



PLANNING AND ZONING
Amended Minutes
Monday, February 9, 2004

PRESENT: Mike Davis (Chairman), Linda Crapo, Rod Dalling, Kurt Eidam, Dirk Mace, Kirk MacKert Kip Martindale, Connie Ottesen,, Karen Lords (P&B Administrator) and Cathy Winters (P & Z Secretary).

OTHER ATTENDEES: Project Representatives.

WELCOME: Mike Davis called the meeting to order at 7:10 p.m.

MINUTES: Dirk Mace noted a correction on page 4 under Public hearing for Brandon Grover, for the January 21, 2004 minutes it should read: Dirk: I am having a conflict, Dirk moved to audience.

Rod motioned to approve the minutes as corrected.

Connie: I 2nd

Unanimous

City of Newdale – Proposed Impact Area Regulations

Mike: Karen do you want to begin?

Karen: A few members from the P & Z Board from Newdale are here tonight, we want to have a workshop, and we are not making any major decisions that would require a public hearing. This will give them an opportunity to take the map and go through their proposal for zoning districts inside their impact area. From what I reviewed with Sandy Edwards it seems very reasonable.

Sandy Edwards: See copy of map for impact area and new layout of city. We are going to focus on zoning we don't anticipate on growing much past the city due to developed farm ground and irrigation circles. The map is not to scale, when approved we will have it plotted to scale. Follow through and zone low density residential with single or 2 family dwellings. Inside the town is zoned village center. The village center is designed for uses in a traditional small town central business district where public institutions, small-scale retail and service businesses and both single and small scale multiple family dwellings mingle without major conflict. We want to control access on to Highway 33, 45 is the speed limit but 65 is more the norm. We want to be careful of people entering Highway 33. We will only add one more road into 33, we want the direction of the traffic to go to the county road and then hit 33. See the map, there is an area we want to have zoned as Ag district. It is currently Ag everything is farm ground. The Ag zoning covers, the agricultural zoning service district permits a mix of commercial, industrial, and residential use that reflect Newdale's role as an agricultural shipping point.

I want to point out that Walter's has a warehouse they currently rent the ground. We don't want to change too much but if someone wants to come and build a home or multiple family dwelling Ag services would still allow that. Ag services with conditional use are subdivisions, multiple family dwellings that contain more than 6 dwelling units. If someone wanted to build a subdivision or something they could. There was a cemetery, but it is no longer there. Anyone that builds within 300 ft. of city services they are required to hook up. Minimum lot size 16,000 sq feet. If not within 300 feet of city services we would like to see 1-acre minimum with enhanced septic systems.

Karen: Is the Idaho Transportation Department projecting changing the road out there to 4 lanes?

Sandy: I'm not sure; I understand they are going to have a turn lane through the center. Setbacks for building along the highway are 50'. Our roads are 80' with a right of way of 40', but the highway will be 50'.

Kurt: How many lots can happen along this road?

Sandy: 6 lots on 350' x 350' on a block then every other block is an odd block.

Kurt: Do you anticipate for schools & churches?

Sandy: Our kids go to Sugar City, our population is growing with older people and families are not as large.

Karen: Explain Madison County rules.

Sandy: Madison County did not offer a lot the impact is only ¼ mile. They want to force people to build in Newdale outside of our impact area is 16 acres minimum lot size. They want to control the growth. That is one residential home on 16 acres.

Karen: They are forcing Fremont County to take more growth, because Madison doesn't want to deal with it.

Sandy: When we had our hearing there were new P & Z members in Madison and they wanted to know what we went so small, we had been working on this for 2 years.

Kurt: Railroad is still active?

Sandy: It goes as far as General Mills.

Karen: They did not give the property back to the original owners; they hung to it and have a right to come back?

Sandy: We do anticipate growth.

Karen: I didn't set this up as a public hearing, I want you guys to ask questions, offer suggestions to their proposal then recommend that we go to public hearing.

Kirk: Any problems with Walters warehouse, do they have any waste ponds?

Brett ~~Jeremy~~ Levitt: Currently they are hooked to city sewer and it has not been an issue, but we have the right to go back and take them off the city sewer if they start using more than what the system will handle. Eventually we may have to deal with that issue.

Kurt: Over the passed 3 or 4 years they have talked about business expansion – windmills – Ethanol plant?

Karen: The Ethanol plant was reviewed but they decided to go somewhere else.

Sandy: The Ethanol plant needed a large feedlot, I think.

