

Planning and Zoning Meeting Minutes - Oct. 4, 2007

PUBLIC HEARING (started 7:06 pm)

1. Max Parkinson - Gravel Pit Special Use Permit to continue mining gravel in existing pit.

- Needs to continue to dig to reach proper depth for recreational use after it is done being used as a gravel pit.
- This would be a 3-year permit
- Gravel pit is permitted by the Idaho Land Use Law

Sharee Palmer spoke in favor of granting permit. No negative or neutral comments.

2. Design Review Title 8, Chapter 4

Lois Webb spoke in favor, Sharee Palmer and Jan Gallup gave neutral comments

3. Zoning Districts Title 9, Chapter 6

Jan Gallup gave neutral comments, Sharee Palmer spoke against it.

Public Hearing closed at 7:44 pm.

Planning and Zoning Meeting (started 7:47 pm)

No minutes from last meeting (Sept. 20th)

Members in attendance - Stephanie, Vaun, Ray, Bruce, Kerry & Brian

Discussed Old Farm Estates application.

Stephanie said that the Impact Study was inadequate, the church location was not addressed and the streets are not adequate for the projected traffic volume.

Ray asked what map was given to the school district. He also stated that the waste water is not addressed specifically. Impact study uses data from 2003. More planning is needed concerning the waste water.

Stephanie said that the homeowners shown on the map are not correct.

Vaun referred to Title 10, Chapter 5, Section 2 which describes the process to submit a plat application. Is the preliminary plat application complete?

Kerry stated a concern that the application is not complete.

Vaun discussed the options available for the application: (1) Approve, (2) Approval with conditions, (3) Disapprove

Vaun moved to disapprove the application. Bruce seconded. Motion passed - application was disapproved.

Public Hearing Discussion

Bruce moved that we grant a special use permit for Max Parkinson to continue mining his gravel pit to the stated depth with out changing the established footprint within a maximum time period of 3 year.

Vaun seconded. The motion passed.

Design Review

The public hearing concerns were discussed. The question was raised concerning a possible conflict of interest for Vaun since he owns property on Center St. ~~This issue will be resolved later.~~ *In the opinion of legal counsel, Vaun's conflict of interest is highly speculative and therefore not a problem.*

- A letter will be written to Terry Mortensen indicating ~~the proposed changes to the Impact Area.~~ *We would be willing to include the Calaway Ranch property in our impact area if the sale of said property goes through.*
The questions raised in the public hearing concerning Zoning Districts were discussed.

A review of the Definitions was continued from last meeting.

Ray moved that we take Design Review and Zoning changes back to public hearing on Nov. 15th. Kerry seconded. The motion passed.

Dismissed at 11:30 pm.

Stephani Blockem