

**Planning Commission Meeting Minutes  
March 17, 2003**

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

**OTHER ATTENDEES:** Owen McLaughlin (District 7) and Ivel Burrell (Assessor).

**WELCOME:** Mike Davis called the meeting to order at 7:08 p.m.

**MINUTES:** Connie Ottesen motioned to approve the Minutes of February 10th, 2003. The motion was seconded by Linda Crapo and were approved unopposed.

**SKETCH PLAN – DAVID GALE – FAMILY REUNION LODGE AT 658 NORTH 2400 EAST, ST.**

**ANTHONY: NO SHOW.** This project was, therefore, set aside for Sketch Plan until further notice or Karen Lords is contacted by the developer, David Gale.

**SKETCH PLAN – JASON ROYLANCE – PROPOSED SUBDIVISION 4-LOTS:**

In the packet was provided a copy of the Sketch Plan Review, a plat map showing the proposed lot sizes and location, a note requesting zoning approval prior to purchasing the property and a flood plain map indicating that this property is not located in a flood zone.

Karen Lords explained that the proposed development will consist of 4 lots and will have access via a county road and then every 2 lots will share a driveway off of the county road. There will be individual wells and septic on each lot. Owen McLaughlin (District 7) stated that he had looked at the property and there will be no problems with either the septic or the well permitting. The sizes of the proposed lots can easily accommodate their requirements.

Jason Roylance, briefly, spoke about the proposed subdivision and indicated that Karen Lords had done an excellent job of summing up the proposed plan. There was a short question and answer session by the board and there were concerns about the property being along the Henry's Fork River. Karen responded that the board can set 'conditions of approval' and require the need for building envelopes or having to meet the required setbacks along any type of waterway. Mr. Roylance indicated that he has put a retainer on the purchase of this property based on if he gets approval from the Planning & Zoning Board to develop as he has presented.

Dirk Mace motioned to approve the proposed Sketch Plan as presented. The motion was seconded by Rod Dalling and was approved unopposed.

**SKETCH PLAN – JEFF SIDDOWAY – GAME RANCH WITH LODGE:**

In the packet was provided a copy of the Sketch Plan Review, a handwritten description of the proposed development from Jeff Siddoway, a plat map showing the proposed area being enclosed with 8' high fencing and the legal description of the property.

Jeff Siddoway stood up and spoke about the general plan proposal. He stated that he had been approached by Mike Ferguson last year in regards to putting a commercial game hunt preserve on his property. His sheep business has been doing very poorly and decided that he would possibly go in other directions to turn this situation around. He presented the scenario to Mike Ferguson that he would consider this type of development only if he (Ferguson) would use the entire 5,500 acres in order to preserve the entire areas integrity (just in case he may want to go back into the cattle and sheep business). During the process of obtaining the required permits to get approval for the commercial 'game hunts,' the media, Fish & Game and BLM contacted him and set up a meeting in Idaho Falls. The proposed meeting was to lay out a plan and explain the rationale for this project. At this meeting, it became obvious to Jeff Siddoway that they were 'not happy' with the proposed development direction. Jeff Siddoway asked that they give him a list of pro's and con's of what they would be willing to do and what they would not be willing to do. They never contacted him any response or any proposal for alternative projects for this property. Mr. Siddoway explained that he waited as long as he could before contacting a supplier on bidding for the posts for the fencing to be placed around the proposed property. Jeff's future

plan is to have a lodge (to house up to 9 people at one time), a horse barn, a large garage (85'x32') and a pump house. He plans on doing this in 'stages.'

Jeff responded to several questions. Regarding needing an 'Outfitters License,' he has been advised that he is not required to purchase one. He will need to abide by the F&G and Dept. of Agriculture requirements and/or regulations. The proposed hunting seasons will be Sept. 10 - Dec. 10 each year and eventually they expect issuing guarantees for approximately 100 elk per year. They will have 4-5 full-time employees during the 'hunt' season (Jeff plans to be considered as 'one' of the employees) and during the entire year (summer and winter months) they will provide someone to 'ride fence' for proper containment of the elk. They would be conducting hunts on a ratio of one guide for every 2 hunters. Temporary housing for these hunters will be in St. Anthony or Rexburg, until completion of the proposed lodge (possibly, up to 3 years in the future). Jeff is expecting to have approximately 25-30 hunts this year, if the project is approved. Karen proposed to Jeff that if he is expecting to look a ways into the future to complete the lodge, garage and outbuildings, that he get approval for the lodge, etc. as a 'minor change of use' at the time that he gets closer to being able to finance the lodge and garage. That way, he'll have up to 2 years (from date of application) to complete the lodge and any other buildings expected for future growth.

Jeff is working through issues relevant to financing for the project and, therefore, would like to go forward with the Public Hearing next month on the 'Game Ranch.' When, and if, he gets financial approval or decides to go forward on construction of the lodge, etc., he will apply for a 'minor change of use' permit and purchase a building permit for the construction of the lodge, garage and outbuildings.

Jeff advised the Board that there is a 'cinder' business within the proposed 'pen' area that will not be disturbed. A 30' wide cattle guard will be installed at this business entrance, for animal security purposes.

There was a short discussion among the Board about the project. Kurt Eidam motioned to approve the proposed Sketch Plan as presented with the condition that all State, Dept. of Agriculture, Bureau of Land Management and Fish & Game rules, regulations and requirements be met. The motion was seconded by Dirk Mace and was approved unopposed.

