

Meeting Minutes
Lynndyl Planning and Zoning
Public Hearing
June 27, 2024
7:00pm

Committee in attendance: Dave Stemmons, Justin Best, Scott Allen

Absent: Matt Dutson

Others in attendance: Austin Buhler, Matt Draper, Kara Proctor, Kay and Roger Stowell, Spencer Proctor, Jess Peterson, Richard Pyne, Danielle Barjam, Yolanda Oberhansley and family.

Chairman Justin Best called the meeting to order and invited Dave Stemmons to present his proposal regarding his zone change request.

Dave would like his property, located at 505 S Main Street to be changed from the residential zone to the commercial zone. His proposal is that he turn his already existing shop into a more commercial workshop for the production of a new topaz gemstone and small scale shipping facility. He would also like a small portion of his property to be used as a parking lot for staging cars as they host more tours out at their mining site. There were quite a few concerns about this proposal including how it would affect neighboring properties in regards to vehicle traffic as well as sound and dust. Dave says that the dust will be minimum-there are no large scale machines to crush rocks, but rather small hand tools mostly and there will be ventilation. At this time he doesn't expect the noise or the dust to be a problem. And it would occur during daylight working hours, which shouldn't produce more noise than a tractor or other farm equipment. Same with the cars-it would very short term parking just waiting for the tour to begin.

Another concern that was brought up was the disposal of the rocks after they've been crushed. Dave said they will transport them back to the mountain they were taken from. Rocks won't be left outside for any long period of time.

There was concern about it being chaotic to have this all so close to the highway. The turn to Daves property couldn't be directly from the highway-it will have to happen off Main St and therefore he doesn't seem to think that it should affect highway traffic at all. It shouldn't affect traffic around town either as it will all stay contained at the south end of town.

It was asked if the zone change is not approved, what Dave can continue to do on his property-and there are restrictions. It would be more difficult for Dave to accomplish what he would like to if his proposal isn't approved.

Discussion was then opened up to Daryl Nielson and Chase Nielson's request to vacate the road located at the East end of lots x-2830 & x-2831 as well as the West end of lot x-2868. The purpose of their request is to provide a better location for Chase and Lacy to build their home, and to make their property one piece. There was a short discussion in regards to the location of the roads being vacated. No other public concern was discussed.

Dave made a motion to adjourn the meeting. Scott seconded. Meeting adjourned.




Kara Proctor, Lynndyl Clerk