

Madison County Planning & Zoning

MEETING MINUTES

Work Meeting
August 25, 2016

Chairman Rick Robertson called the meeting to order at 7:05 p.m. Those attending were Arlene Anderson, Mark Hansen, Matt Hartline, Anthony Merrill, Mike Munns, Rick Robertson, Doug Sakota, Aaron Swenson, Christy Swenson, Ed Williams, Administrator Brent McFadden, Legal Counsel Troy Evans, Coordinator Judy Coy, and Shane Ruebush. Commission member Shane Sutton was excused. The Pledge of Allegiance was recited and roll call was taken.

August 11, 2016 Public Hearing minutes

Chairman Robertson asked if there were any changes to the public hearing minutes from the August 11, 2016 public hearing. Doug Sakota requested two changes and a motion was made by Mike Munns to approve the minutes with the changes. The motion was seconded by Bill Squires. Motion carried. Rick Robertson and Aaron Swenson abstained from voting due to their absence at the hearing.

Findings of Fact for the Cade Hillman Public Hearing

The Findings of Fact for the Cade Hillman hearing were reviewed with one change being requested on the conditions of the permit. A motion was made by Mike Munns to approve the document with the change noted. Doug Sakota seconded the motion. Motion carried. Rick Robertson and Aaron Swenson abstained from voting due to their absence at the hearing.

Changes to the Subdivision Ordinance

This item was tabled until the next work meeting. Brent McFadden noted that with the change to the Septic System ordinance there may need to be some changes made to the subdivision ordinance. Brent further explained that the Madison County Commissioners held their own hearing for the Septic System ordinance and did not approve what the commission had come up with. Brent stated that when the Comprehensive Plan gets re-written the commission ought to look at drawing circles around the city impact areas and then say this one is residential, this is the area which we would allow high densities and going out say this will be Trans Ag two for less higher density and then outside of that saying these will be areas that are large lot subdivisions. It was asked if the commission will look at the zoning or the clustering. Brent said the clustering came about because we had two acre lots and then we went back to one acre lots. Eastern Idaho Public Health came to us and said that if the county was going to do this then they would need to have the enhanced systems which is what the county wanted to have. Brent McFadden stated that the County Commissioners are doing away with that now so we may want to look at that whole subdivision ordinance and rewrite it so that people can hook on to the city sewer system. It was noted that the county has done a three sixty on that issue.

Large Gravel Pit definition and Land Use Table 117-51 regarding Commercial Gravel Pits

Brent McFadden presented the definitions he drew up for Gravel mining, large, Gravel mining, small and Gravel pit, large as follows:

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- *Gravel mining, large*, means mining for off-site uses such as, making of cement, roads, and construction projects. **Mining site when finished will total more than 6 acres in size on original parcel or on parcels contiguous to the original parcel.**

Gravel mining, small, means mining for use on site for the construction of roads and development of landscaping, must be 6 acres or less in size for total mining area to be a small-scale development.

Gravel pit, large, means the mining, dredging and excavation of land. Gravel that is surplus in excavations for ponds, buildings, or structures and is not utilized on site and is disposed of offsite **for remuneration** will require a conditional use permit in Agricultural (A), Transitional Agricultural (TAG), Residential (R) and Commercial (C) Zones. However, **large scale gravel pits** will be **conditionally** permitted in Gravel Pit Overlay Zones. On-site use **of overlay material** will not require a permit **used for the construction of required berms.**

It was requested that in the Gravel mining, large the word cement be changed to concrete. It was noted that cement is what is put into concrete to make it but concrete is the finished product. Various changes were discussed and noted. The following points were brought into the discussion:

- *Use or intent – recreational or commercial
- *Size – pond, gravel pit
- *Land Use Table
- *Mining
- *Development
- *Small/Large gravel pit
- *Gravel mining large or gravel pit commercial
- *Commercial use – HK, Jerome Bowen, Walters, etc.
- *Selling product – Conditional Use Permits

Brent McFadden stated that he would rewrite the definitions and have them ready for the next meeting. The commission then reviewed the maps of the various gravel pits and ponds in Madison County. It was noted that none of the ponds or gravel pits are being used for groundwater recharging and the farmers are not allowed to pump water out of them for irrigation purposes. The following were points of discussion.

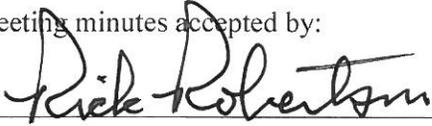
- *Heavy Industrial Zoning
- *Changes to the Land Use Table to create conditional use in Ag and Trans Ag
- *Enforcement of the Over Lay Ordinance - not enforceable until the Land Use Table is changed
- *Changes of the zoning to allow for gravel pits

- *Reclamation of used gravel pits
- *Public issues with gravel pits
- *Gravel pits and septic systems
- *Conditional Use Permits – restrictions
- *Crushing as opposed to mining

Mike Munns suggested that the commission set a work meeting just for work on this issue to come up with the verbage and decide on what to change on the Land Use Table. Brent McFadden stated that he would get it written up and sent out for the next work meeting.

A motion was made by Ed Williams to adjourn the meeting at 8:17 p.m. The motion was seconded by Aaron Swenson. Motion carried.

Meeting minutes accepted by:



Rick Robertson, Chairman

Meeting minutes prepared by:



Judy C. Coy, Coordinator