

## **Work Meeting Minutes December 28, 2022 at Town Hall**

In Attendance: Tonya Romkema, Rahn Abbott, Tammy Todd, Tom Roberts (by phone) Mayor Mike Walter, Clerk Sarah Hanson

### **Work meeting called to order at 5:12pm**

Formation of special advisory board

Tammy Todd brings up discussion that this board would be good for anyone interested in the zoning process.

Mike Walter asks the question of how many people does the council want on this advisory board that could potentially turn into a planning board.

Side discussion on Todd Dahlman property that may be sold and subdivided in the near future.

Mike reads definition of what an advisory board would be used for.

Tammy Todd, Tonya Romkema and Tom Roberts bring up that they believe they would like to see no less than 7 people on the advisory board. Council agrees there should be various demographics, age groups and employments, retiree's, business owners, and families with students in school system should be on the board. Tom thinks that the council needs to decide how many and who they would want to be on the board. Whoever is considered for the board should be Current town residents, out of town residents in close proximity (1mile including parcels of land),

Mike asks if it would be best for each person of the council to choose who they would want? Tonya advises that they should pick as a group. Discussion made by council

Mike brings up the question what is the limitation of those on the advisory board? Would it be researching various types of zoning and trying to find the type of zoning that works for the town of Sheridan? It would be beneficial to reach out to landowners that would be affected by the zoning and find out what they may like to see if zoning does happen.

Tom advises we need to have a clear understanding/direction for the board. Tonya asks What is the definition of this committee and role? Tom advises that it is to look at the land parameter of the town as well as land that is undeveloped. To look into what is the best use of the property for the community and take it to the team for them to come up with recommendations. To look at other communities and find what is working for them that may work for us and what we can do to ensure the undeveloped land gets developed in whatever time frame that may be with the community interest in mind, as well as research open space lands.

Mike asks who should reach out to the landowners? Discussion from council. Council agrees it should come from the council and not from the board as they do not have authority. Tom advises that the advisory board would probably over time develop into a planning board.

Council discussion on mile boundary parameters outside of city limits.

Mike advises the sub regs need to be redone and asks if the council would want the board to be a part of that? Discussion by council. Tom advises someone on the council should be a part of this board. The council agrees that Tom is to be one of those on the board.

Council discussion that they need to continue on developing the role of this board to better understand and have a framework of what this committee is to accomplish. Research open space, research zoning processes and sub reg's in other towns, look at other towns in how they have shaped the layout of the development of land. Also, to make recommendations and review ordinances and maybe see where there may be gaps and holes and to help prioritize for the town of Sheridan. Help protect the town of Sheridan of what we have now while still growing.

Discussion on side note that Del Bieroth is going to be done with the county planning board and the council will need to be looking at that soon.

Mike advises that the council should start thinking about ordinances and following through those regulations. Council discussion on ordinances.

Discussion by council on zoning and board, infrastructure, and costs. Discussion to give the advisory board a list of things to work on and to prioritize what needs to be done or worked on.

Tonya advised it would be good to have all these things written down as a mission statement for them that explains their duties and responsibilities.

Mike brings up that if the council decides to redo sub regs we would need to look at a redo the growth policy. Discussion by council on sub regs and engineering firms. Council discusses on possible push back from community on engineering firms.

Tom Roberts asks about names of who the council would like to look at for the advisory board.

Tom Bring up April Gerth, Cece Weldin, Mark Lyacona, Steve Dobbs, John Shane, Jim Debour, Ashley Durham, Hunter Johnston, Nancy Males, Dan Baril

Mike brings up Cody Marxer, Brandy Tutor, Kristina Cordingley, Lon Seidel

Tammy Todd brings up Anne Wentz, Julie and Cal Ward, Ty Todd, Jenny Wood, Stephanie Haag

Rahn Abbott bring up Mark Cadle, Greg Miller

Tonya brings up Cameron Gibson

Tammy Todd advises that she liked Tonya's idea of a mission statement. Tom advises he would try and write one out. Mike asks how does the council narrow down the list of names? Tom advises that we could draft an invitation that would be sent out to all of them and follow up with a phone call to determine level of interest. Tammy asks if the council could come up with five guidelines for the board.

Tom brings up timeline of how the council sees this taking place. Council discussion on timeline and how it could take place with the board.

Council discussion on next work meeting or council meeting. Mike advises that this is going to be a citizen advisory committee.

Council discusses possible responsibilities of the committee.

1. Researching Zoning
2. Researching Sub Regs
3. Research Open Space
4. Ordinance Review

Tonya brings discussion that there needs to be follow through on ordinances for example water fees for late payments, disconnect fees etc. Council discussion. Council discussion on main street main water line and individual shop hook ups.

No further discussion from Council

Meeting Adjourned at 7:14pm

Minutes respectfully submitted by Clerk, Treasurer Sarah Hanson