

**Fremont County Planning
& Zoning Commission
Minutes
August 27, 2007
6:00 pm
County Annex Building**

The Fremont County Planning & Zoning Commission met in a regular session on August 27, 2007, in the County Annex Building. **Members in attendance were:** Ron Kynaston, Vance Derricott, Kirk Mackert (Vice Chairman), and Steve Pinther, Cindy Miller.

Staff and others present: Jeff Patlovich (P&Z Administrator), Lisa Benson (P&Z Planner), Marla Vik (Public Works Director)

1. Welcome

The vice chairman called the meeting to order at 6:01 pm

Discussion on the process of how the Large Scale Development plays out from here between Mr. Patlovich & Mr. Pinther.

2. Forsgren & Associates – Presentation of Hebdon Project

Forsgren & Associates gave presentation on Hebdon project. Gave reasons why they are well qualified for the project.

Talked about a general approach. Specificity traffic and transportation issues. Also the drainage that the storage units would provide. Could generate a lot of storm water.

Mr. Mackert asked each of the board members if they had any questions.

All answered no to questions.

Gave final reasons to use their firm.

Mr. Mackert questioned the pamphlet stated that it said “said to complete this project with the Henry’s Lake Ranch Study”, Questioning if they would only do both or one of the other.

Forsgren stated that they could do them together and they could also do them apart either way would work for them.

3. Nelson Engineering – Presentation of Hebdon Project

Nelson Engineering – Jeff Schnider – Gave presentation for the Hedbon Project used a power point slide show to present. Gave reasons to use Nelson Engineering and their experience. Feel that there are only three services that need to be addresses. Public Safety (transportation), Storm water, Fire Protection, also improvements to the old Yellowstone Highway for this storage facility. Explained how they would get the study done and the timely manner that it could be done in.

Mr. Mackert questioned if their was any questions

Mrs. Miller questioned if they would do a study on the Emergency Services and if they would need a fire well.

Mr. Schnider stated that Mr. Hebdoms report stated that they could put a fire well in with their facility. And that they would recommend that there was one.

Mr. Derricott questioned what they would need to have done on the old Yellowstone highway.

Mr. Schinder stated that they would look at it during the study and what needed to be done. Nelson would look at the amount of traffic that would be coming and what kind of impact that could have on the road.

Mr. Mackert questioned if it is a state highway or a state highway.

Mr. Patlovich stated that he thought it was a county.

Mrs. Vik stated that part is in the City and part is in the County. It is still a Business loop still belongs to the Idaho Transportation Department.

Mr. Mackert questioned if they should make a decision on this project now.

Mr. Pinther stated that he thought that they should use both of them and choice one for each. So that we could see how each of them work with the county.

Mr. Mackert stated that we should make a decision now.

Mr. Pinther stated that he would be more comfortable waiting. Mrs. Miller, Mr. Derricott both agreed to wait until all presentation was done.

4. Nelson Engineering – Presentation of Henry’s Lake Ranch

Nelson Engineering – Jeff Schnider – Gave Presentation for Henry’s Lake Ranch. Stated again reasons why their firm would be the best for the project and also added a GIS consultant for this project. Large impact assessments: population & School, water & sewer, law enforcement, hospital, emergency medical services & fire protection, waste disposal, transportation.

Explained how the study would be completed. Use of the Fremont County Development Code, Comprehensive Plan, Floodplain, and other issues that would address. Expect to be done in 4-6 months can begin immediately.

Mrs. Miller questioned how the GIS system would work with this study.

Mr. Schinder stated that it is a map that they can go and use daily. It is used for fire fighters to get the directions to the location (for example). Take all the information that we gather on these sites and plug it in and then refer to it later.

Mrs. Miller questioned if you would use a fly over or just the maps.

Mr. Schnider stated that he didn’t think that they would use any Arial. Just using the existing maps.

Mrs. Miller questioned the floodplain issue and what they would be using to determine the floodplain.

Mr. Schinder stated that they would use the current floodplain maps.

Mr. Patlovich stated that was the developers responsibly not the Engineering Firm to gather that information.

Mr. Pinther questioned the water resources.

Mr. Derricott stated that when this first came to them they brought up wild life and domestic cattle

Mr. Schnider stated that yes it would.

Mr. Kynaston stated that it is a unique area with snow.

Mr. Patlovich stated that this is not relevant to this study. It is brought up to the developers to cover that in there plat.

Mr. Mackert questioned when you get your data will you just be looking at this project or in the surrounding areas that will be affected in the future.

Mr. Schnider stated that they would do both and look at what they can do now and what will be needed in the future. Show where we are today and what is the max build out and the effect it has on those services.

Mr. Mackert questioned the central water supply. Can they transfer service rights and will you look at that.

Mr. Schnider stated that yes they would look at that and it would be included in the study. They might be able to use it for fire protection only. If they don't have ground water rights now than they will have to buy it.

Mr. Pinther questioned would it be helpful about having a capital improvement plan.

Mr. Schnider stated that yes.

5. Forsgren & Associates – Presentation of Henry's Lake Ranch

Forsgren & Associates presentation of Henry's Lake Ranch

Stated that they did Stephen's Ranch and than stated all the things that they could not study and were all the information was coming from. Agreed that they county needs capital improvement plan. Stated all of the things that they could study and discussed what also could not be study. They studied the public safety and the roads for Stephens Ranch and the rest was study by the developers and lawyers. It is very hard them to study anything without a capital improvement plan. Suggested a study of what the impact on the areas is not just the area.

Items that are listed that are in the IRP and the process in the second to last page of plan that was presented. Stated what was needed and what they would use all within the plan that was presented in their packet.

Mr. Mackert questioned the board if there was any additional questions.

All stated no.

Discussion on the Development Code and what needs to change.

Mr. Derricott questioned the original pitch stated that it no longer has wild life on it. But states that he has seen wild life on it.

Mr. Patlovich states that we have a study of the environmental impact on this area and it will be available at the public hearing.

Mrs. Miller stated that they were frustrated with Stephens Ranch. And will Forsgen just use the same stuff or should they try Nelson and see what they get.

Mr. Patlovich stated that what do you do with that information when you have if that is all the information that they can get out of them.

Mr. Mackert stated that there will be issues and how they will look at it. Base decision on who would do the best job.

MR. Patlovich stated that he has handed out there presentation and heard the presentation tonight and that is what the presentation needs to be based on.

Mr. Pinther stated that they both want to do a good job and who we want to pick. Still feel that we should give one to each.

Mr. Mackert asks for a motion on the storage units.

Mr. Kynatson motions for Forsgren to do Hebdon Storage units and Mrs. Miller seconds motion. Mr. Pinther and Mr. Derricott deny. Mr. Mackert votes for Forsgren.

Mrs. Miller motions for Nelson to do the Henry's Lake Ranch and Mr. Kynaston seconds motion. Mr. Derricott and Mr. Pinther deny. Mr. Mackert votes to deny.

Mr. Derricott motions for Forsgren on Henry's Lake Ranch project. Mrs. Miller seconds. Mr. Kynaston and Mr. Pinther deny. Motion Carries.

6. Adjourn

Mr. Mackert adjourned meeting at 7:32 p.m.

