



**Fremont County
Planning and Zoning Commission
151 West 1ST North
St. Anthony, ID 83445**

**PLANNING AND ZONING
Minutes
Monday, May 16, 2005
7:00 p.m.**

In attendance: Mike Davis, Kip Martindale, Rod Dalling, Kirk Mackert, Kurt Eidam, Connie Ottesen, Linda Crapo, Bill Smith, Dirk Mace. Absent: Rich Zimmerman

Also in attendance: Karen Lords, Administrator, Molly Knox, P & Z Secretary, Project Representatives :Rick Byrem, City of Ashton P & Z Chairman: Sam Jones, City of Teton, Jolynn Briggs, Mike Richey, Twin Rivers Project: Lynn Hossner, Gene Kantack, Todd Hossner, Peak Valley Estates: Ryan Lerwill and Kurt Rolland of Schiess and Associates.

Mike Davis welcomed everyone to tonight's meeting and called the meeting to order at 7:04 p.m.

The minutes were approved as written with a motion made by Connie Ottesen and seconded by Kirk Mackert.

III Final Plat – Whitetail Meadows – 4 –lots – Kirk Mackert

Mike Davis – The next item on the agenda is the final plat for White Tail Meadow, four lots Kirk Mackert. Is there anyone who would like to excuse themselves at this time if there is a conflict?

Kirk Mackert – Yes Mr. Chairman, I would like to be excused.

Mike Davis – OK, Karen.

Karen Lords – White Tail Meadows asking for final plat approval 4 lots since plat approval has spoke to FEMA concerning floodplain maps FEMA says use the most restrictive. 50 foot set back next to the county road on Cottonwood Drive this will protect us with FEMA requirements that the county has adopted. Open space on south end 1.85 acres no construction on that lot. 4 lots, three with access off Cottonwood Drive, two with shared driveways and then a driveway off of 400 North for lot 4. We have asked for individual wells and septic. Owen is in the audience, if there are any questions.

Mike Davis – Owen have you had the opportunity to check those lots out?

Owen McLaughlin - Yes several months ago several holes looks fine to me.

Mike Davis – Are there any questions from the board for Karen, Rick?

Linda Crapo - Is the exit on the corner?

Karen Lords – No there are shared driveways on Cottonwood Drive to prevent that.

Kurt Eidam – Lots three and two are shared driveways

Karen Lords – Or they can do one and two, what ever we just want shared driveways we just do not want three accesses onto Cottonwood Drive, that is why we have asked for shared driveways.

Kurt Eidam – So there is still a driveway onto 400 North.

Karen Lords – Yes, if you look down on the right hand corner lot 4 will be accessing off of 400 North.

Kurt Eidam – The others will be accessed off onto Cottonwood Drive.

Karen Lords - Yes we can have that, one lot can be accessed onto Cottonwood Drive if we can at least have one shared driveway.

Mike Davis - Do any of the board members have any questions for Karen, or Rick?

Kurt Eidam – Question of driveway access.

Karen Lords- Explained clarification of driveways.

Rod Dalling – I move we accept the final plat for White Tail Meadows.

Bill Smith – I'll second.

Mike Davis – We have a motion and it has been seconded to approve the final plat of White Tail Meadows for Kirk Mackert, those in favor, All, motion carried .

IV Public Hearing – City of Teton – Changing Zoning inside Impact Area – Miles Allen Property

Mike Davis – The next item on the agenda is public hearing for City of Teton changing zoning inside the impact area on the Miles Allen property. Karen have the proper notices been provided?

Karen Lords - Yes legal notices have been put into the newspaper and several have been posted in the courthouse of the public hearing notice also.

Mike Davis – Is there anyone on the board who would have a conflict of interest with this proposal? OK, Karen would you report on this proposal please?

Karen Lords – Apology for not having a large map, each in packet should have small colored drawing. In this right hand corner and I don't want to not designate Miles Allen property because there are others that have been affected by this. This has been designated as Ag use and the City of Teton wants to request to change the zoning this area residential. We have representatives from the City of Teton here, Jolynn Briggs, and members of the Cities Planning and Zoning Board if you would like to ask any questions. So this would be the only area that we are changing the rest would remain the same. It's residential ended right here on the original map and I have original maps if you would like to look at them.

