

**Fremont County Planning
& Zoning Regular Meeting Minutes
July 15, 2009
6:00 pm
County Annex Building**

The Fremont County Planning & Zoning Commission met in a regular meeting on July 15, 2009. They met in the County Annex Building. **Members in attendance were:** Glen Pond (Chairman), John Nedrow (Vice-Chairman), Sam Davis, Steve Pinther, Larry Singleton, and Steve Trafton.

Staff and others present: Kurt Hibbert (Administrator), and Letta Laux (P&Z Secretary).

1. Welcome

The chairman called the meeting to order at 6:00 pm.

2. Final Plat-Steiner Subdivision

Mr. Pond asked Mr. Hibbert to discuss the Steiner Subdivision.

Mr. Hibbert stated the approval was based on compliance with the staff report, and they have received all they asked for.

Rick Byrem PO BOX 249 Swan Valley, ID-surveyor stated they have put everything together and the plat notes are in place and they have done all that was asked of them. They have permission to hook up to the water and sewer from the Yellowstone Acres HOA.

**MR. NEDROW MOTIONED TO APPROVE THE STEINER
SUBDIVISION FINAL PLAT. MR. SINGLETON SECONDED.
VOTE TAKEN: ALL IN FAVOR. MOTION PASSED.**

3. Final Plat-Centennial Cove Div. 2

Mr. Hibbert stated this meets all the requirements they do need to make sure that the signatures are in place legally. He explained how the signatures are required to be placed on the development agreement. This is fully compliant with our regulations now, and he appreciates the work they've done.

Mr. Byrem stated there is nothing new to add except that they are installing a fire hydrant that will be available to all the lots in Centennial Cove.

MR. SINGLETON MOTIONED TO APPROVE THE FINAL PLAT OF THE CENTENNIAL COVE DIVISION #2. MR. DAVIS SECONDED. VOTE TAKEN: ALL IN FAVOR. MOTION PASSED.

4. Ordinance Amendments

a. Gravel Extraction Discussion

Mr. Hibbert stated they had a request from a member of the public to strike some of the language in the code regarding gravel pits. He passed out a hand-out with some of the suggestions from the gravel pit owners to discuss tonight.

Mr. Hibbert passed out a handout with the original Appendix J code and the new proposed draft of Appendix J. This is a document he wanted to go over with the P&Z for discussion purposes. He read from the document.

Mr. Pond asked for clarification on the difference between limited use and large scale regarding the gravel pits.

Mr. Hibbert stated it is in the document that was handed out and explained the difference. He continued reading through the document.

Mr. Davis asked if there are restrictions on how deep the gravel mines can go because there are serious problems for neighboring farmers who flood-irrigate next to a deep pit.

Group discussed ideas for reclaiming and re-using gravel pits.

Mr. Hibbert stated one concern that he has heard is regarding the proposed set-backs for the gravel pits from the public road-way. There are some land-owners who have purchased land for gravel mining that are in these set-backs rendering their land unusable.

Group discussed the setbacks for gravel pits and making them visually acceptable so the distance from the road-ways isn't as big of an issue.

Mr. Trafton brought up the concern for what would happen if several gravel pits go in to an area contiguously and what regulations could be written to discourage that.

Group discussed the fact that the Fremont County gravel pits look bad and they should be held to the same standards as the private gravel pits.

Mr. Pinther stated they should state in the document that Fremont County is responsible for holding to these standards as well.

Mr. Hibbert discussed the minutes from the meeting with the owners of the gravel pits and the issues discussed there. They want to listen to them as they have good ideas.

Mr. Pinther discussed neighborhood protection being encouraged in the document for gravel pits. He also discussed the possibility of encouraging the use of the new technology with gravel crushers that are considered “green plants”. They should look at having that in the document.

Group discussed the pros and cons of the “green plants” and other ways to promote being a good neighbor with the gravel pits as well as the possibility of having some type of green standards included in the document.

Group discussed the sound nuisance issues from gravel plants and how to mitigate that.

Mr. Hibbert asked what they want to do regarding the new Appendix J and the previous motion to strike item 4 prohibiting gravel pits in the county from Appendix J. He asked if they would be willing instead, to just send this new document to replace Appendix J rather than just deleting that one line.

Group discussed the next step for passing the document.

Mr. Pond stated he would recommend that they do not have a joint public hearing with the BOCC. He would prefer to have them separately.

Mr. Davis agreed.

Mr. Pinther asked if they felt that they could add some things into the document. Should they put in the document that the county will have to abide by the same standards?

Mr. Hibbert stated they could. Anyone who wants to suggest changes or additions could bring that to the public hearing to deliberate there, or they could schedule another meeting to go over that, whatever will be best. It is assumed and a given that the County will follow their own code.

Mr. Pinther asked if the County will have to get a permit and reclaim plan.

Mr. Pond stated it is a given that the county will comply.

Mr. Hibbert stated that they could make that part of the motion, but he hasn't heard from the Commissioners that they would not comply with the County's own code. Administrative permits would be beneficial for tracking purposes.

Marla Vic stated from her standpoint they would have no problem complying with the code and the requirements for the gravel pits.

Mr. Pinther stated he wants to see the achievable “green plant” requirement in there. He wants to see to make sure that the County will have to comply.

Mr. Davis stated they should go to public hearing so they can make the changes necessary to move this forward.

MR. DAVIS MOTIONED TO MOVE GRAVEL PIT MINING FORWARD TO A PUBLIC HEARING. MR. SINGLETON SECONDED. VOTE TAKEN: ALL IN FAVOR. MOTION PASSED.

Mr. Hibbert thanked Madison County for having a representative present to share ideas with the P&Z.

Madison County Representative discussed clustering and how miserable Teton is because of the lack of it. It is also our problem. They want to find something fair to the gravel pit companies and the surrounding public. That is also a hot topic for them. Reclamation and re-use is a hot topic as well. The saturation is also a real problem for Madison County. The gravel miners do not see it as a problem if they reclaim it as they go. The other hot topic is regarding setbacks. Madison County feels there should be greater setbacks abutting up to residential areas. They are just discussing reclamation. They are also going to be discussing stock-piling and that could also be an issue.

Mr. Hibbert stated stock-piling is very important to reclamation.

Group discussed the ideas for handling the gravel mines in both Madison County and Fremont County.

5. Administrators Report

Mr. Hibbert passed out a hand-out that lists code from Park County Montana which allows families to split one parcel to each of their immediate family members without the local subdivision review.

Mr. Hibbert stated they did just get a copy of the zoning map. He asked them to look over it. He discussed the Zoning Map and the fact that the P&Z needs to have discussions regarding these zones.

Mr. Pinther asked if the maps from the land use Committee are integrated into this map.

Mr. Hibbert stated not yet, but they need to have that discussion with Mr. Chase present to integrate some of those maps made during the Land Use Committee meetings into this zoning map. He stated that those maps were for the Comprehensive Plan and were not for zoning as of yet. They are now trying to place those areas that should be integrated onto the zoning maps.

Mr. Pond stated we might want to have a couple of meetings to go over these things.

Mr. Hibbert stated to let them know that the Commissioners made it so that they can not send anything to public hearing until it has been reviewed by the Prosecuting Attorney.

6. Adjourn

**MR. DAVIS MOTIONED TO ADJOURN. MR. TRAFTON
SECONDED. VOTE TAKEN: ALL IN FAVOR. MEETING
ADJOURNED AT 8:00 PM.**