

Jan 29, 2007

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*2 **GEM COUNTY PLANNING AND ZONNING PUBLIC HEARING***

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*6 **Date: January 29, 2007***

*7 **Time: 7:00 p.m.***

*8 **Place: Gem County Courthouse***

9

*10 **MEMBERS PRESENT:***

*11 **Fred Nussbaumer, J.B., David Poole, and Brent Jensen***

12

*13 **MEMBERS ABSENT WITH PRIOR NOTICE:***

*14 **Don Wilkerson***

15

*16 **MEMBERS ABSENT WITHOUT PRIOR NOTICE:***

*17 **Steve Ethington.***

18

*19 **OTHER MEMBERS PRESENT:***

*20 **Brad Hawkins-Clark - Planning Director, Dena Shaw -***

*21 **Administrative Assistant, Dick Linville - Prosecuting***

*22 **Attorney***

23

24

25 *Transcription of audio taped recordings done by Amanda Shaw*

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2 *Items Reference Page*

3

4 *Consent Agenda:*

5 *Item No. 1 Minor Subdivision Review:*

6 *A. Kari Crisp - Crisp Subdivision*

7 *B. Eduardo Garcia - Garcia Subdivision*

8 *C. Dave Stauffer - Bowman North Subdivision*

9

10 *Public Hearing:*

11 *Item No. 1 Vacation #Vac-06-001 - David Grudy*

12 *A Vacation application by David Grundy to vacate a portion*

13 *of the public right-of-way north of Oasis Road and east of*

14 *El Paso Road. A portion of T 06N; R 03W; Section 34.*

15 *.....Page 5*

16

17 *Item No. 2 A Preliminary Planned Unit Development*

18 *(Meadows at Sand Hollow) - David Grundy*

19 *A Preliminary Planned Unit Development (Meadows at Sand*

20 *Hollow) application by David Grundy for a Residential*

21 *Development in the A3, Rural Agriculture zone, located at*

22 *the northeast corner of Oasis Road and El Paso Road, a*

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23 *portion of T 06N; R 03W; Section 34. The Residential PUD*
24 *comprises 312.00 +/- acres.*
25 *.....Page 5*

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2 *Item Referenece Page*

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4 *Item No. 3 A Preliminary Subdivision Plat (Meadows at*
5 *Sand Hollow) - David Grundy*
6 *A Preliminary Subdivision Plat (Meadows at Sand Hollow)*
7 *application by David Grundy to request approval of 72*
8 *buildable lots and 11 comon lots on 312.00 +/- acres*
9 *located at the northeast corner of Oasis Road and El Paso*
10 *Road, a portion of T 06N; R 03W; Section 34.*
11 *.....Page 5*

12

13 *Closed Public Poriton of MeetingPage 65*

14

15 *Decision Regarding Public Hearing.*

16 *Item No. 1Page 68*

17 *Vacation #Vac-06-001*

18

19 *Item No. 2Page 90*

20 *A Preliminary Planned Unit Development*

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21 (Meadows at Sand Hollow)

22

23 Item No. 3Page 93

24 A Preliminary Subdivision Plat

25 (Meadows at Sand Hollow)

4

1 PROCEEDINGS

2 City of Emmett, Gem County, January 29, 2007

3

4 MR. DAVID POOLE: Okay. This is the January 29th Gem County

5 planning and zoning meeting. We have on your agenda Item No. 1

6 is going to be removed. So we'll be moving ahead to the public

7 hearing part. Anything you want to discuss first before I get

8 moving here, Brad, or shall I just kind of go through the rules

9 as we fire up.

10 The applicant is going to have an opportunity to present

11 the PUD in the beginning here, the first one. Then we're going

12 to have, the public will have an opportunity for those against

13 and those opposed. We'll ask that you hold your comments down

14 to at least 2 minutes so all those who are interested can make

15 comment, okay. If you are going to comment you should have

16 signed in here. If you haven't, please do. I don't think it's

17 a major deal. We got one thing for us that simplifys things.

18 So with that, I think I'll turn it over to Brad.

19 I'm sorry. After the comments, pro and con, the applicant

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20 will have an opportunity to rebut. Okay, thank you.

21 MR. BRAD HAWKINS-CLARK: Good evening, Commissioners. Brad

22 Hawkins-Clark with the development services department, and I'll

23 just present a few general comments for both you and the benefit

24 of the public to kind of orient you to this project. It's a

25 good size project and we've had a lot of comments from both the

5

1 public and the impact agencies. So I'll just try to summarize

2 some of what we've had there at the departments and then as you

3 mentioned chair turn it over to the applicant to give their

4 presentation.

5 Item No. 1 Vacation #Vac-06-001

6 So you have -- there's actually three applications that

7 this project has submitted to Gem County. The first one is a

8 vacation and that application is to vacate approximately 40 feet

9 of public right-of-way for Oasis Road on the north side of the

10 road. So that's an application you would recommend either

11 approval or denial of to the board.

12 Item No. 2 A Preliminary Planned Unit Development.

13 (Meadows at Sand Hollow)

14 Number 2, planned unit development for the meadows at Sand

15 Hollow, and that application is submitted to allow them, or

16 they're proposing to have a reduction in lot size from 5 acre

17 down to 3 acre lot size.

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18 *Item No. 3 A Preliminary Subdivision Plat.*
19 *(Meadows at Sand Hollow)*
20 *And then the 3rd application is a preliminary subdivision*
21 *plat for the same project. To orient you, we are down near the*
22 *south west corner of Gem County. Here on the bottom of the*
23 *screen is Oasis Road and on the left here is El Paso Road.*
24 *South of Oasis is the Canyon County border. Gem County is on*
25 *the north and that extends for approximately another mile to the*

6

1 *west. The project then goes to the north and encompasses*
2 *approximately 316, 318 acres. There is an existing house on*
3 *the property down here on Oasis Road. One residence that does*
4 *sit on a separate tax parcel but who the developer has been in*
5 *contact with about potentially, you know, incorporating this*
6 *into their project. So it is a part of their application, even*
7 *though today it is a separate tax parcel.*

8 *MR. BRENT JENSEN: Separate tax parcel or separate deed. I*
9 *mean separate owner.*

10 *MR. BRAD HAWKINS-CLARK: Both. So yeah, I don't know how*
11 *much we're going to get off this aerial photo. I apologize for*
12 *the quality of it, but you can kind of see a little bit of the*
13 *existing structures and some of the area here. Williams North*
14 *West Pipeline has a large pumping facility located adjacent to*
15 *this project. Again, we're on the east side of El Paso Road.*
16 *So this property does border that on the south as well as to the*

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*17 east. The Williams site includes a main facility. They also
18 have a pump down here at the south, south east portion of their
19 property. Coming out of their facility are a couple of main
20 pressurized gas lines that you'll see on the plat have a big
21 role to play in terms of their site. Here there is also an
22 existing rural subdivision. Here on the north side of the gas
23 pipeline, that doesn't show it, but there is basically a
24 cul-de-sac that comes down and then terminates here at the end.
25 That did not stub into this property so there is not a stub*

7

*1 street that this property can take advantage of to go out. It
2 does cul-de-sac and then serves these acreages here. You may
3 not be able to make it out very well but there is the c-line
4 lateral which is a Bureau of Reclamation facility managed by
5 Black Canyon Irrigation District. Kind of comes across the
6 north here and then heads up to the north and east. This is a
7 good size irrigation facility that the applicant is proposing to
8 utilize as a source for quite a bit of their water. There is
9 also a large irrigation pivot approximately in this location
10 here, which has been on the property for some time and provides
11 irrigation.*

*12 So heres a layout of their preliminary plat, and what they
13 are proposing to develop here is a single family resident
14 subdivision, all detached homes. So that's 72 building lots, I*

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15 believe, and 11 common lots.

