

PLANNING AND ZONING
Revised Minutes
Monday, September 20, 2004
7:00 p.m.



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

P & Z members in attendance – Connie Ottesen, Rich Zimmerman, Bill Smith, Kirk Mackert, Kip Martindale, Mike Davis, Linda Crapo, Rod Dalling

Additional attendees – Trent Grant, Prosecuting Attorney, Owen McLaughlin, District Seven Health Department, Rick Byrem- Kim Lolo representatives for Black Mountain Meadows Subdivision, Lynn Hossner, Gene Kantack, Gary Wight Todd Hossner, representatives for Twin Rivers Ranch Subdivision

The minutes were approved by Rod Dalling with amendments to pages 4 and 6.
Motion was seconded by Linda Crapo.

Public Hearing for Black Mountain Meadows Division # 2

Mike Davis: Karen, has the proper notice been provided?

Karen Lords: Yes, they have.

Mike Davis: Are there any members of the board that would have a conflict with this proposal? Karen, would you please report on this proposal.

Karen Lords: This project was brought to you last month with four lots. Kim Lolo is the developer; he is here with Rick Byrem to represent the project. (Pictures passed out) This is a proposed 4 lot subdivision and it's located on the north side of U.S. Highway 87. It's approximately 7 miles from intersection of U.S. 20 and Highway 87. The property is in Section 30 Township 15 North, Range 42 East Boise Meridian, Fremont County, Idaho. The application is for a class II permit and requesting approval for four lots subdivided from 10.25 acres by Kim Lolo of Island Park, Idaho.

Soils. The soil survey shows site as being the Raynldson gravelly loam, 2-15% slopes. The 1978 topographic map prepared for the original subdivision adjacent to this proposal which would actually be Yellowstone acres, confirms that the Raynoldson soil, like other high elevation soils, is subject to frost heaving. And like alluvial fan soils, it is highly permeable.

This site is included in the ground water vulnerability area mapped for the comprehensive plan due to its combination of proximity to Henry's Lake, highly permeable soils, and development potential. An existing development of 45 lots sits adjacent to this property on north and west side. An additional four lot subdivision sits to the southwest of this proposal which would be the original Black Mountain Meadows subdivision. The Yellowstone Acres development has a privately owned existing central water sewerage system. The proposed project would require approval from District Seven Health Department for individual septic and approval from Idaho Department of Water Resources for individual wells.

Vegetation. Wildlife. - The proposed subdivision occupies an open sagebrush area. It is not mapped as important wildlife habitat. The proposed subdivision site would be classified as visually sensitive. There are two existing develops located near this proposed area, a cluster development would be preferred to either placing structures against a forested background at the edge of the sensitive area and or use architectural and

landscaping techniques to minimize visual impact. I make the recommendation with the cumulative score of +3; the proposed 4 lot subdivision meets the requirements of Chapter VIII Island Park Zoning District with the following conditions of approval: 1) VIII.P4- Solid Waste shall be stored in an enclosed building or in bear-proof containers and handled in a manner that does not: a. attract bears, rodents, flies, or other animals; b. generate odors perceptible beyond the property line or liquid runoff; or c. permit the blowing of paper and other lightweight waste. 2) VIII.Z. - All developments shall be designed to maximize functional connections with adjoining access, shared buffering and open space, and shared pedestrian circulation. 3) VIII B.B. - Signs- must comply with Appendix A. 4) VIII E.E. – Individual Water Supplies- where reliance on individual water supplies is permitted by proposed development. The required evidence may be in the form of documented experience with existing wells at geologically similar, neighboring sites or records of on-site wells. 5) VIII. G.G. - On site sewage disposal. All on-site sewage disposal systems shall be sited, designed, and constructed in compliance with state standards. Note that this requirement does include nonconforming uses applying for a Class II permit for a change in occupancy or replacement. 6) VIII. H.H 1. – Private Utilities: Access. Adequate rights-of-way or easements for service by proposed private utilities shall be provided. A written statement of compliance with this performance standard shall be obtained from each utility. 7) VII. H.H. 2 – Private Utilities: Capacity 2. Written certification that capacity to serve the proposed development is available shall also be obtained from proposed private utilities. 8) VIII.L.L. Roads- There shall be all-weather road access to all developments and all lots in all developments (the requirement for all-weather road construction does not imply that roads must be maintained through out the year). The design and construction of roads shall be in compliance with the detailed performance standards of Appendix B.

Mike Davis: Are there any questions? Karen, did you receive any letters?

Karen Lords: The only letter that we received is the utilities letter which comes from Falls River Electric and also from Fremont Telecom saying that they can provide services.

Mike Davis: Any other questions for Karen? Rick, would you like to come forward?

Rick Byrem: Swan Valley, Idaho. I am representing the owners. Karen is given a very clear report. Nothing has changed since we have been in with the sketch plan. We have four lots in an area where there is already a subdivision there. The smallest lot is 2.26, the largest is 2.75. The access through this property will be through existing Yellowstone Acres Subdivision. And there is an agreement on file between the homeowners of Yellowstone Acres and the seller of this property giving any future owners the right to purchase the contract services to use the existing subdivision Road. They also have the right to tie into the water and the sewer system if they elect to, the developers are not proposing to do that at this time, they reserve the right to do that later, but we are asking permission to do individual wells.

Mike Davis: Any questions for Rick or Karen? There is nothing that we would need to speak to Mr. Reynolds about on or roads or access.

