

**MEMORANDUM OF THE
CODE DEVELOPMENT COMMITTEE
DECEMBER 1, 2017 3:00 P.M.**

Brad Wolfe suggested that the committee continue the discussion started at the previous meeting on the need for certainty so that it is known what a person can do, where, and how.

Mr. Bilger refreshed the committee on the upcoming meeting timeline and explained that based upon the schedule, the committee would have one more meeting to discuss the “why” before proceeding into the research and analysis phase after the holidays.

Some of the discussion during the meeting is summarized as follows. Varying opinions were expressed.

- There needs to be a level playing field and consideration given that it is more difficult to expand agricultural uses and once ag is changed to residential, that use is locked in and not as easy to change back as it is to change from residential to agriculture.
 - So it is important to be very careful in siting residential development, both for the residential and for the agricultural uses.
 - Both agricultural and residential uses need to be protected.
- Does the conflict arise between residential and traditional agriculture when agriculture becomes more intensive?
 - Is there conflict between residential and traditional agriculture?
 - Depending on the factor looked at, there is conflict between the uses especially as either one becomes more intense.
- Are larger farming operations cleaner because they are regulated, use more technology, and confined versus small farms and even residential uses that are not regulated. Or is it that the effects of CFOs and conventional subdivisions are more intensive and therefore more noticeable?
- The County should be proactive and decide what is good for the County and where the increased population will reside.
- How far do we take property rights if it hurts those around them?
- We need to allow for change, which includes the expansion of agricultural operations and also residential growth.
- There are good and there are bad operators. What type of regulations are needed to hold the bad accountable, but not punish the good?

Mr. Bilger suggested the committee next discuss what appropriate levels of regulations would be for both ag and residential...for example, should potential bad operators be eliminated by way of extensive standards or dealt with after the fact through penalties?

Mr. Wolfe suggested the committee discuss whether CFOs are intensive or not and better define what those levels are.

The meeting concluded at about 4:20 p.m.

Committee Meeting Attendance

December 1, 2017

Committee Members

1. Brooks Langeloh
2. Emily Studebaker
3. Stanley Crum
4. Ronda Salge
5. Joan Null
6. Mark Johnson
7. Rita Harness
8. John O'Connell
9. Liz Deckard
10. Phil Walker
11. Pete Eshelman
12. Jeffrey Johnson
13. Brad Wolfe
14. Pat Murphy
15. Scott Werstler

Reserve Committee Members and Other Attendees

1. Brian Emerick
2. Sonya Emerick
3. Joe Lopez
4. Kevin Ousley
5. Jackie Weber
6. B J Hohenstein
7. Tim Dygert
8. John Meister
9. Byron Lamm

Staff Members

1. Nathan Bilger
2. Jennifer Shinabery