*16 All of the roads are proposed to be public. The two
17 enterances, primary enterances that they are proposing, one is a
18 new enterance right here, again at the Williams pipe line just
19 south of them. They are proposing a new public road to come off
20 of El Paso to head east and then curve north into their site.
21 Another enterance is to use Oasis Road and then approximately, I
22 think, it's 1200 feet, 1400 feet.*

*23 There would be a new road constructed just east of this
24 existing house. You can see this house is shown on the plat
25 here, and so that new road they're proposing to come just east*

8

*1 of that, and then would come into the project, and then break
2 off and extend up here into the north, and then into the east.
3 You can see the contour lines on here. There's some decent
4 slopes kind of in this area. The majority of the topography in
5 terms of the steepness of the slopes is up here at the north end
6 and you can see here how close these lines are, represents the
7 slopes there.*

*8 And so they are proposing to run a new road up into this
9 area. And what they are promoting is new lots up here and along
10 this north side. They are showing a stub street to the east.
11 This is known as Chadwick Parcel and they own the property here
12 to the east. The Bureau of Land Management has property up here
13 to the north and east. There are a couple of estates. And the*

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14 Kinsly's have property immediately to the north and there is a
15 couple of land exchanges that they are proposing to do with the
16 Kinsly's and I'll let the applicant explain that more. But I
17 just wanted to point out that they are proposing a stub street
18 here to the Chadwick and then a stub street here up to the north
19 and west to the Kinsly property.

20 MR. DAVID POOLE: Question, Brad.

21 MR. BRAD HAWKINS-CLARK: Yeah.

22 MR. DAVID POOLE: The east half of this map, now if you back
23 up, the east half of this isn't shown on the slide previous to
24 this, right? It's not out lined, correct?

25 MR. BRAD HAWKINS-CLARK: Well it's this blue -- oh, I guess,

9

1 I'm sorry, a portion of it is wrong. You're right.

2 MR. DAVID POOLE: And it goes up to the canal. And where
3 you said it was a canal, is that actually a ditch lateral?

4 MR. BRAD HAWKINS-CLARK: Yeah. You're right. The drawing
5 here is off.

6 MR. DAVID POOLE: So you'd go over, two more lines over?

7 MR. BRAD HAWKINS-CLARK: Yeah. I'm sorry. My appologies.
8 You're right.

9 MR. DAVID POOLE: Okay.

10 MR. BRAD HAWKINS-CLARK: This slide is in refererance to the
11 vacation request, and I just included it so that you could see

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12 one of the reasons that they're asking for Gem County to vacate
13 some right-of-ways that this existing house -- this dashed line
14 here represents where the north boundary of Gem County's
15 existing right-of-way and it does go through a portion of that
16 house. There's a lot of history there that probably isn't
17 necessarily applicable to this hearing other than for you to
18 know that it does go through this house. So they would propose
19 to shift it to the south and you know, move it down to
20 approximately 40 feet north of Oasis Road. So there may still
21 be a set back issue on that house, but at least the right-of-way
22 would not cut through their living room.

23 MR. J.B.: When was the house built?

24 MR. BRAD HAWKINS-CLARK: I don't know the date that the
25 house was built off the top of my head, but my understanding is

10

1 that the right-of-way -- the land was donated to Gem County many
2 many years ago, and surveys and what not just did not reflect.
3 The fact that that was donated and that the county excepted it
4 and so there has -- this actually came up fairly recently in
5 this process. I don't believe that the existing owner actually
6 knew that this was the case, but in the developers application
7 process and re-search, this was kind of brought to the surface.

8 MR. DAVID POOLE: Is Oasis the county line?

9 MR. BRAD HAWKINS-CLARK: Yes.

10 MR. DAVID POOLE: So what impact -- if you move that road

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11 *easement south, what impact will that have on the neighboring*
12 *county, Canyon County? Do you have to go through their*
13 *approval?*

14 **MR. BRAD HAWKINS-CLARK:** *What they're proposing would not*
15 *impact Canyon County because what they're proposing, all of that*
16 *property is in Gem County you know. Obviously Oasis Road does*
17 *have some impact, in that Canyon County's do access it. But as*
18 *far as vacating the right-of-way and what they're proposing to*
19 *add some land to Oasis, would still give, you know, potentially*
20 *an 80 foot right-of-way.*

21 **MR. DAVID POOLE:** *The applicant will probably explain that,*
22 *but you know that's one of the questions people have.*

23 **MR. BRENT JENSEN:** *What effect moving that will have on the*
24 *land on either side of your surveyor, you move it clear across*
25 *the county or how much do you move?*

11

1 **MR. BRAD HAWKINS-CLARK:** *Lets see if we have a better shot*
2 *here. Well I don't know if you can see this very well, but what*
3 *they're proposing is just east of the house. To that point to*
4 *El Paso road would be the distance that they would propose to*
5 *change. Right.*

6 **MR. DAVID POOLE:** *Isn't it just about 1600 feet or something*
7 *you said.*

8 **MR. BRAD HAWKINS-CLARK:** *Yes.*

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9 MR. J.B.: Mr. Chairman, can you move this just enough so I
10 can see that left corner for a moment? All right. So that's a
11 cul-de-sac. I just wanted to see where that road went, and I
12 see there there's a cul-de-sac there. All right. Thank you.
13 And that circle is irrigation?

14 MR. BRAD HAWKINS-CLARK: Correct. That circle there is an
15 existing pivot which they are proposing to retain in their
16 design. It does have moving parts of course, so that is a
17 question that has come up in my staff report.

18 There is a number of issues. The bottom line in my staff
19 report, I had recommended continuing this hearing to address
20 several of the issues. The applicant has submitted a couple of
21 letters since that report was issued. So let him go over that
22 with you so you can see what work they have done since getting
23 the report. So yeah. The useability and the functionality of
24 that open space was one of the issues that I raised.

25 They are also proposing here a new pond. Some would serve

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1 as a fire suppression source. Middleton Fire District has give
2 the county a letter and they are aware of their proposal to
3 construct that pond with a couple of hydrants. And they have
4 recommended several conditions but they have recommended
5 approval with their design as they proposed it. As you can see,
6 there's a number of issues to point out.

7 There the irrigation, I'm sorry, the gas line. There's a

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8 major line that generally runs about through this area here.
9 You can kind of see those lines, and there's another major line
10 that comes down through here, along there, through their
11 proposed entry road. This, as I understand it, is the main line
12 that services the city of Emmett and the surrounding area. And
13 I'll just finish up my comments with a couple of slides to give
14 you a little bit of flavor for the area.
15 This is generally standing at the right, at the
16 intersection of El Paso and Oasis Road looking north. As you
17 can see, there's a good size grade on that hill coming down, and
18 there are some sight distance issues as you come up and over
19 that hill. I believe that's about a thousand feet from the
20 crest down to the intersection. This is a view looking west
21 down Oasis Road. You can see that it does climb a little bit,
22 and then drop over to that existing house which is just over the
23 hill where my arrow is. Again, this is Canyon County on this
24 side, and Gem County on this side.
25 MR. DAVID POOLE: So we're looking east here?

13

1 MR. BRAD HAWKINS-CLARK: Oh, I'm sorry, looking east. Yeah.
2 So this is a view west from Oasis, looking west at the existing
3 house and a couple of the out buildings, and then this is along
4 the east boundary of the property looking north.
5 MR. DAVID POOLE: Off of Oasis?

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6 *MR. BRAD HAWKINS-CLARK: Yes, off of Oasis. Thank you.*

7 *MR. J.B.: Is the county line down the middle of that road?*

8 *MR. BRAD HAWKINS-CLARK: The plat shows it. The center line*

9 *of Oasis Road, kind of goes a little bit off and on the section*

10 *line. The section line is the line between the counties. That*

11 *road is not exactly centered on the section line, but generally*

12 *yes. So the property in the vacation request that you have*

13 *currently, you know, it's approximately 80 feet from the center*

14 *line, I believe going north, you know, which runs about in here*

15 *and that's the existing right-of-way that Gem County owns. So*

16 *they're proposing to vacate some of that. So that would be some*

17 *of their build loss and push this back still keeping you know,*

18 *about 40 feet on arveage from either crest or the center line in*

19 *order to get the road widened. So I'll go back to the slide*

20 *there. We can keep that up.*

21 *As I mentioned, we did issue a preliminary staff report and*

22 *outlined several issues in there, which I trust you've read, and*

23 *that is available to the public if they want to see that. The*

24 *applicant did respond in writing to a few of those issues. We*

25 *have received comments from Intermountain Gas, Idaho Power, the*

14

1 *Gem County Street Naming Committee, the Emmett School District,*

2 *Bureau of Land Management, Bureau of Reclamation, Williams North*

3 *West Pipe Line, Middleton Fire Department, Keller Engineers, who*

4 *is the county engineer, and Northwest District Health. So those*

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5 are the agencies that we have received written comments from.