Rick Byrem: This will be off an existing access of Highway 87.

Mike Davis: Thank you Rick. At this time we would like to turn this over to public comment. There is a sign up sheet. We would like everyone who comments on this to address it on the merits of the development or the lack of. Limit your comments three minutes. Ladies and Gentlemen, there is no one that signed up on this sheet to comment. Is there anyone in the audience that would care to comment? Then also at this same time, we will close this to public comment and turn it over to the board for their discussion.

Rich Zimmerman: Karen, is there any issue with the cul-de-sac at all?

Karen Lords: No, it meets the length requirements and serving only four lots.

Rich Zimmerman: Where those roads came in before were they dead ends?

Karen Lords: Actually, this road that's going to be coming off this area, Kim is going to have to build first.

Rich Zimmerman: The existing road ends here then he has got to build in to where he is building.

Karen Lords: Two more across here and then up through this way. This is all un-platted. The idea would be if the ground between his two subdivisions we want to make sure that the roadway would interconnect at a later date.

Rod Dalling: Make a motion

Bill Smith: 2nd motion.

Final Plat – Twin Rivers Ranch Subdivision

Mike Davis: Final Plat for Twin Rivers Ranch Subdivision -.Mountain River Engineering with Lynn Hossner.

Karen Lords: We have Daryl Kofed, Lynn Hossner, Gene Kantack, and Gary Wight are all here. This is a project that as you recall, is up by North Fork Highlands. They are appearing to build their roads and so they are going to enter into a development agreement with the County Commissioners. If you will notice down on the vicinity map, it kind of shows how all the subdivisions, kind of interconnect, because now, we will have North Fork Highlands, Snake River Butte Ranch, and Twin Rivers. This will be individual wells and individual septic. Total lots 58. This development will have two roads, one will be at the very north end of the property and the other one will be actually, they will have to interconnect with Snake River Butte. If you have any other questions, Daryl will answer those for you.

Mike Davis: Any questions for Karen? Daryl or Lynn would you like to comment or add anything to what Karen has already stated.

Lynn Hossner: The roads are about done; all the dirt work is about done. Power and the telephone are in except for maybe a few feet and they moved a crusher in today and they are supposed to start crushing in the next day or two. I think we will have it done by the end of October.

Karen Lords: They are ready to sell lots now and in order for them to do that they have to sign the agreement with the commissioners.

GROUP DISCUSSION

Mike Davis: Do I hear any motions or things for further discussion?

Connie Ottesen: Make motion to accept

Linda Crapo: 2nd motion.

Mike Davis: We have a motion that has been seconded for the final plat. (none opposed)

SILVERHAWK PHASE II- CANCELLED

IDAHO PARKS INCORPORATED –NICOLE STODDARD

Mike Davis: Sketch plan for Idaho Parks Incorporated. Karen?

Karen Lords: This project involves, I don't know if any of you had been out east by Marysville, where David Crougar had a business, a huge house, several shops. Nicole and her husband actually sell playground and they have crews that go around and build those playgrounds, because Crougar's business has been gone longer than 18 months, any business that comes in after that would have to go through process, so I had sited them and they immediately came in and started the paper work which is taken a couple months to get them on the agenda because we were so full. Nicole is her she can describe to you what her business is.

Nicole Stoddard: The home is only home in the specific area and its on about 2.49 acres and its rented and behind the home was built commercial buildings and its about nine thousand square feet of warehouse space so when we purchased the property out interest was in the commercial buildings where we have our offices. We have usually about five employees, we use the sparking spaces and there are eight parking spaces according to the plat. We rent the home out in front, so basically I did not know that we were not in compliance until Karen brought it to my attention that because the commercial buildings has been vacant for 18 months they wanted to know what was going on. I am just here to let you know.

Mike Davis: Anyone have any questions? Do you make the playground equipment there?

Nicole Stoddard: No playground equipment is heavily regulated. We do all the designing and I put on a dress and go out an sell them, but they are manufactured out of Wisconsin and then we do athletic equipment that

comes out of there store. Richfield, Michigan we do gazebos and shelters. Out of Colorado comes the bleacher line. So we basically are the distributors, the middle man in-between the manufacturer and the customer so we can give customize service. For example BYU-Idaho just finished their housing for married students and we went in and showed them what to do and put playground equipment in and then they hired us to have the playground equipment shipped to them and then we built it for them. So the equipment never comes to our place we basically ship it right from the manufacturer to the customer.

Rich Zimmerman: What is the warehouse used for?

Nicole Stoddard: You know there is a lot of room there, that we wouldn't need or don't use just the price was right to purchase the place we were upstairs in a little 900 sq ft office that we rented from Donna and Henry Burke from H D Lumber before that. We just are enjoying the luxury of having our own office again there is a lot of space out there.

Bill Smith: Did I understand you to say that you live in the big house or that you just lease that

Nicole Stoddard: We lease that home.

GROUP DISCUSSION

Rod Dalling: Motion to go ahead for public hearing.

Rich Zimmerman: 2nd the motion

Mike Davis: We have a motion that has been seconded for Nicole to go ahead to public hearing. (none apposed) Motion carries.

ADMINISTRATOR'S REPORT

Date for Consultant's visit- Friday November 12th 2004 from 9-3

Next Cafo Meeting

Sign Ordinance – Letters Received

Motion to adjourn- Connie Ottesen

2nd Motion- Linda Crapo

Meeting adjourned at 8:15