Mike Richey – I think that I need to clarify. On the original map from the 10th of January it included, the difference on your colored map is it did not include the Miles Allen portion, which is not what we are requesting tonight. The reason that we are redoing this is because it did not have the dimensions that were requested, also it did not designate residential/agricultural. That was left off the original. In that period of time since we knew that we had to represent this, the Allen's came and requested that theirs could be included in the residential /agricultural area. So as the Teton City P & Z we approved it and included it on this to represent the whole plan again and that is why the Miles Allen property is included on this. So with the new map we have the dimensions that you requested before as far as the miles and also on the new maps it includes the R/A in connection with the coloring.

Karen Lords – So it is strictly residential homes not residential homes with horses?

Mike Richey - From my understanding it can be used either way. I am Michael Richey from the Teton City Planning and Zoning.

Rod Dalling – So this is R/A that we are reviewing right here?

Karen Lords – Yes.

Rod Dalling – What is the current use of the ground right now?

Karen Lords – Combination of several things pasture and productive crop land

Dirk Mace – Is the residential ag going to go over to the Siddoway property?

Mike Richey – Unfamiliar with those names, I do know that right next to Miles Allen on the East side is...

Dirk Mace – Does it go as far as the Siddoway's?

Jolynn Briggs – It goes further North.

Kurt Eidam – I am sure that you realize that in a year or two that there will be the need to provide services if subdivisions enter.

Mike Richey – Yes they are aware that they would need to provide services and do all of the County services, all of the testing.

Rod Dalling – I need a clarification on that, isn't that only if they annex it?

Karen Lords – Yes it is strictly if they annex it that they would have to provide services.

Rod Dalling – This is strictly impact so there is no annexing as of yet.

Group discussion

Rod Dalling – So what requirements would be placed on this area as for acres per home and such things like that?

Karen Lords – Well its going to come under Teton Cities zoning laws which are point 4 acres.

Rod Dalling – So it could be fairly dense housing there.

Connie Ottesen – Mike,

Mike Davis – Mr. Richey

Jolynn Briggs – 2 acres

Rod Dalling – So it's fairly similar to ours.

Connie Ottesen – What is this line here to the East?

Group discussion on physical location

Karen Lords – If anyone else wanted to make any changes they would have to go through hearing process as anyone else does

Mike Davis – Are there any more questions for Karen or Mr. Richey? Karen did you receive any letters?

Karen – No I did not, or phone calls..

Mike Davis – Mike do you have anything else to add?

Mike Richey - No

Jolynn Briggs - Teton P&Z administrator – 131n 2 w. I just want to clarify on what we are trying to do here. We have never zoned our impact area. That is the reason for this hearing, this is our original zoning. We came to you a couple of months ago and we had a couple of technical errors on our map. We have corrected the errors and are coming back. These are our original attempt to zone the impact area in Fremont County. The confusion is because we did change the map a little to what we are calling the Miles Allen property, but that is our original purpose this is our original attempt to zone that area.

Mike Davis – OK are there any questions, ok if there are no further questions for Karen or the Teton p& Z committee we will open to public hearing. Please be sure to address the merits and compliance of proposal limit to three minutes. First name Jolynn second Doug Hillam, Mike Richey any other to add. Those are the names to talk is there any ones else in the audience who would like to make a comment? No, ok then I will close to public hearing at this time and turn to board for discussion. Thank you, board members.

Kip Martindale – Does it cross the river at all?

Karen Lords – No it borders, the river, used as boundary

Rod Dalling – Just North of the bridge.

Karen Lords – Like they stated that if there is anyone else who wants to do a zone change they would have to come through a public hearing here to have it approved.

Rod Dalling – But this is our original zoning to go from.

Karen Lords – Yes, that is right.

Dirk Mace – I make a motion to approve the City of Teton zoning impact area.

Rod Dalling – I will second that.

Mike Davis - A motion has been made and seconded to approve the City of Teton impact area, all in favor motion carries.

V Public Hearing – City of Ashton – Area of Impact Boundary and Zoning

Mike Davis – OK the next item on the agenda is the Public Hearing for the City of Ashton impact boundary area and zoning. Karen have the proper notices been provided?

Kurt Eidam – Mr. Chairman, I would like to be excused from this project.

Mike Davis – OK, Karen, would you report.

Karen Lords – Yes, legal notices have been posted. I need to clarify that the County and the City of Ashton went in to joint public hearing notifications for this meeting before the cities meeting. The City of Ashton will not be able to hold its own public hearing for impact area until Wednesday at 7:00pm. So they have not had their public hearing for the impact area.

Mike Davis – So do we need to address that now?