Karen: They needed a feedlot for 20,000 head and this is not approved in Fremont County.

Sandy: We have a unique situation in Newdale with our water temperature being so high. Dirk: Village Center access to 33

Dirk: On the village center if you do have businesses to come in will they have access to highway 33?

Sandy: We want to keep only one more access to 33 only force traffic to county road.

Rod: Any input into speed zone?
Sandy: ITD did the study and 45 if what they come up with.
Linda: Will Church Street and the other streets still have access?
Sandy: They will continue to accesses, we are planning for new growth.
Mike: Will there be a frontage road to go to the businesses?
Sandy: No
Mike: How will you access the village center?
Sandy: See the map. Access from the North.
Cathy: Did you allow enough room for truck delivery?
Dirk: Looks good
Mike: Looks good.
Karen: We see that changes and revisions will have to come.
Mike: On sewage system – if this fills up and includes Walters will you sewer system keep up?
Sandy: No we can only handle about 90-100 more homes.
Brett ~~Jeremy~~ Levitt: Walters is thinking about buying land by the lagoon system. The City council has done a study on the sewer system.
Mike: Looks like you have it planned out pretty well, Sandy. Looks good.
Sandy: It's not perfect but we have a good beginning.
Kurt: I make a motion to go to Public hearing.
Dirk: I 2nd
Unanimous
Karen: Have you had a public hearing with the City Council? We will schedule March 15th for you public hearing. Then you can present in April to the County Commissioners.

Discussion of Code Changes

1. Land Divisions or lot splits (Currently does not address limit of splits, old town sites, mortgage companies, etc.)

Extensive discussion by all on the topic.

Final Suggestions to be discussed March 1st.

*Mini Subdivisions – less than 5 lots

*Lot sizes

*Central Sewer & Water with ????? number of lots

*Reduce the requirements for subdivision for central sewer & water

*If they want more land in a subdivision then they can buy more lots.

*Check with health dept if they have requirements for a sewer district

For subdivision can we legally force them to do a sewer district

*Number of splits????????????

#2 Cafo Ordinance (Currently do not have this in zoning regulations)

Kirk is working on this info in his office. Will compile and have ready for next meeting.

#3 Water Quality in Areas of High Nitrates (Currently do not address areas of High Nitrates)

Requirements for subdivisions and building permits to have DEQ test just like District 7

Karen: We need to think about the areas of impact in the City of Ashton.

Kurt: If we had it in the codes could we have sub divisions require water quality test

Need to talk more about.

#4 Ag Land Requirements (Currently allow only 1 home per 40 acres or allow for transfer of development rights)

Add with Number 1

#5 Setback from Federal Public Lands – 50’ setback (Currently 30 feet if rear setback)

Yes

#6 Change accessory buildings of 200 sq. feet or less do not require a bldg permit. (Currently size is 120 square feet or less does not require a bldg. Permit)

Yes

#7 Definitions: Change Idaho Code to 49-119 (6) in reference to recreational vehicle (Currently states Idaho Code 49-2901, Idaho Code has been updated)

Yes

#8 appendix N – Performance Standards for Recreational Vehicle Parks – time limit (No Time Limit for stay in RV Park)

120 days

#9 Update Wildlife and Stream Corridor Maps (Currently only adopted for the Island Park Zoning District)

Information and maps coming from the Idaho Regional Land Trust and the Fish and Game. Island Park needs to be updated, Ashton & St. Anthony never adopted. If we can get accurate maps we can request the subdivisions to leave open space.

#10 Update Visually Sensitive Maps (Currently only adopted for Island Park Zoning District)

See above

#11 Review Zoning/Comp Plan for Typo Errors and Update with current State statutes for zoning.

Yes

#12 Review Takings Ordinance and update with current state statues.

The state legislators revised takings; we want to make sure our code matches the states.

Karen: We need to have a workshop in March.

Kip: I make a motion to have a workshop March 1, 7:00 pm.

Kurt & Dirk: We 2nd the motion

Unanimous

Administrator's Report attached to minutes.

Karen: We need to invite commissioners.

Linda: The variance rules are too strict.

Karen: Variances are for hardship, geological issues, economic development, Fremont County has different types of zoning laws, and we do not have zoning that specifies commercial. We have given variances regarding life & safety issues only.

Kurt: We are set by guidelines, I believe each of us have the time to speak up for what we believe.

Karen: There are rules and criteria that we have to go by.

Linda: I make a motion we adjourn.

Connie: I 2nd the motion

Unanimous

Dismissed 10:20 pm