

Madison County Planning & Zoning

MEETING MINUTES

Work Meeting
May 12, 2016

Vice-Chairman Aaron Swenson called the meeting to order at 7:05 p.m. Those attending were Vice-Chairman Aaron Swenson, Chairman Rick Robertson, Doug Sakota, Ed Williams, Matt Hartline, Anthony Merrill, Christy Swenson, Arlene Anderson, Mark Hansen, Mike Munns, Administrator Brent McFadden, Legal Counsel Troy Evans, Coordinator Judy Coy, Jarsden Tietjen, Eamon Honey, Gerald Stucki and Matt Webb. Those commission members that were excused were Bill Squires and Shane Sutton. The Pledge of Allegiance was led by Eamon Honey, a boy scout in attendance, and roll call was taken.

April 14, 2016 Work Meeting minutes

Vice-Chairman Swenson asked if there were any changes to the meeting minutes from the April 14, 2016 work meeting. Anthony Merrill noted one change and he then made a motion to approve the minutes with the change. Doug Sakota seconded the motion. Motion carried.

Gravel Pit, Large

Brent McFadden stated that the options are to either take out the Agricultural, Transitional Agricultural, Residential, and Commercial zones and say gravel pits shall be allowed only in Heavy Industrial, or to have Gravel pit, large deleted from the code. A motion was made by Anthony Merrill to strike the definition of Gravel pit, large from the code and to restructure the definition of Gravel mining, large. The motion was seconded by Matt Hartline. The voting was unanimous in favor of the motion. Motion carried. Brent noted that the definition of gravel mining large needs to be rewritten. He asked to commission members to think about what it should say. Aaron Swenson asked that Brent and Troy draft something to help the commission get a start on that definition.

Definition of Gravel pit, large –

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 off site will require a conditional use permit in Agricultural (A), Transitional Agricultural (TAG), Residential (R) and Commercial (C) Zones. However, it will be permitted in Gravel Pit Overlay Zones. On-site use will not require a permit.

Rexburg and Sugar City Impact Area Expansion and Roadway Access discussion

Brent McFadden noted that both Rexburg and Sugar City have come to the county requesting an expansion of their impact areas. Aaron Swenson commented on the access requirements for Madison County roads. He stated that the county doesn't really have much for roadway access. The planning process for the future is a good idea to pick some corridors for long term limited access. Brent explained that the only roads Madison County owns, other than subdivision roads, are what they have acquired to develop which would include the Burton highway, 4000 West, the Archer Lyman highway, and possibly the Hibbard road. Everything else is owned by the property owners to the center of the road. Most of the county roads are by prescriptive easement, they don't own the right of way. The county tries to acquire new roads as they come in, but there are different road designations on most of the county roads. There is a sixty foot easement on the county roads which is used to determine setbacks for building. The only requirement the county has is that a property owner has to have two hundred and fifty feet of frontage.

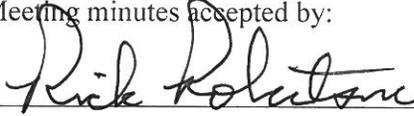
Brent further noted that the county has nothing in the ordinance that says that there can't be additional access points along a frontage that a property owner has. There can be multiple accesses per property owner. The only stipulations the county has is on access to subdivisions. Brent explained that the city wants to have controlled access on the roads that they expand the impact area to. He noted that the planning part of that is that the county needs to look at a map and determine what will be the major farm to market roads or major traffic roads in the county or a corridor for traffic. Brent stated that the new 5000 South will have limited access with each property owner having one access. If we look at the transportation plan and we go through and say this is limited access we can look at a sub-divider and say your access points are here and here and if you can't reach those two access points you can't do it. It was noted that the city has not built out seventy percent of the existing impact area and they have not provided any of the information mentioned in the guidelines of Ordinance 365 stating what percentage they have built out.

Septic System Ordinance

Brent McFadden stated that the County Commissioners did not sign off on the septic system ordinance and will hold their own hearing and write their own ordinance.

A motion was made by Doug Sakota to adjourn the meeting at 8:05 p.m. The motion was seconded by Ed Williams. The meeting was adjourned until the next date is set.

Meeting minutes accepted by:



Rick Robertson, Chairman

Meeting minutes prepared by:



Judy C. Coy, Coordinator