Karen Lords - You as a board need to decide to do it tonight or table your decision until after the City has held their public hearing.

Mike Davis - We need to see if they themselves are going to approve this or not.

Karen Lords – Correct.

Rod Dalling – What if we approve what they have just in case we approve it does that make sense?

Karen Lords – We did joint hearings because it saves time and money; it takes \$500.00 to \$600.00 to run a legal notice for an impact area.

Rod Dalling – We would have to do that again for our public hearing.

Karen Lords – Right, the boundary proposing is not different than what was done in the past. And ten years ago they went through the process and did the complete steps done for the City, but it was never approved by the County Commissioners and it was never approved.

Connie Ottesen – Ever?

Karen Lords – They are starting all over, only this time now we have to state what kind of zoning is going to be going on inside the impact area.

Dirk Mace – Karen, we could have public hearing but postpone our decision, is that right.

Karen Lords - Yes you could.

Rod Dalling – To avoid the cost all over again.

Karen Lords – No we do not, it is expensive.

Rod Dalling – We do not want that expense again.

Karen Lords – But you could hear testimony and hear from the representatives from the City of Ashton to distinguish why they did what they did and I am sure you are going to have public comment you could take all of that into consideration tonight. That is up to you as board. You just need to keep in mind that the City has not had their hearing as of yet. And in order to meet the 15 days they had to have theirs 2 days after ours.

Group Discussion

Bill Smith – I think we should hear what has to be said.

Group discussion

Mike Davis – I think that our final decision will be how it goes in Ashton, it might get shot down there. I have never approved something that was not existent.

Rod Dalling – But it would become null and void if we did that, if our decision differed from theirs, because you base it on the fact that they approved. Then it would be one step closer, whether good or bad comment.

Karen Lords – You would have to listen to both good and bad.

Rod Dalling – Yes I know.

Kirk Mackert – But how can we make a decision before we know the outcome up there? Let's hear the testimony, I would say.

Karen Lords – OK I would state it loud enough that it is recorded in the minutes that that is what you chose to do.

Kirk Mackert – Do we need to make a motion?

Karen Lords – No not a motion just a statement of what you plan on doing as a board.

Mike Davis – Is that agreeable with the board members? OK, we will go ahead with our public hearing to help out with expenses but will hold our decision pending the decision of the City of Ashton in case they do not approve themselves. OK Karen

Karen Lords – I apologize again for not having a larger map, but there are small maps on the table if the audience would like. So if you will notice down at the very bottom they are stating what kind of zoning they want. Sam Jones are you available? Are you talking a quarter or half a mile out?

Sam Jones - Half mile.

Karen Lords – Half mile boundary outside the city limits of Ashton of what zoning they want. It looks like CCZD – is Community Care Zoning Dist., which is this little square right here. Then they area also asking for HCZD – which is Highway Commercial Zoning District, which would follow Hwy 20. IZD – Industrial Zoning District, which would be on the east side of US 20. LDRZD – Lower Density Residential Zoning District – which would be these areas right through here. HDRZD – Higher Density Residential Zoning District – which would be right through here which is North of the City limit boundary.

Kip Martindale - *inaudible*

Karen Lords - Sam Jones and Teddy Strunks here representing city of Ashton if there are any questions.

Mike Davis – Karen did you receive any letters on this?

Karen Lords - No letters or phone calls.

Mike Davis – Are there any questions for Karen from the board members. Would the representative for the City of Ashton come forward please?

Karen Lords – Sam.

Mike Davis – OK would you state your name and address please.

Sam Jones – Sam Jones, 465 Hwy 20 Ashton.

Mike Davis – Do you have anything to add to what Karen has already stated?

Sam Jones - No she pretty well covered it.

Mike Davis – OK do any of the board members have any questions for Sam?

Karen Lords – Do you want to ask him what is included in the CCZD?

Rod Dalling - What is included in CCZD, is that the school?

Sam Jones – Yep that’s the school.

Rod Daling – Is there anything else included in that?

Sam Jones – It’s the new high school.

Kip Martindale – Is that the church too or just the school.

Sam Jones - No

Rod Dalling- It’s only up to road.

Sam Jones - There is a road that runs right there grave yard and goes down, the church is on the other side.

Karen Lords – The LDS church is going to have a portion of that where they place their seminary building

Kip Martindale – Isn’t that over here?

Karen Lords – No it is being placed right here, but they own the ground.

Mike Davis – Karen could you show me?

