

Planning Commission Meeting Minutes
July 21, 2003

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

OTHER ATTENDEES: Pat McCoy (County Treasurer) and Project Representatives.

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

MINUTES: Connie Ottesen motioned to accept the minutes of June 16th, 2003. The motion was seconded by Dirk Mace and approved unopposed.

PUBLIC HEARING – CITY OF NEWDALE – IMPACT AREA: Chairman, Mike Davis, asked Karen if proper notices had been given. Karen Lords advised that proper notices were mailed out, posted and published as required. The Board members declared that there was no conflict of interest and, therefore, Public Hearing could go forward. A packet was provided to the Board via mail earlier this week for their review. In the packet were a Public Hearing Notice that was published and a City of Newdale Proposed Area of City Impact Map. Karen advised that there are representatives from the City of Newdale and the City P&Z. Karen displayed a larger map of the Proposed City of Newdale Impact Map. Sandy Edwards described the Impact Area as being ½ mile in range on the East and West side of the city. The South side would be ¼ mile out and would be presented to the Madison County Commission (because this portion is located in Madison County). The northern most portion of Impact ends 300 feet North of the road named 200 North. Chairman, Mike Davis, asked if the Board had any questions for Ms Edwards. Karen stated that she felt that the city is not going out any un-reasonable distance. They have extensively prepared themselves to only handle what area they can reasonably plan to handle for services in this Impact Area. Ms Edwards stated that the Public Hearing that was conducted brought forth very good ideas as to what to include or exclude from the Impact Area. She felt that their Public Hearing for the Impact Area passed without any big hitches. They had been preparing for this for the last two years and felt they had very good local support. Susan Lott, the City Clerk, has provided the Board with a letter asking the Fremont County Commissioners to accept and to approve their proposed City of Newdale Impact Area Map. There were no written comment letters submitted to the Board. Chairman, Mike Davis, asked the Board if there were any questions for Ms Lords or for Sandy Edwards. There were none so Chairman, Mike Davis, opened the meeting to Public Comment. There was no one signed up to speak, but Mike Adams and Kyle Babbitt raised their hands and wished to make public comment Mike Adams: of St. Anthony, Idaho asked who would be enforcing the zoning laws in this proposed impact area. P&B Administrator, Karen Lords, responded that there would be new codes being drafted up and put into affect that would be detailing out the codes, rules, regulations, required fees, application process, etc. and would be adopted/approved by both the City of Newdale and the County Commissioners. Kyle Babbit: Stated that she had been working with the City of Newdale on their Impact Area proposal and felt they had thoroughly researched and put in place every detail to protect this property. Chairman, Mike Davis, asked if there were any further comments. There were none and, therefore, Public Comment was closed. Discussion was turned over to the Board.

After a brief discussion, it was motioned by Kurt Eidam to approve the proposed City of Newdale Impact Area. The motion was seconded by Linda Crapo and this project was approved, unopposed.

SKETCH PLAN – PROPOSED SUBDIVISION – 21 LOTS – JAMIE WALKER –WARM RIVER: In the packet there was provided a copy of the Sketch Plan Review and a letter from Mountain River, Inc. dated June 11th, 2003 requesting to go to sketch plan for this project. Karen stated that this project has proposed 21 lots on a 100 acre parcel in the Warm River area. A large scale plot plan was distributed to the Board for review. This property was purchased from Jeff and Portia Jenkins and is located in close proximity to North Fork Highlands Subdivision. The lots are quite large in size and definitely meet the 2½ acre overall average density. The lots will have individual wells and septic systems. The road accessing North Fork Highlands is the road being requested to access this property. This road is not owned by either the County or the property owners in North Fork Highlands. Larry Larsen, attorney for Jamie Walker will explain what is happening. Larry Larson, Attorney at Law, stated that this property actually contains three 40-acre parcels equaling 120 acres in total. There are negotiations going on right now relevant to the access road that has been used by North Fork Highlands and which will possibly extend to this proposed subdivision. Lynn Hossner actually owns the property on both sides of this proposed subdivision and North Fork Highlands. Chairman, Mike Davis, asked if there were any questions. Board Member, Dirk Mace, stated that the biggest concern is that the road access issue be totally taken care of before going to Public Hearing. Karen stated that the roads going to a subdivision are not an issue of the Planning & Zoning/County. But this issue has become a big issue and the County/P&B would like to adopt codes relevant to any road access issues going to a subdivision. Ms Lords and the Board stated that they would like to make this a condition of approval for this project – before Final Plat. Karen advised Daryl Kofoed, Engineer for this project, of the several requirements that need to be met relevant to this project: Easements, access, cul-de-sac sizes, slopes, building envelopes, loop road access and exit. These issues will need to be addressed before going to Public Hearing. Mr. Kofoed and Ms Lords will be meeting to discuss a possible solution. Because of the multiple issues being addressed and the Board not knowing what the lay of the land entails, it was motioned by Board Member Kurt Eidam and seconded by Bill Smith to have an on-site meeting. The on-site meeting was scheduled to meet in the Courthouse parking lot on Monday, July 28, 2003 at 6:00 pm and then to meet at Kurt Eidam’s home in Ashton at 6:15 pm to drive to the site. All the Board approved unanimously. Lynn Hossner made comment that the Board is wise to meet to have an on-site of this project. Mr. Hossner stated that there were access issues that needed to be addressed at the North Fork Highlands Subdivision Public Hearing and they were not followed through and addressed. He made point that the County should look at access and right-of-way issues to ALL developments in the County in order to prevent future problems. Chairman Davis agreed that these issues need to be addressed and stated that the current Board will not take access and right-of-way issues ‘lightly’ and will follow through with making sure there will not be any ‘land locking.’ Karen recommended that this Sketch Plan not be approved until after an on-site has occurred and a resolution on the right-of-way and/or access issues have been concluded.

