

CAC Meeting Minutes

Meeting # 3

Lava Senior Center

March 6, 2007

6:30-9:00 pm

Agenda

- Introductions and Overview
- Draft Guiding Principles and Goals
- Scenario Concepts
- Wrap up and next steps

Materials Mailed Before Meeting

Draft Guiding Principles and Goals
Scenario Concepts
Plan and Policy Summary
Summary of Key Issues (revised)
Planning Influences Report (revised)

Materials Distributed at Meeting

N/A

Attendance

CAC Members

Tommy Ambrose , Jay Christensen, Arlene Christman, Bill Davidson, Stephanie Gill, Kevin Koester, Kay Merriam, Lynn Stewart, Kody Tillotson.

Staff

Steve Ernst (County Planner), Lesli Ellis (Clarion), Amy Kacala (Clarion).

Public

Cade Dimick, Raymond Bailey, Kirk Irick, Shane Irick.

Meeting Summary

Introductions and Overview

Lesli Ellis welcomed the committee and provided a brief overview of the materials mailed to the committee prior to the meeting. The committee packet contained the following new and revised materials:

- Summary of Key Issues (minor revisions)
- Planning Influences Report (sections added on zoning categories and capacity analysis. Minor revisions to tables and text. More detail to be added on service provision)
- Plan and Policy Summary (new, for reference)
- Draft Guiding Principles and Goals (new)
- Scenario Concepts (new)

Lesli informed the committee that the meeting would focus on the latter two new items.

Draft Guiding Principles and Goals

Committee members worked in small groups to review and comment on the draft goals for the plan. Members worked to revise, affirm, and add to the draft goals. The small groups then reported out their key points of discussion to the larger group, as listed below:

(Note: the numbers relate to those in the draft goals packet.)

Group 1:

- Goal LU 3 or elsewhere, emphasize protection of irrigated agricultural lands as a means of preserving aquifer recharge.
- Goal LU 4 needs to go further to provide more detail on open space protection (e.g., TDRs).
- Goal ED 8 (new) should particularly address the economic benefits of wildlife and advocate more wildlife protection as an economic (rather than just natural environment) measure.
- Goal CD 2 or elsewhere, emphasize protection of petroglyphs.
- Goal NR 6 (new) to address stronger protection of wetlands and floodplains.

Group 2:

- General comment – need to strengthen enforcement/implementation of policies.
- Goal LU 4 or elsewhere, provide language to ensure access to public lands and to protect wildlife habitat/migration areas.
- Goal ED 1 the planning of economic (and other) land uses should be linked to the availability of infrastructure so that growth is phased in a rational and efficient manner. The locations should be planned in advance, not just rezoned as proposals come forward.
- Goal T 3, PS 2 or elsewhere, address the enforcement issues of subdivision roadway construction and maintenance. Right now, roads are developed in a short-sighted manner (proposal by proposal) and not for the long term potential capacity needs. Landowners not meeting standards.
- Goal PS 3 or elsewhere, emphasize the County's role as partner in infrastructure planning and the need for advance action/planning.
- Goal CD 5 (new) address negative aesthetic impacts of uses such as junkyards, storage sheds, gravel pits, and signs on the landscape. Propose solutions such as screening and improved site design.
- Goal OS 2 should specifically state the intent to maintain access to public lands.
- Goal OS 1 need to provide more definition and guidance on open space types and priorities.
- Goal OS 4 (new) address need to refine the open space subdivision guidelines.

Group 3:

- Goal LU 1 should be refined or divided to recognize the development and infrastructure differences between north and south county ACI areas (depending on water/sewer).
- General comment – language should not convey a paternalistic role of planning (e.g., rather than “protect” say “support” or rather than “promote” use “encourage”).
- Goal ED 5 needs to be clarified or deleted. Is currently too vague.
- Are PS 2 and PS 3 both necessary or are they duplicitous?
- “Prime ag” lands – need to find a happy medium. Some prime lands are located within northern ACI areas where sewer could be provided. We need to recognize that we may need to let some lands go to development.

Scenario Concepts

Amy Kacala provided a brief overview of the three draft scenarios. Because the meeting was running over the scheduled time, the committee will provide written comments on a form and compare the scenario options against the draft goals to make sure all major potential choices (locations and patterns of development) are adequately represented somewhere within the scenario concepts. Committee members discussed clustering concepts (pros/cons) and would like more examples of different development patterns. The suggestion was made to add a clustering overlay to Scenario Concepts 1 and 2, particularly within ACI areas of the north.

Public Comment

Members of the audience provided the following comments:

- How is the plan going to address the water planning efforts of Lava Hot Springs? The City is currently attempting to safeguard their watershed area (currently zoned recreational). Will the plan and its policies address coordination and land use policies to address this issue?
- Is the plan going to consider alternate agricultural uses such as biofuels production or wind farms? There are new opportunities to make a profit from agricultural land that should be enabled if not encouraged by the plan.

Wrap up and Next Steps

The planning team asked the committee to generate a list of topics on which they would like to have the planning team provide additional information and have further discussion on at the next CAC meeting. They suggested the following topics:

- “Prime” agricultural lands and agriculture. How is this defined? How should this be protected and does that vary inside and outside of ACI areas. What are the choices (agricultural protection measures v. market forces) and how do they compare?
- TDR programs – logistics, pitfalls, benefits
- Open space (defining standards and purpose for different types of open space)
- Clustered development patterns
- Infill development (both commercial and residential)
- Cost of community services information

The next CAC meeting is scheduled for Wednesday, April 25 at Pocatello High School. CAC members will attend the community workshop and then stay after the workshop for more targeted discussion on revised goals and scenarios.