Karen showing on map of location to members

Group discussion

Karen Lords – Is that right Sam is the East boundary the first road that I would actually start to access Marysville?

Sam Jones - Yes

Karen Lords – How far on the West side, landmark or something.

Sam Jones – ½ mile

Karen Lords - ½ mile on the west side.

Group discussion

Dirk Mace – I do have one question there are granaries, how far up the track

Karen Lords – This is going to be the cemetery road right here, this is going to be them right here. Showing area. Would encompass it due to on the boundary we are going out a half mile.

Kip Martindale – They are not that far up.

Karen Lords – It is existing land use you area asking about the grain bins that stays there, so if someone else wants to change their land across the street from the bins they can do that as long as it meets the HDRZD.

Group discussion

Karen Lords – Lets not get confused with the zoning part just yet. There are two things that you have to look at here, first you have to look at eh impact area boundary and then the zoning. So let’s just look ate the outside boundary.

Mike Davis – OK are there any more questions for Karen or Sam?

Karen Lords – So you are going to have to accomplish two things tonight, you are going to have to set it up as two motions.

Rod Dalling – So if we have the public hearing are they commenting on both items? But it's all the same public hearing.

Karen Lords – Yes but there will be two different motions.

Mike Davis – Do we have any more questions?

Karen Lords – OK do you have any more questions for Sam about the boundary?

Sam Jones - I will sit down.

Group discussion

Karen Lords – OK in packet, there was confusion of bringing Marysville into this impact area to provide those services due to contamination water issues. There is a letter from Dick Dyer the Cities Engineer stating that there is no intent to provide services for Marysville. There is also a copy of ordinance but you will not be asked to do anything with that, it is for your reference only, it will have to be approved by the County Commissioners.

Mike Davis – OK are there any more questions for Karen before we move on. OK no more questions for Sam. OK at this time we will open this to public hearing, is there a sign up sheet. OK we will open to public hearing, we ask you to comment on merit of this proposal. No one has signed up, is there anyone who would like to comment?

Karen Lords - OK everybody should have signed a sheet to attend the meeting then another was to comment.

Mike Davis - If you would like to comment please do so.

Karen Lords – Just please state your name address.

Richard Baker – My name is Richard Baker, I live at 79 baker rd in Ashton. You was talking about the resident farmers grain being in the zone. Where my ranch is located I have concerns and do not want to be in zone.

Mike Davis – OK now you stated

Richard Baker – I do not want to be in the zoning impact area.

Karen Lords – For the boards benefit the individuals who do not want to be in the impact area need to submit a letter, stating in writing that reason of why.

Richard Baker – You have already discussed it but Peabey or ConAgra is already in a commercial outfit and they are right by me, I actually own the tracks they sit on, all haywire no choice but to turn this down.

Rod Dalling - You think it should be commercial.

Richard Baker – Yes, they are a business, they have been there for 20 years.

Kurt Eidam -

Karen Lords – OK Mr. Baker is requesting his prop to be taken out of the impact area his concern is because there area grain bins and tracks that he owns. His concern is that this should be commercial and the city has declared it as Higher Density Residential Zoning District and Higher Density means that can be apartments, duplexes, condos anything with more then one single family.

Mike Davis – Is there anything else that you would like to add to that Mr. Baker?

Richard Baker – I think that I have said enough.

Rod Dalling – I have a question, I don't know if it matters, if it was zoned commercial would you be for it?

Richard Baker - No I just don't like dealing with the City, I would rather go through the County.

Mike Davis – OK any other questions for Mr. Baker?

Dirk Mace – Karen isn't it true thought that anything outside the City limits that they have to come through the county?

Karen Lords – I think that I need to explain to help everyone understand how impact area works. (directed to audience).

Mike Davis – Richard do you have any more questions?

Richard Baker – No are there any for me?

Mike Davis - Fritz you wanted to comment? Please come up to the microphone.

Fritz Harringfeld – My name is Terry Felt from Ashton, my address is 3592 E. 1300 N. She just said that the city could not annex you, how come Blackfoot annexed Non-Purell

Karen Lords – Each City is different in what their intentions may be.

Fritz Harringfeld - *Inaudible*

Karen Lords - It has to fall under a annexation category in order for the city to be able to annex. At this time I have not been given any indications that the city wants to annex any property, because they do not have the money to provide services to any new annexations.

Fritz Harringfeld - They did not provide anything to them down there.

Karen Lords - They have to it is state law they have to, they have to provide services.

