

**PLANNING AND ZONING
AGENDA
Monday, February 14, 2005
7:00 p.m.**

In attendance were Mike Davis, Chairman, Dirk Mace, Connie Otteson, Rich Zimmerman, Bill Smith, Rod Dalling, Kirk Mackert, Karen Lords, Administrator and Molly Knox, Secretary. Those not in attendance were Linda Crapo, Kip Martindale, and Kurt Eidam.

Representatives for projects in attendance were Rick Byrem and Rich Zimmerman, Kirk Mackert and Dave Peterson Fall River Electric. Owen McLaughlin Dist Seven Health Dept.

Mike Davis opened the meeting at 7:00 p.m.

Mike Davis - the first Motion was made by Rich Zimmerman and seconded by Bill Smith and the minutes were approved.

**III Public Hearing – Plat Amendment – 3 residential lots
And dividing Block 2 – Island Park Village – Rick Byrem**

Mike Davis – The next item on the agenda is our public hearing for a plat amendment for 3 residential lots and combining block 2 in Island Park Village with Rick Byrem. Karen has the proper notification been given?

Karen Lords - Yes the property has been posted and mailings have gone out to property owners within 1000 feet. Owners have been notified

Mike Davis – OK is there anyone on the board who would have a conflict of interest with this project.

Rich Zimmerman – Yes, Mr. Chairman.

Mike Davis - OK Rich. OK Karen would you please report on this proposal.

Karen Lords – OK this is the third plat amendment for Island Park Village, Representing the project is going to be Rick Byrem and Rich Zimmerman. I am going to pass out the plats for you to look at. If you will notice on the top left hand corner is block two that they want to

divide into two parcels, then to the right side you will see 3 small lots which is originally block six and I will read you my report.

The property is located North traveling on U.S. 20 and turning right onto North Big Springs Loop road, traveling approximately .2 mile and turn North onto Grand View Road and traveling approximately .1 to .2 mile to Block 2, located on the North side of Grand View Road. Continue traveling East on Grandview Road for approximately .1 mile to block 6 located on the West side of Grand View Road. Block 2 consists of 7.57 acres and Block 6 contains 1.61 acres located in Island Park Village Resort, Fremont County, Idaho. The Legal description is Block 2 and Lot 1, Block 6 is located in Section 24, Township 14 North, Range 43 East Boise Meridian, and Fremont County, Idaho. Island Park Village is requesting a public hearing for approval for a Class II permit to allow Block 2, of the Island Park Village Subdivision to be split. The new parcel, block 2a, would contain 3.24 acres. The remaining Block 2 would contain 4.33 acres. Island Park Village has also requested Block 6, containing 1.61 acres is subdivided into three lots. Each lot would average .5 acre in size and would be residential lots. Block two is now declared in a declaration of covenants recorded with Fremont County for multiple family dwellings and the developer is requesting that if this property is approved to be split that that remains with the property, because it is stated as such in their declaration of covenants. This project complies with the requirements for Fremont County Development Code for the Island Park Zoning District. The project received “0” points assigned for the absolute policies and “+12” points assigned for the relative policies. The application is requesting to subdivide existing parcels inside an existing subdivision, Island Park Village. The exiting subdivision contains its own community water system, connected to Fremont County’s community sewer system and provides subdivision roads that have been improved and paved. I make the recommendation the subdividing of Block 2 and Block 6 be approved with the following conditions:

- 1) Island Park Zoning Checklist – Chapter VIII.P.4. – Solid Waste
- 2) Island Park Zoning Checklist – Chapter VIII.B.B. – Signs
- 3) Island Park Zoning Checklist – Chapter F.F.3. Central Sewerage: Encouraged

Mike Davis – OK, do any of the board members have any questions for Karen? The only question I have is block two will stay as it was originally...

Karen Lords – If you notice in the pictures that I have passed around block two already contains condominiums. And those would remain on the original parcel and the new parcel that they are creating has nothing existing on it now, but the use that has been recorded in accordance with what the state requires with condos it would be required of them to continue if they wanted to build more condos.

Mike Davis – OK

Karen Lords – So Multiple Family use is what they will have to use for them would be platted on the so if the developer chose to do something different use on it they would have to come to P& Z for approval.

Kirk Mackert - No other then Multiples?

Karen Lords – Correct. If they wish to put a gas station or a WALMART they would have to come before the Planning and Zoning board again.