SKETCH PLAN – PROPOSED SUBDIVISION – 4 LOTS – CLIFF NEUMANN – TWIN GROVES: DEVELOPER DID NOT SHOW UP, SO THIS SKETCH PLAN WAS CANCELLED.

SKETCH PLAN – STORAGE UNITS – 509 N. 2600 E. - ST. ANTHONY – MICHAEL ADAMS: In the packet there was provided a copy of the Sketch Plan Review and a site plan. Karen stated that this project has proposed a 100 unit storage facility on 10 acres sitting $\frac{3}{4}$ of a mile down the road from the Relay Station on the right hand side. The requirement is that only 50% of the 10 acres is usable for this proposed project. There are a couple of issues that need to be addressed before going to Public Hearing. Mr. Adams stated that he would meet with Karen Lords, P&B Administrator, to discuss these issues. After a lengthy discussion of proposed required changes to be made before going to Public Hearing, Chairman, Mike Davis, asked if there were any further questions. Board Member, Dirk Mace, stated that this project has a workable design, other than needing to indicate a 2nd access and/or exit road onto 2600 E. and to reveal the actual square footage of this project to determine if it qualifies according to the code. He motioned to approve this Sketch Plan and to go forward to Public Hearing. The motion was seconded by Kurt Eidam and was approved unopposed.

SKETCH PLAN – PROPOSED USED CAR LOT – ALAN PACKER - ST. ANTHONY AIRPORT ROAD – PROPERTY OWNED BY DAN HUNTER: This was a ‘last minute’ Sketch Plan and, therefore, no information was provided in the packets. Handouts were provided and Karen stated that this project is located within the St. Anthony Impact Area and that she would need to research the process required to approve a project in this area. She passed out drawings of the proposed project plot plan. It is located approximately 200 yards off the Teton Highway and there will be a maximum of approximately 3-5 cars for sale at one time. They will be placed in front of the building owned by Dan Hunter. He will not be using the inside of this building, only the parking space. It is proposed to be a primarily ‘by appointment only’ used car sale business. After a brief discussion of the proposed project and the Administrator, Karen Lords, stating that she will need further guidance on this project because it sits within the St. Anthony Impact Area, Chairman, Mike Davis, asked if there were any further questions. There were none. Board Member, Dirk Mace, motioned to approve this Sketch Plan and to go forward to Public Hearing, conditional on rules applying within the St. Anthony Impact Area. The motion was seconded by Kirk Mackert and was approved unopposed.

ADMINISTRATORS REPORT: For the Boards review, attached to the monthly packet was a copy of the Building Permits approved during the month of June.

OTHER BUSINESS: Randy Carpenter, of the Synoran Institute, will be coming to meet with the Commissioners on the 28th of July. The Seminar is set for October 26-29 in Red Lodge, Montana – So far, Karen Lords, Kurt Eidam and Don Trupp are representing the County. The City representatives will confirm their attendance before Randy Carpenter gets here on the 28th of July. Karen stated that there are nine Sketch Plans scheduled on August 18 and, hopefully, the Board won’t need to schedule an extra August P&Z meeting. It was motioned by Linda Crapo to meet at 6:30 p.m. on August 18, 2003 in order to have enough time to get through all of the scheduled Sketch Plans. The motion was seconded by Connie Ottesen and the motion carried unanimously. Karen announced that Nancy Taylor of Jub Engineering has been contracted to do the work on the Impact Area codes, assist with other zoning issues (Trailer/RV parks), etc.

MOTION TO ADJOURN: Connie Ottesen made the motion to adjourn the meeting and it was seconded by Linda Crapo and was approved unopposed. Meeting was adjourned at 8:55 p.m.