#### **ADMINISTRATORS REPORT:**

**Approved Building Permits for the Month of February, 2003:** Attached to the packet, for the Board's review is a copy of the Administrator's Report of the building permits approved during the month of February, 2003.

**Handouts from Planning & Zoning Workshop:** Karen distributed copies of the information obtained at the March 8<sup>th</sup>, 2003 Planning & Zoning Workshop. She asked the Board to take the packet home to review and the Board would discuss at a future meeting. (See packet entitled "Idaho Community Planning and The Local Planning Act")

**Code Amendment Change Pages:** Karen passed out a copy of the replacement pages for the Comprehensive Plan and Development Code. These changes reflect the reference changes from IBC to IRC, etc. The Board was instructed to replace the old pages with the new ones.

**Telephone List for Fremont County Planning & Zoning Members:** Karen passed out a copy of the telephone list. She asked that if any member has an e-mail address, please provide it so that the office can possibly forward agendas or other information to the Board, throughout the year. This telephone list is only for the use of the Board Members and the Planning Office.

**Meeting with Cities – March 19, 2003:** Karen announced that she will be attending a meeting at 7:00 p.m. at the St. Anthony City Building (new location) to discuss the 'Impact Area' issues and to begin proactive plans on future impact area proposals – Joint Powers Agreements and what goes on with growth issues coming into these areas. Karen invited any of the members of the Board to attend – to give input or learn of issues that may be expected upon usage and/or development of these areas.

**Update Regarding City of St. Anthony Impact Area:** Karen announced that the St. Anthony Impact Area had been approved. There were a couple of changes that were suggested and a compromise was obtained and agreed to with very minor changes. The proposal is to review the Impact Area size in approximately 5 years for any possible changes and/or revisions where any development has accelerated or expected to accelerate.

**City of Island Park Work Session:** Laurie Augustine, City of Island Park Mayor, approached Karen Lords last month and asked if she could speak to the Board prior to any discussions relevant to the approval of the City of Island Park Impact Area. She explained the history of the meetings between

herself, the P&B Administrator, the Assessor's Office, Island Park City Council Members and past members of the Island Parks Boards. With all the time, effort, research and observations that they have ALL endured while working on this proposed Impact Area, she felt that there should be a much smoother transition in order to approve this proposed area, than the City of St. Anthony has had to endure. She had a concern over the City of Island Park having such a small budget and not wanting the added expense for several Public Hearing Notices having to be sent to property owners in the Impact Area. Her plan is to have an open communication line between the city and the county in order to attain the smooth transition. The City of Island Park is having Rick Byrem (an engineer) casually review and clarify some of the boundaries in the Impact Area. She is trying to look ahead and determine any possible costs relevant to the City's future development. There are NO plans to annex any property into the city. At this point, there is a very small budget to work with and it is inconceivable to even consider annexing property into the city until they can provide the, costly, City services to those annexed property owners. (This is NOT to say what any successor to her position may try to do. Laurie did, however, assure the Board that NO annexation will happen as long as she is in office as the Mayor.)

Ivel Burrell, County Assessor, elaborated on the Levy that is to be in effect this year. She had one month to get it into place and Harper-Levitt tried to assist with the property lines, but the new homes in the Island Park area are so abundant that the aerial maps have been of no use. The County's aerial maps are too old and this city is over 33 miles long and anywhere from 500'-1000' wide throughout. This will, eventually, need to be surveyed, entirely. Rick Byrem is pinpointing areas that need to be surveyed as a 1<sup>st</sup> priority – by importance. This will take time and money, to which the City of Island Park's budget is very limited.

Laurie Augustine dismissed herself from the open discussion and left for her home in Island Park.

Ray Stratford, Chairman of City of Island Park P&Z, presented the proposed Impact Area Map for the City of Island Park. He pointed out that there had been very minor changes that have not been indicated on the map yet. One of which is the exclusion of Big Horn Hills Subdivision. The I.P. P&Z Board had agreed that Big Horn Hills has individual septic systems and water systems, which makes Big Horn Hills a totally self-sufficient entity and not a priority inclusion in the proposed Impact Area. They, therefore, will exclude them from the Impact Area. Karen Lords and Ivel Burrell stressed that the County owns the Sewer Systems falling within the Impact Area and any proposed developments and/or hookups to these systems will require pre-notification to the County – in order for them to provide maintenance, repair and plan ahead for any future development or expansion of these services. Karen Lords asked Ray Stratford if he is aware of any development in their area. He responded that 'his is not aware of any.' Karen advised him that the Fremont County Planning & Building office had been contacted by a developer that proposed to the office staff, that they were planning on a \$5 million dollar expansion/improvement and possible rebuilding of Mack's Inn. Ray Stratford assured Ms Lords that he was not aware of any contact made by any developer relevant to any further development of Mack's Inn. Karen requested that if their office is contacted about any prospective development within the County provided sewer district – they should refer them to the county to make sure that this new development can be accommodated by the current system.

The P&Z Board reviewed the proposed Island Park Impact Area map. After a short question and answer session, the Board decided to give their preliminary approval of the proposed Impact Area and recommended to Mr. Stratford that he should go forward with Public Hearing. It was further, motioned and recommended, by Rod Dalling that the Board was in agreement to the proposed Impact Area Map (with the exclusion of Elk Horn Hills) and recommended the City of Island Park to go forward to Public Hearing. The motion and recommendation was seconded by Kurt Eidam and was approved unanimously.

**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 9:15 p.m.

Finalized & Approved these Minutes on this date: amended and approved 04/21/03