Fritz Harringfeld – They didn't.

Karen Lords - Then that is up to property owners, and attorneys to decide that.

Mike Davis – Fritz, is it safe to say you are opposed to the impact area.

Terry Felt – That's right!

Mike Davis – OK thank you. Is there anyone else who wants to comment on this proposal at this time?

Lynn Hossner – I am one of the guys on the wrong list, my name is Lynn Hossner the property I own is right if you extend clear down Main Street proposed at Highway Commercial Zoning District. It looks like to me you have $\frac{3}{4}$ mile of Hwy Commercial Zoning Dist. If you look at downtown Ashton there area a lot of vacancy in Ashton I understand in the impact area but I would rather be residential then commercial. If some time it is annexed into the city a person could come in and change the zoning. $\frac{3}{4}$ of a mile out there for commercial is never going to happen in my lifetime maybe residential.

Karen Lords - You are talking about this portion right here or...

Lynn Hossner – No going East, see Main Street right here, going past the school I have ten acres right here on that corner right by that triangle. To make that Highway Commercial Zoning District which that is $\frac{3}{4}$ mile from downtown Ashton is highly optimistic would rather see that residential.

Mike Davis – OK any questions for Lynn?

Lynn Hossner - 10 acres right there in that corner between the railroad tracks and the highway.

Mike Davis - Thanks Lynn, is there anyone else who would like to comment on this proposal? OK, at this time with no further comment closed to public hearing, and turn over to board.

Kirk Mackert – OK just one clarification so everybody knows, this P & Z did not set up what is going on within the impact area as far as zoning. This was set up with the Ashton P & Z, we did not define those areas not us.

Mike Davis – Yes, that is correct. Comments, discussions.

Rod Dalling – He said $\frac{3}{4}$ of a mile out, I thought we were $\frac{1}{2}$ a mile out.

Karen Lords - We are it's a $\frac{1}{2}$ mile out on the cities boundary.

Rod Dalling – OK.

Kip Martindale – It is straight East of the edge of Marysville

Karen Lords – Right the first road that you can access Marysville.

Dirk Mace – I myself do not have a problem with impact area, but I have some serious issues with the zoning, it's a mess.

Kirk Mackert - I have a question where waste treatment is right now, given this letter from the Dyer group it looks like they want to make improvements and expansion of that facility and that would lie within the HCZD.

Karen Lords – IZD, It actually, this is Teton Travel Plaza across from it would be their lagoons.

Kirk Mackert – And their land out site would be under, would go under the IZD, I believe.

Karen Lords – Right.

Kip Martindale – They are planning on a whole new sewer system in Ashton. It looks like in the future they are going to make Marysville pump their waste through Ashton to these sites.

Kirk Mackert - Is there any chance that site would move

Karen Lords - Depends on what they want to do on the upgrade.

Rod Dalling – So Marysville would use the old site?

Kip Martindale – No, they would have to pump back towards the West and use the Ashton system

Mike Davis – Or do what Rexburg is doing.

Rod Dalling –

Mike Davis -

Kip Martindale – I know with the fellows that are worried on the Agricultural side and with the workshop that we attended the lawyers said that they could file an annexation or an appeal. Explanation to audience on how to appeal annexation for farmers information.

Mike Davis – OK now Karen as I understand that that is correct, they can refuse to be annexed.

Karen Lords – I am not going to give any information because I am not an attorney and I do not know all of the information.

Rod Dalling – I know the Sugar City area that there were a lot of people who did not want to be annexed there.

Karen Lords – I know that there were a lot of lawsuits there and I am sure there will going to be others that happened over annexation.

Rod Dalling – And they were annexing ground that could not provide services.

Karen Lords – We need to stop talking about annexation and need to decide on boundary.

Linda Crapo – Can we decide anything?

Mike Davis – If there is an issue with what can and cannot be annexed.

Karen Lords – The city needs to answer that

Mike Davis – Maybe I have a problem on how far out that boundary is.

Rod Dalling –

Mike Davis -

Kip Martindale – Can we make any decision at all before the city does?

Bill Smith – I think that we have gone as far as we can.

Kirk Mackert - Look at just impact area- the boundary the ½ mile.

Rod Dalling – Should we just table at this point?

Karen Lords – You can table your decision if there are things that you need more information on. But the public needs to understand that it is closed to public comment, if you table the decision you will not be able to reopen it unless be put it in the paper.