6 The main one of those I would point out to you is the

7 Intermountain Gas. Their letter does recommend if this is

8 approved, to relocate that main line. They have a lot of

9 concerns about that. But they did not say that that was an

10 impossibility, they just said that that's what we want, it to be

11 relocated. And then Keller Engineers has a couple of issues

12 related to the design. It would impact their project. So

13 unless you've any other questions for me I'll turn it over.

14 MR. DAVID POOLE: So I guess at this point it's Mr. Grundy.

15 MR. DOUG BERGY: My name is Doug Bergy and I'm representing

16 --

17 MR. DAVID POOLE: Okay, Doug, if you would do that please if

18 your the representative here tonight.

19 MR. DOUG BERGY: Dave Grundy is here and Dave Richards.

20 MR. DAVID POOLE: Okay, and your representing them with

21 their presentation right, Doug? If you would use the mic, just

22 for recording purposes. State your name and address.

23 MR. DOUG BERGY: My name is Doug Bergy. I live in Horseshoe

24 Bend, Idaho and I'm a surveyor representing Dave Grundy on this

25 development. I have some 8 and a half by 11's I'd like to pass

15

1 out to you for this presentation. It's reduced copies of this

2 map and subsequent maps.

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3 *Since we have that preliminary plat up here, I'll go to a*
4 *little prettier looking map. This is a 315 acre development.*
5 *We're proposing 72 lots. I probably won't repeat everything*
6 *Brad did. The major issues that I wanted to address was the*
7 *public comments and then the other entities that responded.*
8 *The biggest concern, and it was with us as well, is this*
9 *intersection down here and the bus stop. Currently the bus stop*
10 *is in this corner of Oasis and El Paso. We would like to get*
11 *away from that bus stop and propose putting in a turn around up*
12 *here and/or down here at this intersection. Dave Grundy has*
13 *observed where the bus stopped right here and he said it was*
14 *pretty dangerous.*

15 *A lot of people expressed concern in the traffic pattern*
16 *and the stop sign. We would propose a 4 way stop and possibly a*
17 *flashing light to mitigate those problems. Other issues that*
18 *were brought up were safety on the south part of this parcel,*
19 *like this existing pond, what we're going to do to mitigate*
20 *that. We propose a wire fence all the way around here. There's*
21 *also concerns about the ditch. We propose fencing along the*
22 *ditch.*

23 *MR. DAVID POOLE: What kind of fence do you propose?*

24 *MR. DOUG BERGY: Four wire barb wire. Well excuse me, five*
25 *wire along here. Five wire barb wire fence here, and then four*

16

1 *wire on the east and the north. All the houses or all the*

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2 driveways I've tried to represent here so you can easily see
3 what our access -- we don't want any access off our circle loop
4 except one. We didn't have a choice.

5 The land exchange that you guys brought up, that's a little
6 triangular piece right here and right across the canal. Dave is
7 proposing a trail system that will eventually go up into the BLM
8 land up here. The blue trail that you see on the map is an
9 improved equestrian trail with a gravel surface. The tan lines,
10 I'm sorry, the blue is pedestrian. I'm sorry. The brown trail
11 here on the outside is a native equestrian trail, meaning no
12 improvements.

13 This trail through here will be landscaped. All these
14 symbols on here represent trees and their ultimate canopy. I
15 have a detailed schedule for all the plantings in the
16 subdivision for this map. I can hand those out to you if you'd
17 like. I don't know if that would be necessary at this time.

18 This is a very unique design. When Dave came to me I
19 thought it was very creative. I really liked his idea.

20 The circle, we talked about connecting it over here and his
21 concern was well, I don't want to have a raceway around here.
22 This is going to be a pedestrian trail, this purple. That's the
23 only one that's going to be a pedestrian trail and that's going
24 to be around the pivot.

25 MR. DAVID POOLE: So the blue is improved equestrian?

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1 MR. DOUG BERGY: *Equestrian. We're not trying to mix*
2 *equestrians and pedestrians together because that was also a*
3 *concern. So we're going to limit the use. No ATV's are going*
4 *to be allowed on these trails at all. That is not Daves vision*
5 *and that's what -- we're not proposing that.*

6 MR. J.B.: *Mr. Chairman.*

7 MR. DAVID POOLE: *Yes.*

8 MR. J.B.: *A moment ago you said blue was pedestrian and you*
9 *said blue was equestrian; so which is it?*

10 MR. DOUG BERGY: *Blue is equestrian, purple is pedestrian,*
11 *and then the tan is native equestrian.*

12 MR. J.B.: *Equestrian. All right. Thank you.*

13 MR. DOUG BERGY: *This is the major Williams pipe line right*
14 *through there. They don't allow trees on that area but we've*
15 *provided a green scape along one side of the road. This darker*
16 *green in there is going to be lawn. The rest of this light*
17 *green is going to be native grasses or metal grasses.*

18 MR. BRENT JENSEN: *You have in your legend, irrigated*
19 *meadow.*

20 MR. DOUG BERGY: *Yes all those areas are irrigated.*

21 MR. BRENT JENSEN: *Just define that for me.*

22 MR. DOUG BERGY: *Irrigated?*

23 MR. BRENT JENSEN: *Irrigated meadow.*

24 MR. DOUG BERGY: *It's meadow grasses sprinklers.*

25 MR. BRENT JENSEN: *Irrigated once.*

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18

1 *MR. DOUG BERGY: No. It will be an --*

2 *MR. BRENT JENSEN: 6 or 8 times.*

3 *MR. DOUG BERGY: What ever it takes to keep it green. The*
4 *whole idea is to have that nice and green.*

5 *MR. BRENT JENSEN: You plan on clipping that?*

6 *MR. DOUG BERGY: The meadow grasses, no. Maybe twice, three*
7 *times a year. The lawn areas, probably weekly.*

8 *MR. BRENT JENSEN: Okay. Thank you.*

9 *MR. DOUG BERGY: This is not drawn right. We do not want to*
10 *improve this road, but we want to offer this for dedication for*
11 *future extension. Dave does not want to improve this section of*
12 *the road. He wants to get an old build permit, or an old build*
13 *agreement. He is afraid that people will use this for parking*
14 *and access to BLM land, either through here or up through here.*
15 *This subdivision is designed for the use of these, the home*
16 *owners of the subdivision.*

17 *MR. DAVID POOLE: So the improved road will end at the*
18 *cul-de-sac, including the cul-de-sac.*

19 *MR. DOUG BERGY: Yes.*

20 *MR. BRENT JENSEN: Now you said easement only extends the*
21 *property.*

22 *MR. DOUG BERGY: We talked a lot about that. I don't think*
23 *we want to dedicate that. We want to have that as dedicated*

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24 *right-of-ways so there won't be any issues down the road.*

25 *MR. J.B.: Mr. Chairman.*

19

1 *MR. DAVID POOLE: Yes.*

2 *MR. J.B.: Is there BLM access currently anywhere in there?*

3 *MR. DOUG BERGY: He's going to get an ingress, egress*
4 *easement from Kinsley.*

5 *MR. J.B.: No, that's what your getting. Is there anything*
6 *existing that people have to get to the BLM?*

7 *MR. BRENT JENSEN: Not from this property.*

8 *MR. J.B.: Not from this property. Okay, thank you.*

9 *MR. BRENT JENSEN: I wouldn't think.*

10 *MR. DOUG BERGY: Do you have something to add Dave?*

11 *MR. DAVID GRUNDY: Dave Grundy, 3506 West Patel Court,*
12 *Meridian. I'm a member of Greenfield Terrace L.L.C., which is*
13 *the owner or developer, as you would have it, for the project.*

14 *And, Doug, if you don't mind, I'll step up here for a moment. I*
15 *don't here myself on this but it's functioning?*

16 *MR. DAVID POOLE: Not supposed to.*

17 *MR. DAVID GRUNDY: Okay. I appologize. We actually have a*
18 *full 40 acre section, except for this one piece. There's a long*
19 *story here. There's a partial ground here that got lost back*
20 *around 1980, if I remember right. But anyways, as a part of*
21 *this project, we've clarified the ownership on this, but it's*
22 *not a part of our project, but we do have common boundary with*

