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**Fremont County Planning
& Zoning Regular Meeting Minutes
June 7, 2010
6:00 pm
County Annex Building**

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The Fremont County Planning & Zoning Commission met in a regular meeting on April 12, 2010. They met in the County Annex Building. **Members in attendance were:** Glen Pond (Chairman), John Nedrow (Vice-Chairman), Sam Davis, Jim Gerber, Larry Singleton, Stephen Loosli, Cindy Miller, Cathy Stegelmeier & Steve Trafton

Staff and others present: Kurt Hibbert (Administrator), Joshua Chase (Planner), Molly Knox (Administrative Assistant).

1. Welcome

Mr. Pond welcomed everyone and began meeting at 6:00 pm.

2. Open House Preparation

Mr. Pond called the meeting to order and turned the time over to Kurt to discuss.

Mr. Hibbert stated that he had heard that many are planning to attend the meetings and thanked the commission. They are starting at St. Anthony and ending at Island Park. The meetings will be an open forum with the staff making an opening statement covering some key talking points that have been passed out. The plan is to have it go to open discussion. There are two major discussion components; Zoning and Subdivision. Should we have the rooms split into two to discuss the different components?

Mr. Gerber stated that it sounded good to him.

Mr. Hibbert asked how to facilitate the questions. We will also have a written form that they can take with them or give to us that night. You will all have clipboards with those forms on them.

Mr. Pond asked if there were any current drafts available so that we can review them.

Mr. Hibbert responded that our machine has been down and that we would be sure to have copies made and available for the commission and the public and on the website by tomorrow.

Mr. Loosli questioned if it can be emailed to them?

44 Mr. Hibbert responded yes as long as their servers can take 2 Mb.
45
46 All would like emailed and bound copies as well
47
48 Mr. Hibbert stated that he felt it best to use a buddy system so that no one gets
49 cornered.
50
51 Mr. Pond stated that at the beginning of the meeting you should make sure that
52 you distinguish the zoning from the subdivision code.
53
54 Mr. Hibbert responded that he felt also that it was important to discuss what the
55 zones are and how they work together and that it is different from what we
56 already have, but there are components that have always been there as well as
57 some new components. It is the convergence of the three separate area standards
58 into one. It has made things smaller even though the document is thicker.
59
60 Mr. Loosli asked if this was an opportunity to have people sign up as volunteers
61 for the trails and sign committees.
62
63 Mr. Trafton stated that the sign committee could be a bit overwhelming due to it
64 being a hot topic.
65
66 Mr. Loosli asked what are the questions that are most asked.
67
68 Mr. Hibbert responded that it is all about the short plat process and smaller
69 subdivisions. The question of zoning and what the zones do to the county is not
70 understood.
71
72 Mr. Pond stated that some of these questions could be cleared up during the
73 presentation.
74
75 Mr. Hibbert stated that there are a lot of questions on how this applies in impact
76 areas. I would like for all of our cities to redo their impact area agreements. Mr.
77 Hibbert gave the scenario of an application in Teton right now on the river. As it
78 is now it is written as joint powers agreement and needs to not be.
79
80 Mr. Loosli stated that if it is not in the city limits it is not the cities final say.
81
82 Mr. Hibbert responded correct. Power stays at the county. I see these meetings
83 being really informal and good conversation and the public are excited for this
84 code. I plan on staff doing a before and after presentation so that the public can
85 see the shifts and where they are at. A lot comes down to land use tables and
86 density which has just doubled when you are able to place two homes on a rural
87 tract. It has to be under single ownership and control. Previous planning zones
88 are now referred to as planning areas. There are three copies of these documents
89 with the intent of leaving one with each area. What's the difference between a

90 preferred land use map and a zoning map? That will be a question. The response
91 is one is a prescriptive map and one is a descriptive map.
92
93 Mr. Gerber stated that the open space requirement is going to be really important.
94
95 Mr. Hibbert responded that it is really important to be able to have the before and
96 after information.
97
98 Mr. Gerber asked if there could be maps of examples of what open space might be
99 like.
100
101 Mr. Hibbert responded that the two examples that he had brought to them in the
102 past he could bring. The land use table is an important thing to bring and the
103 sewer and water chart is very specific and very clear at the same time.
104
105 Mr. Loosli stated that someone may have a comment that could benefit this chart.
106 We have to remember that we took out the variable standards entirely and all of
107 them are absolutes.
108
109 Mr. Hibbert passed out the chart with all of the changes and stated that they have
110 discussed and that he had made plat notes. Asked commission if they were all
111 okay with this.
112
113 All responded yes.
114
115 Mr. Loosli stated that he hopes to get some feedback on short plat subdivision.
116
117 Mr. Hibbert stated that there will be a table with all of the information available as
118 well as areas where people can sit down and look through things if they would
119 like. As long as there is representation at the meetings we are good.
120
121 Mrs. Miller stated that there will be some that have not read the entire code and
122 may ask particular questions such as how river setbacks are being amended.
123
124 Mr. Hibbert responded that there will be a lot of that and there will be questions
125 that will lead into other questions.
126
127 Ms. Stegelmeier stated that she is worried that people might miss something if we
128 separate.
129
130 Mr. Hibbert we will let them all know that they can go back and forth. I can not
131 imagine that there will be confrontation but if there is please schedule
132 appointments through Molly or Lisa and we can discuss it in the office.
133
134 Mr. Loosli stated for the members to state that there is already a Comprehensive
135 Plan that is done and have copies of that available and how that leads into this.

136 On the subdivision side there are certain natural assets and other major topics the
137 group should divide so that they can go where specific information.

138
139 Mr. Hibbert agreed

140
141 Mr. Davis questioned if the topic of the Fire Marshall should be brought up.

142
143 Mr. Hibbert responded if there is a need for it, maybe we should ask the public
144 what they think.

145
146 Mr. Loosli asked if Owen would be willing to attend.

147
148 Mr. Hibbert asked if that was wanted and we should request him to attend.

149
150 Mr. Loosli asked about Marla being there. Stated he thought that we should have
151 Class I and Class II application samples there. Also we need to all be aware that
152 pending applications are not allowed to be discussed.

153
154 Mr. Trafton stated that he felt it important that after breaking down into smaller
155 meetings to discuss more specifics we need to have staff there also just in case
156 there are questions that we can't answer.

157
158 Mrs. Miller asked if County Commissioners will be at the meetings.

159
160 Mr. Hibbert responded that he had asked them to be there.

161
162 Mr. Singleton stated that a question we will have is when will this go to public
163 hearing?

164
165 Mr. Hibbert responded that he hoped it would be as soon as possible.

166
167 Mr. Pond stated that we should gear them towards August for the public hearing.

168
169 Mrs. Miller stated that isn't the gravel pit ordinance is one thing that is different
170 from before.

171

7. Adjourn

172
173 Mr. Loosli motioned to dismiss.

174
175 Mr. Davis seconded

176
177 Mr. Pond we have a motion and a second all in favor 6:59 adjourn