Rod Dalling – If they change this at all then we would need to do another public hearing at that point on our part.

Karen Lords – Yes we would.

Dirk Mace – I will make motion to table decision on this City of Ashton impact area until we receive more information.

Bill Smith – I will second the motion.

Mike Davis – We have a motion it has been seconded to table our decision on the area of impact for the City of Ashton, those in favor, all in favor.

Karen Lords – You need to give me direction after the City has their hearing you can table up to 60 days let her know which direction to go. Re open to public comment or what.

Rod Dalling – It depends on what they decide, right?

Mike Davis – Don't we also need a motion on Zoning?

Karen Lords – Yes.

Dirk Mace – What do we say it's a mess and needs to be fixed.

Karen Lords – It would be helpful to give direction it is a mess but something else

Dirk Mace – I would like to have them look at other areas and have more variation.

Mike Davis – And the area Mr. Baker brought up.

Dirk Mace – Along railroad needs to be industrial or commercial, if they want access to railroad that's where they need to build and it's in residential zoning, then what are they going to be able to do?

Kirk Mackert – I thing that waste treatment settlement needs to be addressed a little better too, things need to be addressed also waste treatment facility hot spot in the future a new land use plan and how much of the area. There is high density close to it also.

Mike Davis – Does that give you an idea of what they have on their mind.

Karen Lords – You can table decision for zoning and make that motion and you can make the recommendation that they refer to other cities to refer to type of zoning.

Dirk Mace – Does that need to be made into a motion or?

Kirk Mackert – Do not want the responsibility of us directing them.

Rod Dalling – I make a motion to table on zoning for the City of Ashton as well.

Linda Crapo – I second.

Mike Davis – A motion has been made to table the zoning for the City of Ashton, All in favor, motion carries.

Karen Lords – City of Ashton do you understand what was made as a motion because you have not had your meeting yet they want to wait for the outcome of your hearing they have up to 60 days to decide on their decision.

VI Sketch Plan – 2nd Amended Plat of Twin Rivers Ranch Sub.

Overview - 2nd Amended Plat approved late last Fall 1st approved by Fall River asking to take some large lots that they have and create smaller lots with them. Passed out new plats. Board showed where old lots were on old plat provided by developer. Taking two lots and making three on them. Building enveloped were discussed with approval of last ones and would continue with these. Realized that there were two huge lots that would be more manageable as three lots. Density is ok. Connie made motion to accept and move forward to public hearing and Linda seconded. Mike all in favor motion carries.

Five minute recess

VII Sketch Plan – Peak Valley Estates – 38 Lots

Overview – project is from 1 year ago when the Parkinson’s came and asked to develop, this went idle but now new owners who would like to do one acre parcels and some larger ones. On-sit done in past. Independent septic and wells. They do not own prop as of yet. Concern of 1 acre lots but does come out as 2.1 as we request. Clustering homes to the west side of property and two larger in rear. Kurt Rowe from Schiess and Assoc. rep. brought through before as Hog Hollow as 2.5 acre lots. 98 acres 38 lots 36

Ryan Lirwell – seen many projects is watering issues smaller lots that can be adequately cared for. Going for first time home buyer range. Larger lots for animals also on smaller one animal for lot. CC&R’s written

Home owners over roads and larger lots. State what zoning law allows. Water share for two larger lots in rear. Any water sold off. Keeping view of Tetons and larger lots that will not developed will help that. Each lot will have well and septic. Wells and septic far apart enough. Owen has not looked at as of yet. Lots in rear used for one house on each parcel and animals. Larger could not be developed. Problem of selling back two lots animal CC&R. Read. Wording on plat and in CC&R of animal wording. Could make the builders of the one acre lots will have to sign a resource management easement. To be put as a plat note. Open space? In phases or all at once? Roads – to be paved. Stated in CC&R’s that no lot will be subdivided. Copy of CC&R left with Karen to review. Price range sewer system cost septic etc why not put in subdivision sewer. Do not want prefab homes would rather have stick built. In CC&R of stick built. Review CC&R resource management easement and interject things. We need to read and digest, more information before decision made. Copy of CC&R, plat notes, animal s per residential lot, dist 7 needs, fire sit and utilities, information. Need by 27th of May all of the information so it can be put into news paper for public hearing dirk motion to approve sketch plan to go to preliminary plat with conditions of plat notes, by may 27th . Connie seconded. Mike all in favor motion carries.

VIII Administrator’s Report

IX Adjourn

At

Items to Discuss: