

**Planning Commission Meeting Minutes  
January 13, 2003**

**PRESENT:** Mike Davis (Chairman), Bill Smith, Rich Zimmerman, Kip Martindale, Kirk Mackert, Rod Dalling, Connie Ottesen, Kurt Eidam, Dirk Mace, Linda Crapo, Karen Lords (P&B Administrator) and Sue Sommer (P&Z Secretary).

**OTHER ATTENDEES:** Jerry Woods, Rick Byrem, Ivel Burrell and Lyle Gardner.

**WELCOME:** Mike Davis called the meeting to order at 7:05 p.m.

**MINUTES:** Connie Ottesen motioned to approve the Minutes of November 18th, 2002 that Janet Craven took during Sue Sommer's absence. The motion was seconded by Rich Zimmerman and were approved unopposed.

**PUBLIC HEARING - BUILDING FOR BROODING PHEASANTS-TETON-LYLE GARDNER:**

Karen Lords advised that proper notice was mailed out, posted and published as required. The Board members declared that there was no conflict of interest and, therefore, Public Hearing could go forward.

Karen distributed photos taken of the proposed site and then read the P&B Administrator's Memo relevant to this project. Karen reviewed the provided packet information, including going over the Flood Plain Map included in the packet. Karen explained to the Board the new requirements for building in Flood Plain areas.

In the packet was a copy of the Class II Permit Application, the P&B Administrator's Memo, a copy of the Public Hearing Notice, a copy of the Municipal Deed, a copy of a letter from Lyle Gardner relevant to his proposed plans, the South Fremont Zoning District Development Review Checklist and a copy of the requirements for new 'Non-residential Structures' in any Flood Plain area. Chairman, Mike Davis, asked if there were any questions for Karen relevant to the proposed project. There were some questions relevant to the Flood Plain requirements. Lyle Gardner commented that he had spoke to the relevant departments about this project and they assured him that this project was not in a Flood Plain and that he has purchased all relevant permits pertinent to the placement of this building. This building will be built 100' east of the Arena and with plenty of room for a driveway between the project and the Arena.

Chairman, Mike Davis, asked the Board if there were any questions for Ms Lords or for Mr. Gardner. There were none so Chairman, Mike Davis, opened the meeting to Public Comment.

There were no Public Comments and, therefore, Chairman Davis closed the Public Comments portion. Dirk Mace motioned to approve the project. The motion was seconded by Rod Dalling and the motion was approved unopposed.

**PUBLIC HEARING - DEVELOPMENT CODE AMENDMENT – INTERNATIONAL BUILDING CODE AND INTERNATIONAL RESIDENTIAL CODE:**

Karen Lords advised that proper notice was mailed out, posted and published as required. The Board members declared that there was no conflict of interest and, therefore, Public Hearing could go forward.

Karen read the Public Hearing Notice that had been published relevant to the Adopting the International Building Code and the International Residential Code. Karen advised the Board that once this is approved at this level, then this will go before the Commissioner's for Public Hearing and then, if approved, will go into effect 30 days thereafter. The changes will include: Energy codes, seismic zones (which IBC provides a disk to enter longitude and latitude onto and will come up with a zone that will be less restrictive in Island Park than it has been), mechanical codes (addressing furnaces, heaters, etc.). These new codes will be more clearly defined than we had in the past

Karen put copies of the relevant changed pages of the Comprehensive Plan and Development Code in the packet for the Board to review.

Chairman, Mike Davis, asked the Board if there were any questions for Ms Lords. There were none so Chairman, Mike Davis, opened the meeting to Public Comment. There was no one signed up to speak so the Chairman, Davis, closed the Public Hearing and turned discussion over to the Board.

Rich Zimmerman motioned to approve the Amendments of the Development Code and Comprehensive Plan that are relevant to the Adoption of the International Building Codes and International Residential Codes. The motion was seconded by Dirk Mace and was approved unopposed.

**SKETCH PLAN – BUFFALO RIVER SUBDIVISION - 10 LOTS – GARY STEVENSON/RICK BYREM:**

In the packet there was provided a copy of the Sketch Plan Review, a legal description of the proposed site, a site plan of the proposed 22.5 acres – 10 lots.

Karen passed out copies of the proposed project vicinity map. Karen stated that she had major issues with the way this project had been presented and would further discuss later. She indicated that this project is located in Island Park and out Chick Creek Road approximately 5 miles then turn off on Forest Service Road and travel back to Buffalo River. (2½ miles down the Forest Service road, per Rick Byrem).

Rick Byrem spoke on the proposed project. He had, previously, spoken to Karen Lords relevant to the issues of the community sewer and water requirements and that he had contacted the Stevenson's relevant to this requirement and they seemed to have no problem with this requirement. After the outcome of this meeting he plans on contacting Gary & Lisa Stevenson to discuss the probable changes and/or alternatives in order to develop. His understanding is that if there is any central sewer system within 220' of the proposed development, hook-up to that system would be required. He stated that there is only an RV shelter on this property and there is NO power available to this property at this time and that the closest hook-up is over 5-miles. The RV is located on Lot 1 and there is a road onto the property now but it's improved two-track. Rick stated that it is completely surrounded by Forest Service and/or Public Lands and permits will be required for easements from those departments.

Rick stated that there is further research needed in order to accomplish this development, but that his purpose is to get the preliminary requirements of the county and to provide that information to the Stevenson's for probable costs and/or requirement in order to accomplish. Rick stated that this location is primarily surrounded by water on 3 sides. It seems to be an ideal location for development along the Buffalo River.

Kurt Eidam spoke relevant to personally knowing the Stevenson's and that they are environmentally conscience and are aware of complying to any applicable requirements. He felt that this development would be handled appropriately and they would take into consideration any of the environmental issues needed and/or required.

Karen stated the issues she had problems with cul-de-sac's having driveways coming off the cul-de-sac's which will be an added expense to them because of the lay of the land. The county would require wet lands delineation. If there are steep enough slopes, she will require building envelopes indicated on the plans. Community sewer and community water will be required and applicable to all of the lots, because anything that is less than ½ acre (or ½ acre in Island Park area) has to go to community sewer and community water which will be a tremendous expense to them. Another issue that had not been discussed is the fact that they would have to have approval from the Forest Service, because they probably have approval for themselves to travel the roads, but they would have to have a special use permit from the Forest Service for the other homeowners that would be accessing the property. The Forest Service time element in order to do this type of approval has sometimes taken up to a couple of years to meet their required criteria. The county would make their (the Forest Service's) pre-approval mandatory in order to get approval on the county level.

Jerry Woods was asked by the Board about his concerns on this project with putting in a central septic system to 15 homes. Jerry Woods said he didn't see any problems. It would require engineering plans relevant to installing a system to provide 2,500 gallons of water per day in order to obtain approval and acquire the permit for the project. These plans would, subsequently, to then be required to be submitted and obtain approval through the Department of Environmental Quality (DEQ), etc.

Karen made a recommendation to the Board that they turn down this Sketch Plan and require Rick to provide a new Sketch Plan drawing and address the concerns that the county has.

Specific issues to be resolved and/or provided:

1. Further clarify the Cul-de-sac location and dimensions.

2. Driveways off the cul-de-sacs (dimensions, etc.), which could be an extra expense if the lay of the land or if wet land areas are determined to be there, alternative driveway access.
3. Lot dimensions needed
4. Community water provisions.
5. Community sewer provisions.
6. Forest Service 'special use' permits obtained for access to the property by other prospective homeowners.
7. Wet lands delineation provided.

Power provisions are at least 5 miles from this project and arrangements for power are still being worked out. Karen advised that she cannot do an on-site LESA visit until the snow melts, anyway, and therefore the project cannot go to Public Hearing until all of the above issues are provided and the on-site LESA evaluation is conducted.

A motion was made by Dirk Mace to deny the Sketch Plan until the issues above are addressed. The motion to deny the Sketch Plan was seconded by Rod Dalling and was approved unopposed. At a future date, Mr. Byrem, will be contacting Karen Lords to provide the above list of items.

#### **ADMINISTRATIVE REPORT:**

Attached to the Board Members' Agenda was a list of the Approved Permits that were approved in the month of December of 2002.

Karen announced to the Board members that she had attended the Fire Mitigation Meeting. The project proposes to convince older subdivisions into improving brush setbacks. A setback of 30' from the wall of any construction to the Forest Service property lines is the proposal. She will be attending update meetings to get the proposed setbacks established and conveyed to the involved property owners.

Karen announced the hiring of the new Building Inspector, but in the same breath, conveyed his resignation given on Friday, January 10<sup>th</sup>, 2003. Karen met with the Commissioners, today, and advised of Dick Pierce's resignation and they decided to start all over. The previous applicants will be contacted and asked to resubmit their applications for consideration, again (if they are still interested).

Just so the Board is aware, Jeff Siddoway has contacted Karen and is proposing a 'game ranch' on his property. He stated that he would provide the Sketch Plan information next week (week of January 20<sup>th</sup>, 2003).

**MOTION TO ADJOURN:** Connie Ottesen made a motion to adjourn the meeting and it was seconded by Rich Zimmerman and was approved, unopposed. Meeting was adjourned at 7:48 p.m.