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23 *the BLM here and there are tens of thousands of acres that*
24 *connect up through on the BLM.*

25 *MR. DAVID POOLE: So you connect with BLM, your land does.*

20

1 *MR. DAVID GRUNDY: We do. We do. The problem with our*
2 *connection is we don't have a good siding for a bridge that*
3 *doesn't terminate on BLM ground. And they have an issue*
4 *providing us with a termination point for that bridge, for*
5 *essentially a private use access. Now we could locate it here,*
6 *and it could be entirely on the BLM ground. It could arguably*
7 *serve the public, but this small little fraction of an acre that*
8 *would be cut off there doesn't really justify having a bridge in*
9 *that location. So we have worked with Kinsley's, and they've*
10 *been cooperative to do a mutually beneficial exchange here, and*
11 *we've retained our ownership up to this corner and have an*
12 *easement access up into the BLM through that corner.*

13 *MR. DAVID POOLE: So you have a possibility for an access?*

14 *MR. DAVID GRUNDY: Oh, it's already resolved. Yes. And we*
15 *have proposed, three proposed bridge sites that have been*
16 *reviewed by a bridge builder and ourselves. We're waiting for*
17 *the feedback from Black Canyon Canal, but Bureau of Reclamation*
18 *has already initiated the process and they've sent a letter in*
19 *that you have about the feasibility of putting a bridge in*
20 *there. And they are the underlying owners of that canal and*

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21 *Black Canyon's the operator of that canal at that point.*

22 *MR. DAVID POOLE: Okay. Thank you, Mr. Grundy.*

23 *MR. DOUG BERGY: I think there was questions on the vacation*

24 *right-of-way. Let me go back to the -- I did some detailed*

25 *drawings that were in our original submittal. I did not bring*

21

1 *them with me so I'll try to make it clear. We had a blow up of*

2 *this area. Essentially we had an old deed that called out 80*

3 *feet from this section line to this quarter section line, and it*

4 *was just 80 feet along here. That was it. No where else. That*

5 *seemed excessive after we did our topographic mapping. We just*

6 *thought it would be more prudent to ask the County to vacate 40*

7 *feet at the most, and these areas where there's some cut slopes,*

8 *we would follow the fence that is at the top of that cut slope.*

9 *And so some areas, our vacation request, is less than 40. The*

10 *whole idea was to preserve the cut slopes and make sure they*

11 *were in the right-of-way.*

12 *MR. DAVID GRUNDY: And would you gentleman like to have a*

13 *closer look at that vacation request, at this time?*

14 *MR. DAVID POOLE: I think probably, the best approach at*

15 *this point, is to keep the thing moving ahead. It is one of the*

16 *issues we have, but I think we can get the proposal from here,*

17 *from you, get the gist.*

18 *MR. DOUG BERGY: And that's basically our proposed*

19 *right-of-way. On the El Paso there's quite a cut bank in here,*

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20 *and we were proposing putting the right-of-way on the fence*

21 *that's at the top of the slope, the cut slope.*

22 *MR. DAVID POOLE: So you're stating the right-of-way, or*

23 *your vacating the right-of-way.*

24 *MR. DOUG BERGY: Dedicating.*

25 *MR. DAVID POOLE: Dedicating on El Paso?*

22

1 *MR. DOUG BERGY: On El Paso.*

2 *MR. DAVID POOLE: Your adding to the right-of-way on the El*

3 *Paso, and removing some right-of-way on Oasis.*

4 *MR. DOUG BERGY: Correct. Correct. The issue here*

5 *originally, there was comments that we didn't have connectivity*

6 *between this common lot and this common lot area over here.*

7 *Well, it was because of this minimum set back that we created.*

8 *If we went in this area by the house, we held the 40 feet*

9 *because it gives you plenty of room to build a road or widen.*

10 *So I think we need an exception, or a variance for set back.*

11 *Right now it would be 15 feet to the common lot boundary, and it*

12 *would be 25 feet to the right-of-way, and the common lot is*

13 *going to be just a path along there, and that's going to be*

14 *irrigated as well.*

15 *Something that I probably ought to bring up is the phasing.*

16 *If Dave chooses to phase, this is the layout that he would use*

17 *and you have a copy of this map in your submittal. So he has*

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18 *planned 3 phases, if he decides to go that route. Natural*
19 *drainage is along this path to the south of it. And the natural*
20 *drainage of the whole site comes through here and it eventually*
21 *ends up in this little drainage ditch.*
22 *Our plan is to retain all of our storm water on site. We*
23 *do not plan on discharging any storm water off site or into the*
24 *irrigation laterals. We're going to retain it with seepage beds*
25 *and means like that.*

23

1 *MR. DAVID POOLE: The seepage beds, are they going to link a*
2 *pond up and create any mosquito problems?*

3 *MR. DOUG BERGY: I would have to refer that question to our*
4 *engineer, David Richards.*

5 *MR. DAVID POOLE: Well that's one of those things we need to*
6 *look at too.*

7 *MR. DAVE RICHARDS: Dave Richards with ALS, 1103 West Main*
8 *Street Middleton, Idaho. What our intention is, is to allow all*
9 *the existing drainage to pass through like it is currently*
10 *doing; and then we will retain, on site, all the new storm water*
11 *run off from the roads and things like that, and we will retain*
12 *them from an infiltration basis. Not really seepage beds, but*
13 *these will infiltrate really rapidly and there won't be any*
14 *standing water in them. So there shouldn't be any issues with*
15 *mosquitos or anything like that.*

16 *MR. DOUG BERGY: That's essentially the project. I could go*

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17 into a lot of detail. I don't know if that would be necessary
18 at this time.

19 MR. DAVID POOLE: Okay. Are you done yet?

20 MR. DOUG BERGY: Let's see. I talked about the fire
21 suppression pond.

22 MR. BRENT JENSEN: Will that pond be full all year? I
23 haven't seen the letter from Middleton -- from Fire District 1
24 or whatever.

25 MR. DOUG BERGY: The way it stands, or my understanding, the

24

1 fire district pond can be filled with irrigation water. When
2 the irrigation season runs out, Dave's applying for a well
3 permit to keep it topped off. They want that pond 4 feet deep.

4 MR. DAVID POOLE: Yeah. It's stated, like you said you
5 didn't get to read it, but it does have to be maintained with 4
6 feet of water.

7 MR. DOUG BERGY: They asked for a hydrant on this side and a
8 hydrant on this side. That's when we added this access road, so
9 they could have a hydrant on both sides.

10 MR. FRED NUSSBAUMER: Mr. Chairman.

11 MR. DAVID POOLE: Yes, Fred.

12 MR. FRED NUSSBAUMER: You mentioned a gas line on the lower
13 part of the project, coming in. Where is the other gas line
14 coming toward Emmett? Where does it cross your property?

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15 MR. DOUG BERGY: *It follows this lot line. That gas line*

16 *runs right through here to Emmett.*

17 MR. FRED NUSSBAUMER: *So it's going to go right through the*

18 *middle of the subdivision. What size is that line, and under*

19 *what pressure does it operate?*

20 MR. DOUG BERGY: *It's my understanding, it's a 6 inch line,*

21 *600 PSI.*

22 MR. FRED NUSSBAUMER: *Okay.*

23 MR. DOUG BERGY: *And there's a 20 inch, and a 22 inch on*

24 *this corridor for Williams. This is intermountain gas, and this*

25 *is Williams.*

25

1 MR. FRED NUSSBAUMER: *And what does that operate under?*

2 MR. DOUG BERGY: *Oh, it's a bunch, at 2200. It's real high*

3 *pressure. It's the one that goes all the way to Portland, I*

4 *believe.*

5 MR. J.B.: *Mr. Chairman, I have a question.*

6 MR. DAVID POOLE *yes.*

7 MR. J.B.: *The circle, is that going to be common area?*

8 MR. DOUG BERGY: *Yes.*

9 MR. J.B.: *And yet you anticipate, or would like to be able*

10 *to keep pivot on it?*

11 MR. DOUG BERGY: *That was Dave's desire, because there was*

12 *an existing pivot there, economy of irrigating. He proposes the*

13 *home owners association determine what kind of a crop or a grass*

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14 *they want to put on that. He would like to see it become a*
15 *producing crop to off set some of the maintenance cost of*
16 *maintaining the common areas.*

