation to the Valley County Commissioners that they adopt the proposed updates to the Valley County Subdivision Regulations.

Lisa Baxter seconds the motion.

Zach asks for a vote, the board unanimously approves the motion, the board will make the recommendation.

Zach calls to pause the planning board meeting to open the next public hearing.

**Public Hearing on subdivision review fee changes opens.**

Zach opens the floor to public comment on the proposed subdivision review fee changes.

Casey summarizes the changes to the fees and provides samples of what different sizes of subdivisions would cost with the proposed changes.

The board discusses the current review fees versus the newly proposed fees.

Zach asks for public comment, as there are no members of the public in attendance there is no public comment, Zach closes the public hearing.

**The regular planning board meeting resumes.**

Zach opens the issue up for discussing.

The board discusses the fees and what the other counties that Casey works with charge for their reviews.

Zach proposes making the per lot fees more to make the fees more appropriate for the size of the subdivision.

Casey agrees that charging more per lot could be the best way to go. He continues that the 1 lot minor subdivision are generally straight forward.

The board discusses different options.

Lisa Baxter comments that she likes the idea of raising the per lot review fee cost.

Zach asks if the board should make a fee for the expeditated minor subdivision.

Casey comments that many of the one lot minor subdivision are nearly as easy to review as exempt subdivision.

Zach proposes making the expeditated minor subdivisions the same fee as an exempt subdivision review.

Casey agrees that would be a good way to go.

The board discusses how a motion on what they have discussed would read.

Rick Seiler makes motion to recommend that the Valley County Commissioners adopt the updated subdivision review fee changes that the board has proposed, Rick notes that he would like the motion to say that the expeditated minor review fee cost be \$250 and not the \$280 that was discussed.

Tyler Thieven seconds the motion.

Zach asks for all of those in favor the motion passes unanimously.

Casey comments that he will draft letters for each recommendation and present them to the Valley County Commissioners after they have been signed by Zack.

Zach asks for the planner's report.

Casey gives a rundown of the current and proposed project in the county.

The board discusses some of the ongoing projects in the county.

Zach asks John Fahlgren if he has anything for the commissioner's report.

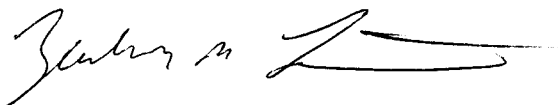
John comments that he is joining the MACO land use and planning board.

Zach asks if the board has anything to add or anything for the agenda next time. No members from the board have anything to add.

The board discusses having the next meeting on April 9th at the Helland Law firm.

Rick moves to adjourn the meeting. Lisa seconds the motion the motion passes unanimously.

Meeting closed.

A handwritten signature in black ink, appearing to read "Zach", followed by a long horizontal line.