Mike Davis - OK, any other questions for Karen? Karen did you receive any letters?

Karen Lords – I have received no comments written or verbal. Explanation of why +12, if you will look at the score sheet they already have existing underground power, paved roads, community wells, and sewer systems to the existing homes and lots inside the sub.

Mike Davis - Any more questions for Karen? OK, Rich or Rick do you have anything that you would like to add to what Karen has already stated.

Rich Zimmerman – No, I think that is was stated very well

Rick Byrem - I agree but I would be happy to answer any questions

Mike Davis – Does any one on the board have any questions for Rick or Rich?

Bill Smith - No

Mike Davis - OK there are no letters to read and there are no further questions. So we will turn it over to public comment limit, please limit statements to 3 minutes or less on the compliance or lack of compliance of this proposal. No one signed up to comment at this time that has not signed up? Ok closed to public comment and over to board for their decision.

Dirk Mace - I think we pretty well discussed it last time so I make motion to approve the plat amendment for Island Park Village.

Connie Ottesen – I will second it.

Mike Davis - OK a motion and has been seconded that we approve the plat amendment of Island Park Village, those in favor? All, motion carries.

IV Final Plat – Centennial Mountain Shores – Division #2 – 19 Lots

Rick Byrem

Overview - The next on the agenda is Final Plat for Centennial Mountain Shores Division #2 which includes 19 lots. Plat drawings were handed out. This will finish up the large scale so that Centennial Mountain Shores will be completed. There will be individual septic and wells. There are 118 lots total in the subdivision. The roads are all completed due to earlier phases that were approved earlier on. There are 17 building lots in this division instead of 19, 2 of the 19 are open space. No questions were asked. Rich Zimmerman made the motion to approve and Kirk Mackert seconded. All in favor and the motion carried for approval of Centennial Mountain Shores.

V Sketch Plan – Cottonwood Development – 6 lots – Kirk Mackert

Overview –Next on the agenda is the Sketch Plan for Cottonwood Development, which includes 6 lots. Kirk Mackert was excused due to it is his project.

This project contains 19 acres and is a proposed subdivision of 4 lots by Kirk Mackert and Rick Byrem who are in the audience for any questions. They are proposing 4 lots but a chance that his home site would be sold at later date that it would too fall into any covenants and restrictions he would declare. There will be individual septic systems and wells on these lots.

There will be a common area of 1.25 acres and an over all average of more then 2 acres on the lots. He is also showing an open space behind his home site. The question would be if he decides to have his home site a lot need to know before on preliminary plat and how each lot would have access. The County would propose shared driveway. Before preliminary plat we will need to know on selling home site and having or not having covenants and restrictions placed on that property. If we leave the private open space behind the home site out we are only looking at 11 acres with 4 lots. Either way can still meet the density requirements. Developer understands that he needs to make a decision on what to do with the original home site. Stated that he thinks he will just to protect the whole area. So counting home-site there would be 6 lots. Asked if Owen had been out to property or not. Has not at this time but was when he built his original home. There is swampy pond area that will not be built on. It will stay in its natural state. Access will be off the County road. Dirk Mace made a motion to accept the Sketch Plan for Cottonwood Development, Bill Smith seconded. All were in favor and motion carried.

VII Sketch Plan – Fall River Electric – Substation – Island Park Dave Peterson

Overview - Next item on agenda is for sketch plan for Fall River Rural Electric Island Park Substation. Substation on the Cowen Road and put small sub station, Fall River Rural Electric actually owns the acreage. There are properties owners who wanted to have some say and wanted substation in trees on forest service ground. But they own this property and can do this as they please with it. Karen reading information researched in definitions for utilities. The size of substation will be approx 8 foot. They will need to get permission to cross a narrow strip from Forest service. Substation would be fenced one transformer and a small control house that would not be manned. There would possibly more transformers for future due to growth. Site is not in trees and that is concern with property owners. The closest residential area is about ¼ mile away from where substation will be located. Substation is located about ½ mile to closest Fire Department. There were no more questions from the board. Dirk Mace motioned to accept the sketch Plan for the Substation in Island Park from Fall River Rural Electric. Rich Zimmerman seconded motion. All in favor and motion carried.

VIII Review Sign Ordinance – P & Z Commission

IX Administrator’s Report

X Adjourn

Items to Discuss:
Work date for Comp Plan