



**Fremont County
PLANNING AND ZONING
MINUTES
Monday, April 18, 2005**

Attending: Mike Davis, Chairman, Dirk Mace, Kirk Mackert, Connie Ottesen, Kurt Eidam, Linda Crapo, Rod Dalling, and Kip Martindale

Also in attendance: Karl Lewies, County Attorney, Kathy Thompson, Code Compliance Officer, Molly Knox, P & Z Secretary, Karen Lords, Administrator

Mike Davis welcomes everyone and opens the meeting at 7:08 p.m.

Minutes of the past meeting held on March 21, 2005 were reviewed and approved with the motion to approve made by Rod Dalling and seconded by Dirk Mace.

**Cancelled - Sketch Plan – Second Amended Plat – Twin Rivers
Subdivision – Gene Kantack**

Mike Davis – Our sketch plan for our Second Amended plat for Twin Rivers Subdivision has been canceled is that correct Karen?

Karen Lords – Yes, it has. There have been some issues with the dedication of ownership of the original plat and they need to be revised with the Assessors Office and so I have rescheduled them for next month.

Mike Davis – Okay, with that I will move into our next item, which is our work meeting.

Work Meeting:

Group discussion of term limits with Karl Lewies, County Attorney. Karl explains Idaho term limits in accordance with state statutes at least ½ of the members have to live outside of any city impact area. Due to many board members going out soon, we need to think about the new blood coming in that is unfamiliar with how things work. We have the option to decide if we want to change our code concerning term limits. Now it reads that each member has to be in for two terms, each term being three years long, unless there is medical or other reasons that they would not be able to continue their term. It was discussed to add another optional term onto the ending of two terms. This can be done on a person by person basis. It would consist of a Code Amendment

And an application being filled out and submitted, two public hearings, one with the P&Z board and one with the Commissioners, this process will take at least three months to complete. Also discussed on how to decide on who is to come in next. They need to be living in Fremont County for the last two years to be eligible to be a part of the commission. Names can be submitted to Karen and then Karen will turn the names over to the Commissioners for review and decision, If need be, they can post it in the paper to advertise for the positions when they become available.

Also discussed by Karl were the changes that need to be made to the Comprehensive Plan and Development Code, the need to expand our water quality critical areas. It is only listed as Bills Island being a water quality area. Outer areas surrounding the island area not even listed. As a board this needs to be given some thought and changed. Karl brought up that once we decide on other areas, the Comprehensive Plan will need to be updated and changed. We also have to have evidence to back up our reasons and findings. Within this year, Keller and Associates is completing a water quality study in the Shotgun area, but only that specific area.

Also updated on the Final Plat of Silverhawk – It has gone before the Commissioner’s; they have also had a work meeting concerning water quality and transfer of development rights. Group discussing regards to proposing from a low value to a high value area. Development Code reads from a sensitive area to a non-sensitive area. Commissioners not sure if they are going to approve or not. The Developer and lawyer are upset and have contacted the Commissioners concerning the preliminary plat approved approximately ten years ago and phases of the project have been approved in recent months. Discussed there is a new checklist for Preliminary Plats being developed. Members of the Commission discussed attending zoning seminar and recommendations were made regarding using the words “Preliminary Plat” which needs to change possibly to “Subdivision Plan”.

Karl also updated the P & Z Commission regarding the proposed “Woodlands at Bills Island” project – A public hearing for the appeal will be held in front of the Commissioners is scheduled for July 7, 2005.

Ordinances

Review and discussion held in regards to a revised RV ordinance - Placing time frames on exactly how long a “camper” can stay in the parks discussed. This would only be for the new parks from when the new ordinance is passed. The existing RV parks are therefore grandfathered in and do not have to abide by this new ordinance. It now reads that they can stay for 72 hours. The reason so stringent is that in our area due to weather conditions an RV cannot be used as a permanent residence. It is allowed to be used as a temporary residence while building a permanent residence. Decided that a “camper” in an RV park should be able to stay beginning April 15th through October 31st.

If there is for some reason a need for the “camper” to stay longer a permit should be issued.

Discussed the maximum allowable density of campers per acre with two parking spots per RV as well as additional area for overflow parking being available. There also needs to be a rule about the storing of gas containers. There needs to be a buffer in between each RV, possibly talk to the Fire Department about safe distances. Also a decision needs to be made on a specific number of RV’s to be allowed on one acre.

Comprehensive Plan Work Groups –

A memo was handed out for the board to complete and was returned to Molly concerning areas that each individual would like to be involved in the revision of the Comprehensive Plan. Topics will be discussed alone, in groups, as well as with individuals from other offices such as elected officials, Health Department, as well as with Nancy Taylor etc.

Transportation Maps –

Board members were put into groups to work on County maps as to ideas of where they expect growth in the county. These maps will be combined with maps that Nancy, Karen, Bonnie, and Weldon have gone through and marked for areas of growth, future roads and building construction for the future and will be reviewed at the Transportation Meeting to be held on April 26, 2005.

Adjourn

The meeting was motioned to adjourn at 9:45 pm by Linda Crapo and was seconded by Connie Ottesen