17 *MR. DAVID GRUNDY: Dave Grundy, 3506 West Patel Court.*
18 *Doug, in his wisdom, thought I could best serve the project by*
19 *sitting down, that I might get a little bit wordy or something.*
20 *But having been so close to this project, and having worked it*
21 *for a year, my heads full of stuff. I want to always jump up*
22 *and raise my hand and contribute things, but if I could speak to*
23 *the pivot and gas line briefly. The idea with the pivot -- this*
24 *project is big, and I don't know if the map really does it*
25 *justice for how big it feels when your out there, but there are*

26

1 *something in the order of five and a half miles of trail in the*
2 *project.*
3 *And so the amenity we're trying to create is that capacity*
4 *of the project to absorb recreational activity right there in*
5 *the project. So some of our focus might not be on, you know, we*
6 *can't take five and a half miles and put shrubery all the way*
7 *down five and a half miles and expect 72 home owners to be able*
8 *to maintain it to look nice. So we want to come up with*
9 *solutions that look nice, are affordable out of the gate, will*
10 *make it a very attractive development that will encourage people*
11 *to build nice homes and keep up the properties, but also make it*

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*12 manageable for 72 lot home owners association. We think it's in
13 the interest of having a good looking project, 10 years down the
14 road, to make sure that that maintenance is manageable and is
15 planned for. And one of the solutions is to take a very large
16 piece of land that contributes to the open space in the field of
17 the project. It puts you in between. There are beautiful
18 hillsides out here and it kind of puts you in the hillside, but
19 keeping some of that terrain inside the project and with such a
20 large area and pivots being proven and so prevalent, they're
21 used in the relatively low maintenance cost.
22 Its a terrific solution to maintain that existing pivot, to
23 maintain that ground to look nice, and what we see it as is an
24 amenity to the trail system. Same way I might go out on the BLM
25 and I might be respectful of that to those 10s and thousands of*

27

*1 acres and by staying on the trail. We'd like to look at it that
2 way, that this is a way to keep the whole space looking good for
3 the homes, of use from the homes.*

*4 We've put the driveway -- the roads go right adjacent to
5 the open space, which from a design stand point is not very
6 efficient because we're loosing a whole half of the road to
7 access homes, but it makes even the drive into the project feel
8 that much more open.*

9 MR. J.B.: Well.

10 MR. DAVID GRUNDY: Yes, sir.

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11 MR. J.B.: I have a hard time considering a farm that's

12 about 40 acres, is that correct?

13 MR. DAVID GRUNDY: No, it's about 26.

14 MR. J.B.: 26 acres. I have a hard time considering that

15 common area because it would not be accessible to the people.

16 MR. DAVID GRUNDY: Well our --

17 MR. J.B.: Excuse me.

18 MR. DAVID GRUNDY: Yeah. Pardon me.

19 MR. J.B.: We turned someone down recently that wanted to

20 leave an orchard on the property. It was not common area

21 because the kids couldn't go out there and play with it, and so

22 we weren't willing to consider that. I think it's rather nyeve

23 to think your going to farm that without upsetting the neighbors

24 as they come in with the dirt and the dust and the other issues

25 that go on. So from the get go I have a hard time, or a problem

28

1 with the pivot.

2 MR. DAVID GRUNDY: Yeah and we're ready to back off from

3 that and go with some other solution, metal grass or some other

4 irrigation. We thought it would be in the interest, as a matter

5 of perspective, and so with all due respect, but the thinking

6 was it would be in the interest of having a good looking project

7 years down the road. But by all means, it's not something that

8 we're married to.

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9 MR. J.B.: Thank you.

10 MR. DAVID GRUNDY: And on the gas line, I wanted to point
11 out if I may, we made an effort to keep all structures or lots
12 off of that Williams gas line, and we did the same effort with
13 the Intermountain gas line that runs over the hill to Emmett.
14 In July and October we had conversations with them that
15 indicated that crossing it with roads and driveways were
16 perfectly okay. But my recent request that they send a letter
17 to that effect didn't work that way, and we became aware just
18 this last week that there were concerns with us crossing that
19 line at all. So we have an appointment to go out into the field
20 on Wednesday and take a look at what alternative options we
21 have, and it's fully our intent to find something that
22 accommodates their concerns.

23 MR. DAVID POOLE: Thank you, Mr. Grundy. We need to leave a
24 little bit of time for the public okay.

25 MR. DOUG BERGY: If you guys have any questions, any more?

29

1 That concludes my presentation.

2 MR. DAVID POOLE: Any questions from the board?

3 MR. J.B.: Not at this time.

4 MR. DAVID POOLE: Okay. Thank you very much, and I forgot
5 to ask if there were any exparte communication or conflict of
6 interest for the board members.

7 MR. J.B.: Minor one. Just for your information, I happened

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8 to hire ALS to do some engineering for me last year, and so I do
9 have some contact with them. I've not had any contact regarding
10 this project.

11 MR. DAVID POOLE: Thank you very much. Thank you, Doug.

12 Now we'll here from the public. Those in favor of the project,
13 the planned unit development, to come forward and state your
14 name and address, and try to make your comments short and
15 concise. I would appreciate it if somebody has already stated
16 what you would like to state, if you like you can stand up, give
17 your name and address, and state that you are -- you follow
18 their feel of thinking or whatever the case is to try to keep it
19 short.

20 It seemed like we got quite a number that are in favor. So
21 if you will please come forward, we'll start with the in favor.
22 Any public? State your name and address in the mic. It's for
23 recording purposes only.

24 MR. BEN PARKER: My name is Ben Parker, 5859 El Paso. And
25 my main concern was the intersection at El Paso and Oasis. I'm

30

1 not really in favor of a four way stop, but that's about my only
2 objection.

3 MR. DAVID POOLE: Okay, otherwise your in favor for the
4 project?

5 MR. BEN PARKER: Yes.

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6 MR. DAVID POOLE: Thank you, Mr. Parker.

7 MR. BEN PARKER: Thank you.

8 MR. DAVID POOLE: Anybody else like to make a comment in
9 favor?

10 MS. TRINA NISHITANI: My name is Trina Nishitani, 9390 Oasis
11 Road. I actually own both, two of these parcels, and of course
12 I'm in favor of it.

13 One of my major concerns about what we're talking about
14 tonight is the vacation of Oasis Road. As has been brought
15 forward, no one knew until Mr. Grundy did a survey, that back in
16 1980, the southern 80 feet of this property was deeded to Gem
17 County for Oasis Road, which it became known that that road,
18 that 80 feet goes through the middle of my house. That house
19 has been there since 1957, and so we've had some kind of fun
20 with it. That I'm tired of living in the street, and walking
21 the streets, that sort of thing. That I go to bed every night
22 in the street, and so I'd really like to get that resolved to
23 the satisfaction of everybody, especially as it pertains to my
24 house.

25 And then even though I don't think any of us want to see

31

1 development come into our area, that's the reason I moved to the
2 country, moved out of Boise and into the country, but all you
3 need to do is look around and see the encroachment of building
4 and houses into the area. And I think this is a very

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5 responsible, well planned out plan to keep a country feel, but
6 at the same time, I was raised in the country. I want it that
7 way, but I don't plan on leaving the area.

8 I also own the piece of property across the road from this
9 in Canyon County and I plan on staying in the area and building
10 there. It's not something I plan on leaving and going away from
11 this development.

12 As far as the road is concerned, Oasis Road, there was talk
13 about this road meandering up and down the section line.
14 Actually, a lot of this road is on my property in Canyon County
15 and right in front of my house. I understand from the engineers
16 that a majority of the road is in Canyon County.

17 MR. DAVID POOLE: Okay, you've got about 30 seconds.

18 MS. TRINA NISHITANI: Okay. So I think the developer also
19 handled all of the other concerns about the road and that sort
20 of thing. So thank you very much.

