

**Planning Commission Meeting Minutes
February 10, 2003**

PRESENT: Mike Davis (Chairman), Bill Smith, Kip Martindale, Rod Dalling, Connie Ottesen, Dirk Mace, Linda Crapo, Karen Lords (P&B Administrator) and Sue Sommer (P&Z Secretary).

OTHER ATTENDEES: Rick Byrem and Pat McCoy

WELCOME: Mike Davis called the meeting to order at 7:05 p.m.

MINUTES: Connie Ottesen motioned to approve the Minutes of January 13th, 2003. The motion was seconded by Dirk Mace and were approved unopposed.

SKETCH PLAN – BUFFALO RIVER SUBDIVISION - 9 LOTS – GARY STEVENSON/RICK BYREM:

In the packet there was provided a copy of the Sketch Plan Review, a legal description of the proposed site, a site plan of the proposed 22.5 acres – 9 lots. The developer has addressed the road issues relevant to the cul-de-sac access. Each lot will now front onto the cul-de-sac. The developer plans on community sewer and community water.

There are three issues that still need to be addressed:

- 1) Utility - Community water and sewer provisions (civil engineering provided)
- 2) Forest Service 'special use' permits obtained for access to the property by other prospective homeowners.
- 3) Wet lands delineation provided.

Karen's recommendation to the Board is that conditions for building lot envelopes be put in place, based on the wetlands delineation. Karen states that she still needs to do the on-site in the spring. The Forest Service has stated to the developer that they need the preliminary 'sketch plan' approval of the project from the County Planning & Zoning Board, before they will even look at the access issues. Karen stated that the code requires a power company letter stating the planned power provisions and requirements for the project. The developer is already aware that they cannot proceed with development until the Forest Service permits are in place, the on-site visit performed by the P&B Administrator, utility issues are addressed (and resolved) and the proper Public Hearings are conducted.

Dirk Mace motioned to approve the revised Sketch Plan, based on the aforementioned conditions being met. The motion was seconded by Rod Dalling and was approved unopposed.

SKETCH PLAN – JEFF SIDDOWNAY – GAME RANCH WITH LODGE:

Jeff Siddoway called into the office this afternoon, just shortly before 5 p.m., and advised that they needed to cancel the Sketch Plan until next month. There was no one in the area available to attend and/or represent this project.

ADMINISTRATORS REPORT:

Workshop: Karen distributed a Planning & Zoning Workshop announcement to all the Board members. She advised that this is scheduled for Saturday, March 8th, 2003 at the Idaho Falls Activity Center – 1575 N. Skyline, Idaho Falls, ID. There are funds available for all of the Board members to attend, if they are interested. Fill out the registration form and return to the P&B office (or call the office and we can submit a 'group' registration). Mike Davis and Kip Martindale asked that they be put on the list to attend. Bill Smith and Rod Dalling will need to review their calendars and will contact the office later. Bill Smith said he would contact Rich Zimmerman and see if they can possibly drive down together. (Rich Zimmerman was out of town, at the time of this meeting) The members that couldn't make it to tonight's meeting will be sent a registration packet to review.

Copy of cities 'Ordinance Letter' from Penny Stanford: Karen passed out a copy of the letter that Penny Stanford sent to the Mayors and City Councils of Ashton, St. Anthony and Teton. It lays out the

impact area adoption of separate ordinances establishing which ordinances will apply within each impact area. This letter is a preliminary to what will be coming up in near the future.

2002 Permits: Karen has been putting together a report for the total number permits issued in the year 2002. She will provide at the next meeting because the Contractor's Meeting has been the number one priority for the last couple of weeks and, now, there will be more time to accomplish.

Island Park Impact Area Discussion: Bill Smith and Rich Zimmerman attended the Island Park Impact Meeting. Karen passed out copies of the I.P. Impact Area Maps for review. After a lengthy discussion, Rod Dalling motioned that the I.P. Board and the entire Fremont County P&Z Board meet for a Group Work Session and limit it to a one (1) hour slot at the next P&Z Meeting on March 17th, 2003. It was seconded by Linda Crapo and was approved unopposed.

MOTION TO ADJOURN: Connie Ottesen made a motion to adjourn the meeting and it was seconded by Linda Crapo and was approved unopposed. Meeting was adjourned at 7:48 p.m.