21 MR. J.B.: Mr. Chairman, I have a question.

22 MR. DAVID POOLE: Yes.

23 MR. J.B.: I'm J.B. Are you currently farming the entire
24 300 acres?

25 MR. DAVID POOLE: She has a portion of it.

32

1 MS. TRINA NISHITANI: Sorry. I don't own the 300 acres. I
2 own approximately 130 acres to the west, the western portion of

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3 *this, and also the 5 acre house.*

4 *MR. J.B.: And it's currently being farmed?*

5 *MS. TRINA NISHITANI: A portion of it's being farmed. I've*

6 *rented it to a farmer who -- but black canyon dried up a lot of*

7 *my ground so what I have irrigation water for -- I do by*

8 *irrigation water each year to make it farmable and to keep the*

9 *weeds down on most of it, but yeah.*

10 *MR. J.B.: Thank you.*

11 *MR. DAVID POOLE Thank you. Anybody else in favor of the*

12 *project?*

13 *MR. MARK COOMS: Good evening. Thank you. Mark Cooms,*

14 *Caldwell, Idaho, 29863 Farmway Road. I am the owner of the*

15 *other half of this project. I've farmed and tilled that land*

16 *for 22 years, also farmed Trina's ground as well. There's 170*

17 *acres on my parcel. Mr. Grundy, he pursued trina and I on this*

18 *project about a year ago, and at the time we were just observing*

19 *the situation, and he laid out the situation.*

20 *This is a very uniquely designed project. We live in a*

21 *growing area. Sand Hollow, Boise valley area, it's growing.*

22 *We're only 18 miles from the new interchange in Nampa. Growth*

23 *is coming our way.*

24 *I live in Canyon County, just a mile away from this*

25 *projects. I've been to a lot of public meetings, and I've been*

33

1 *in favor of all my neighbors in projectst that they do and*

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2 *there's growth all around us. This is just a new start here in*
3 *Gem County. It's a good benchmark for what you want to see in*
4 *your county, and this is well done. Mr. Grundy has done a fine*
5 *job.*

6 *I know we have neighbors here. They are concerned about*
7 *it, and they have a right to be concerned about it, and I'm glad*
8 *they're here this evening. And we're going to hear some*
9 *negative comments. And I have read most of their negative*
10 *comments. And there's no meat to most of their negative*
11 *comments. I've tilled that ground for 22 years. There's no*
12 *flood issues. There's no wet lands issues. All that stuff is*
13 *mute.*

14 *There are two subdivisions. One to the west, the brand new*
15 *subdivision on the Blaunk place, nicely done but it's dry*
16 *ground. Those people live on dry lots. This is all going to be*
17 *irrigated lots. So they're going to be nice.*

18 *MR. DAVID POOLE: You have about 30 seconds.*

19 *MR. MARK COOMS: Okay. To the Chadwick's, they've got an on*
20 *going subdivision. For years, these people have moved in on*
21 *those subdivisions. They have dry lots as well. This is going*
22 *to be far better then what's out there so far, and so I think*
23 *Mr. Grundy has done a fine job here and I appreciate his*
24 *efforts. Thank you.*

25 *MR. DAVID POOLE: Thank you. Anymore comment -- positive*

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1 comment?

2 *MR. DAVE HILL: My name is Dave Hill, 5160 El Paso Road.*

3 *We're just down the street from this, I guess a couple of miles,*

4 *I guess. But I'm totally in favor of it, I just think it's*

5 *great. I think this county needs a little kick in the pants, as*

6 *far as real estate around here. It would help you with your tax*

7 *base without increasing taxes on everybody else.*

8 *I know there's sewer issues around. There's other*

9 *developments that are going on, but me and a couple -- three of*

10 *my neighbors I know are very excited about this, especially the*

11 *under 5 acre part and up on our particular place there. We*

12 *don't have a lot of sewage issues, or whatever.*

13 *I think it's a great thing. There's a lot of pressure on*

14 *out here that we're quite aware of. We've got a lot of people*

15 *coming out here from Boise's and Californian's and every place*

16 *else. And you can do all you want about decreasing the, you*

17 *know, trying to say you're against progress and whatever but my*

18 *goodness, the truth of the matter is it's coming whether we like*

19 *it or not so I just think it's in everybody's best interest to*

20 *do it well and control it.*

21 *I think that green piece, right smack-dab in the middle*

22 *there, would make a real nice park or something. And you know,*

23 *you could put some picnic tables out there, or something like*

24 *that. It would make it nice for people to have an open piece of*

25 *ground, if it's done right. And these other issues about school*

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35

1 buses or what not, I don't think that's -- I think all that can
2 just be overcome, and the rest of us I think are just
3 progressive enough to want that to happen. We're on a good
4 street there, it's kind of a belt line between Boise and
5 everything.

6 MR. DAVID POOLE: You have about 30 seconds, Mr. Hill.

7 MR. DAVE HILL: Commuters and all of that come out there and
8 people want to raise their families in a little bit of a country
9 setting and I think it's terrific.

10 MR. DAVID POOLE: Thank you. Any questions for Mr. Hill?

11 MR. J.B.: Do you live in Canyon County or Gem County?

12 MR. DAVE HILL: Gem County. We're north of this project.

13 MR. J.B.: Thank you, sir.

14 MR. DAVID POOLE: Any further comments in favor? State your
15 name and address please.

16 MR. JIM MILLER: Yes. My name is Jim Miller and I live on
17 14807 Oasis Road. I'm not a land owner by here, but I live
18 there, and I just have to reiterate what the rest of them said.

19 This is a really nice subdivision proposal, and I plan on
20 staying and living there. I'll be just living right next door
21 to it and I think it's a great asset to the area. Thank you.

22 MR. DAVID POOLE: Any questions for Mr. Miller? Thank you.

23 MR. J.B.: Thank you, sir.

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24 *MR. DAVID POOLE: Any further comments in favor? Any*
25 *neutral comments from the public?*

36

1 *MR. LOUIS PRATT: My name is Louis Pratt. I live at 14023*
2 *Oasis Road. I have a son who is 6 years old. He's one of about*
3 *a dozen children who get on and off the school buses at the*
4 *intersection of Oasis Road and El Paso Road. There are 5*
5 *different school buses that stop at that intersection. As is,*
6 *the intersection is not safe. The increase in traffic will only*
7 *significantly increase the hazards. A 4 way stop will not*
8 *mitigate the hazards.*
9 *A few yards north of the intersection stands memorials*
10 *where people have been killed in traffic accidents. Just*
11 *recently, two people were killed on El Paso Road just south of*
12 *that intersection; so it is not a safe place.*
13 *The photographs that you saw this evening do not depict the*
14 *reality of the intersection. I have taken some photographs of*
15 *that area and I wanted to enter those into the record and I urge*
16 *that you do not accept this application, or that you do not*
17 *approve this application until the project provides a bus stop*
18 *that is safe for the children, safe for those who deliver them,*
19 *that it be away from the intersection, and that it be approved*
20 *by the Middleton School District.*
21 *MR. DAVID POOLE: Thank you, Mr. Pratt.*
22 *MR. J.B.: No. The pictures you can give to Brad.*

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23 *MR. DAVID POOLE: Yeah. If you can give them to Brad over*
24 *there, thank you. Any other neutral positions? Okay. Anyone*
25 *opposed to this project?*

37

1 *MR. STEVE CHADWICK: Steve Chadwick, 1442 Oasis Road.*
2 *Locating a subdivision in an agricultural area can make farming*
3 *difficult. I own Sand Hollow Nursery, which borders the*
4 *subdivision. Trees and shrubs border the subdivision on the*
5 *south and the west. People seem to think the fields are there*
6 *for them to use any way they want. They trample the crops, use*
7 *the fields for trash dumps, and the case of tree scaring makes*
8 *the trees unmarketable. Another nursery is having trouble with*
9 *kids carving the trunks of the trees, and theft is a major*
10 *problem with the containerized trees and shrubs.*
11 *Large equipment is used in these fields and would be a*
12 *safety issue if children were playing in them. Ten days ago, I*
13 *was in a nursery show in Boise. I talked to a number of*
14 *nurseries with subdivisions by them. A lot of the nurseries had*
15 *to have 6 foot fences around them and said that helped stop some*
16 *of the problems.*
17 *I also have an irrigation pond within 15, 20 feet of the*
18 *subdivision. To keep the children out of the pond and pumps,*
19 *there needs to be a good fence.*
20 *Mr. Grundy said at the neighborhood meeting that his trails*

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*21 and his subdivision would be disked rather than landscaped with
22 grass. I believe this is going to create a dust problem as the
23 winds can blow hard in our area. Disking does not necessarily
24 kill all the weeds or even cover the edges of the areas being
25 disked.*

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*1 I feel these trails need to be paved or grassed and fenced.
2 These trails would probably turn into ATV race tracks,
3 disturbing animals. The retail area of the Sand Hollow Nursery
4 is close enough to the trails that the noise from the ATV's
5 would make conversation difficult. The gas pumping plant I
6 think is also a problem. I don't know a lot about it. When we
7 hear a loud noise and see the white stream of gas going up we
8 listen.*

9 MR. DAVID POOLE: You have 30 seconds.

*10 MR. STEVE CHADWICK: Okay. This most often lasts 10, 15
11 minutes. When it lasts an hour or two, we've been told to turn
12 off the electric fence and have no open flames. I remember
13 once, El Paso Road was closed because of this. Sometimes the
14 gas smell is given off but they say it's not gas. I think the
15 gas plants should be addressed and studied for a good
16 neighborhood.*

17 MR. DAVID POOLE: Thank you very much. Any questions?

18 Thank you, sir. Anymore oppositions from the public?

19 MS. MARGO BLACKWELL: My name is Margo Blackwell and I live

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20 at 13970 Oasis Road. A lot of my concerns have to do with water
21 and nobody has ever explained to me how they're going to put in
22 72 new wells in the area. A lot of our neighbors have very
23 shallow wells. I'm thinking that the septic run off -- they
24 have problems with the septic tanks and there's a lot of sandy
25 ground in that area. I was told that a lot of that area was not

39

1 farmable because of the sand areas. I've not personally seen
2 this, but this is what I've been told.

3 Also, there's also a serious run off problem. The people
4 in the new subdivision are having flooding coming from the land
5 now. The pond area, as I understand it, is also a sandy area,
6 and from what I've been told, would need to be adressed in some
7 way. That it's going to maintain the water in there, rather
8 than running off all the time. Thank you.

9 MR. DAVID POOLE: Thank you very much, ma'am.

10 MR. J.B.: Thank you.

11 MR. DAVID POOLE: Further opposition for the foley?

12 MS. KATHY WHITE: A lot of what I wanted to say has been
13 taken care of. I didn't catch just where the fence was going to
14 start.

15 MR. DAVID POOLE: Your name and address please.

16 MS. KATHY WHITE: Kathy White, 14000 Oasis I don't think
17 barb wire is going to work very well with an equestrian trail.

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18 *If he does that, it should probably be smooth wire. I had the*
19 *same problem with the fire suppression pond holding water all*
20 *winter. We've got a pond that does hold water all winter, but*
21 *it's taken a long time to get it that way.*

22 *The canal, it's steep and it's swift, and it probably needs*
23 *to be fenced so kids can't get in it, but if your going to put*
24 *bridges across it, they'll probably jump off the bridges into*
25 *it anyway. There is a culvert that they can be sucked in*

40

1 *through.*

2 *The road, Oasis Road, going to the freeway is also -- it's*
3 *narrow, it's curvy, it's hilly, and there's a lot of blind hills*
4 *where driveways enter onto it. And I think if you're going to*
5 *increase the traffic, you're going to have to improve that road.*
6 *There's no trash service in the area right now for that.*

7 *MR. DAVID POOLE: You have 30 seconds, ma'am.*

8 *MS. KATHY WHITE: I've called an ambulance out there, and it*
9 *took them 45 minutes to get there in the dark.*

10 *I have a horse pasture that borders that subdivision. The*
11 *fence will help some, but I have more problems with the people*
12 *using the trails running into that fence. I think the fence*
13 *needs to be chain linked to protect people using the trail. The*
14 *horses can go out of control. I have horses on the other side*
15 *of that fence. I'll have to put a hot wire along it to keep*
16 *them off the barbwire because barbwire and horses don't mix.*

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17 Thanks.

18 MR. DAVID POOLE: Thank you very much. Further public input
19 for opposition? Yes, sir.

20 MR. TIM BLACKWELL: My name's Tim Blackwell. I live at
21 13970 Oasis. My property is down by the pivot. I would like to
22 hear from the engineer. He's saying putting the 4 way stop sign
23 or a red light there -- how's that going to help when your
24 coming off that hill on El Paso down to that intersection? It's
25 a blind intersection now. Big trucks come out there. Dairy

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1 farm trucks from the farms come out there and once they start
2 down that hill, if there's four or five cars sitting down there,
3 and he's not on the ball, somebody's going to get the tail end.
4 So could somebody, could he --

5 MR. DAVID POOLE: It's one of those things that he could
6 rebut, okay?

7 MR. TIM BLACKWELL: Okay. Thank you.

8 MR. DAVID POOLE: Thank you very much. Further input for
9 opposition from the public? Okay. If there is none, if you
10 would like to rebut some of that.

11 MR. DOUG BERGY: Doug Bergy, 49 Rocky Road, Horseshoe Bend.
12 As I stated earlier, I want to address the concerns with the bus
13 stop, the fencing, then I'll have Dave address the septic and
14 the well issues because he has a detailed report.

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15 *As I stated earlier, we recognize the danger of this*
16 *intersection for a bus stop. It's a poor location. We would*
17 *like to propose one up in this area that would be a turn around*
18 *-- buses don't like to back up. I think that's against their*
19 *code -- or one right down here where they can pull in and then*
20 *continue out the subdivision.*

21 *MR. DAVID POOLE: Have you posed any of this with the school*
22 *district at all, the bus stop?*

23 *MR. DOUG BERGY: Dave has talked to the school district and*
24 *he's working with them right now.*

25 *MR. DAVID POOLE: Okay. All right.*

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1 *MR. DOUG BERGY: Actually, our decision will be based on*
2 *their recommendations.*

3 *MR. DAVID POOLE: Certainly.*

4 *MR. DOUG BERGY: The fencing, we -- oh, I got another*
5 *topographical error. I said 5 wire down here, barb wire. If*
6 *the board, the Commissioner's don't see that as fit, then I*
7 *think our client wouldn't be opposed to chain link, but that's*
8 *not keeping with the real nature of the development. I think*
9 *we'd look at any and all situations.*

10 *MR. DAVID POOLE: There are other solutions that may be more*
11 *asthetic.*

12 *MR. DOUG BERGY: Yeah. The fire suppression pond, we know*
13 *that we're going to have to line that and we plan on it, either*

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14 *with bentenide or the plastic liner.*

15 *MR. DAVID POOLE: Rubber.*

16 *MR. DOUG BERGY: Yeah. That soil drains real freely, and*

17 *I'd like to turn it over to Dave to answer the --*

18 *MR. DAVID POOLE: Septic issues.*

19 *MR. DOUG BERGY: Yeah.*

20 *MR. BRENT JENSEN: Question for the applicant, Mr. Grundy.*

21 *MR. DAVID POOLE: Go ahead.*

22 *MR. BRENT JENSEN: Okay. Mr. Chairman. You know there is a*

23 *lot of concern about the intersection. Being familiar with that*

24 *area, I think many of those concerns, if not all of them, are*

25 *valid.*

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1 *MR. DOUG BERGY: I agree.*

2 *MR. BRENT JENSEN: Has the applicant considered using the*

3 *Garden Glen access to El Paso as the main entrance?*

4 *MR. DOUG BERGY: No, we have not.*

5 *MR. BRENT JENSEN: Would the applicant consider that?*

6 *MR. DOUG BERGY: I will have to let Dave address that one.*

7 *MR. BRENT JENSEN: Okay, thank you.*

8 *MR. DAVE RICHARDS: Dave Richards, 1103 West Main Street,*

9 *Middleton, Idaho. I'm not really sure what your talking about*

10 *there, but there's really no good way to fix this intersection.*

11 *I think anybody's that gone out and looked at it, it's pretty*

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12 obvious it's steep and the house that exists over here, I mean
13 anything that you do to this to mitigate the steepness of that
14 slope is going to impact this home owner over here. I mean he's
15 going to have access issues onto his site. In order to do an
16 effective job of it, probably take away half of his front yard.
17 And so what we're proposing, is a flashing light at least
18 to caution people that can't see the intersection coming down
19 the road, 4 way controlled intersection, so that vehicles have
20 to stop but other than that I don't know of any other effective
21 means of--

22 MR. DAVID POOLE: Where were you talking about the flashing
23 light at the intersection or at the crest of the hill?

24 MR. DAVE RICHARDS: It would be at the crest of the hill.
25 It wouldn't do any good down below.

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1 MR. DAVID POOLE: Okay.

2 MR. DAVE RICHARDS: There's adequate sight distance coming
3 up El Paso from both directions on Oasis, so really the sight
4 problem is coming down over El Paso.

5 MR. DAVID POOLE: Over the crest.

6 MR. DAVE RICHARDS: And like Doug was saying, is we would
7 offer up another bus stop somewhere over here if that's what
8 everybody wants. I mean there wouldn't be any issues there.
9 In regards to the septic, we've had conversations with the
10 health district already. As part of the subdivision process,

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11 *we'd have to dig a test pit on each lot, examine the soils,*
12 *identify any issues that they have ground water surface rock or*
13 *whatever, and mitigate those.*

14 *MR. DAVID POOLE: Before you can get a buildable lot, you*
15 *have to go through that procedure.*

16 *MR. DAVE RICHARDS: You have to -- South West District*
17 *Health has to sign off on the final plat, so they have the final*
18 *say there.*

19 *So ground water issues, I have not been able to identify*
20 *anything from the existing literature. Water supply up there*
21 *seems to be pretty adequate. I haven't seen anything in*
22 *publication that would indicated that there's going to be any*
23 *ground water issues.*

24 *MR. DAVID POOLE: You had a question for him, didn't you?*

25 *MR. BRENT JENSEN: Yeah, two questions. Actually I'd repeat*

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1 *the same question, if you're the right Dave, that I just asked*
2 *about the intersection on El Paso.*

3 *MR. DAVE RICHARDS: You're saying coming in from a different*
4 *direction, a different access.*

5 *MR. BRENT JENSEN: Off of Glen, off of Garden Glen.*

6 *MR. DAVE RICHARDS: Garden Glen, is that the road up here?*

7 *MR. BRENT JENSEN: No. That's the road you propose on the*
8 *north end of your subdivision.*

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9 MR. DAVE RICHARDS: *This one? No.*

10 MR. BRENT JENSEN: *Okay. That's the street you just put*
11 *your finger on.*

12 MR. DAVE RICHARDS: *This one?*

13 MR. BRENT JENSEN: *Just using your own words, there is no*
14 *good fix for that intersection at the bottom of the hill on El*
15 *Paso.*

16 MR. DAVE RICHARDS: *Correct.*

17 MR. BRENT JENSEN: *So my question then to you, to the*
18 *applicant, is would the applicant consider modifying their plat*
19 *to create Garden Glen, as is on this map here, I guess it's*
20 *called Red Hawk Way on the little one, as your main entrance as*
21 *opposed to the El Paso, Oasis intersection.*

22 MR. DAVE RICHARDS: *I guess I'm a little confused. Both of*
23 *these are enterances into the subdivision, and all of that*
24 *traffic would eventually have to go through the intersection.*

25 MR. DAVID POOLE: *One way or the other, they're going, a*

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1 *bulk of it's going to go through.*

2 MR. BRENT JENSEN: *A bulk of it will.*

3 MR. DAVE RICHARDS: *With an exception of the traffic.*

4 MR. BRENT JENSEN: *Your school traffic's going to go north.*

5 MR. DAVE RICHARDS: *Okay.*

6 MR. BRENT JENSEN: *Okay. You have in your landscaping plan,*
7 *you have substantial landscaping along Oasis and the entrance*

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8 *just east of Mrs. Nishitani's property. Correct?*

9 *MR. DAVID POOLE: Can you shed some light on that,*

10 *Mr. Grundy.*

11 *MR. DAVID GRUNDY: I can, if you don't mind.*

12 *MR. BRENT JENSEN: Please.*

13 *MR. DAVID GRUNDY: Dave Grundy, 3506 West Patel Court.*

14 *We've, subsequent to doing their traffic study of that*

15 *intersection we went ahead and collected some real time data out*

16 *there, thinking that we may be proactive about further*

17 *investigating how that intersection behaves and El Paso Road has*

18 *three to four times the traffic that Oasis does today. And*

19 *Oasis is only 3 miles from the freeway entrance or exit. And*

20 *so the expectation would be that the bulk of the traffic that*

21 *would leave the subdivision, would probably head towards the*

22 *freeway on Oasis. So the more traffic we send out onto El Paso,*

23 *the further, arguably, that we would exacerbate any issues*

24 *coming down that hill to the intersection. And by putting a*

25 *stop on that intersection, and a warning light, and a speed*

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1 *reduction at the top of the hill, we would then make that*

2 *intersection safer for the folks crossing it from Oasis. And so*

3 *Oasis from that stand point is the lighter used road. And so by*

4 *directing more traffic towards it now, we don't make any*

5 *conscious effort to direct traffic one way or the other, but I*

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6 would imagine that to have it, to people who develop would be to
7 probably use Oasis more than El Paso. And I'd also like to
8 point out that that intersection, regardless of what happens
9 here tonight, it's our opinion that it would be an advisable
10 thing to do to perhaps pursue that stop sign and that light
11 because it's an existing circumstance.

12 MR. DAVID POOLE: J.B., input?

13 MR. J.B.: Well the stop sign will never happen without the
14 Road Department deciding to do it. They control that.

15 I'm in favor of the light, you know, on top of the crest,
16 as we have coming out here on the bottom of the hill on highway
17 16.

18 MR. DAVID GRUNDY: We had considered the stop sign. It was
19 the road, I think it was the road or the engineer, the engineer
20 who actually came up with the idea of the light, which we are in
21 favor of also.

22 MR. J.B.: But whether or not a stop sign goes on it, will
23 be up to the Road Department.

24 MR. DAVE RICHARDS: You're saying that you think a majority
25 of the school traffic goes back?

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1 MR. BRENT JENSEN: That's not what I said at all.

2 MR. DAVE RICHARDS: I'm just wondering if we could route
3 this through.

4 MR. BRENT JENSEN: This is my view from what I've heard

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5 tonight, you know there's some, I think some real justified
6 concerns about putting a stop sign at the bottom of that hill,
7 and I don't care if it's a truck. We know that there's truck
8 traffic on that section road. We know that there's pickups and
9 trailers. You know, even if it's just a little commuting car,
10 if your asking in your proposal, if your asking for everyone to
11 stop at the bottom of that hill, I think it's not a good deal at
12 all. Okay. So I'm suggesting that maybe you consider the way
13 you've got this design. Your going to bring out most of your
14 traffic on Oasis. Based on your traffic study, okay, if you
15 could bring them out on El Paso on top of the hill, is that
16 something you'd consider?

17 MR. DAVID POOLE: I think what they're trying to say is that
18 even though they bring them out here, if that's what they do,
19 they're still going to hit that corner and go Oasis to go to the
20 freeway.

21 MR. BRENT JENSEN: But they don't all have to stop there.
22 I'm just asking.

23 MR. DAVID POOLE: Okay.

24 MR. BRENT JENSEN: I'm not trying to make any decisions
25 here. I'm just asking if that's something they'll consider

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1 because that's a basis for my support or nonsupport of this
2 project.

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3 MR. DAVID POOLE: You guys did a preliminary is what you
4 did.

5 MR. DAVID GRUNDY: Short answer is yes. I'm not sure how we
6 would direct the traffic to that exit because folks will --

7 MR. BRENT JENSEN: Well right now by design, the easiest way
8 to get out of that is to go to Oasis now, phase 1, phase 2. So
9 you're basically funneling by design. I see your funneling that
10 traffic out on Oasis, at the El Paso Oasis intersection. That's
11 what I see. I may be wrong, but that's what I see.

12 MR. DAVID POOLE: So possibly by running --

13 MR. BRENT JENSEN: So my question then is, and let me repeat
14 it that the applicant may consider. I can see just some small
15 tweaks in your design would bring that traffic out on top of the
16 hill on El Paso, and your answer is yes, you may consider that.
17 Okay. Thank you.

18 MR. FRED NUSSBAUMER: Mr. Chairman.

19 MR. DAVID POOLE: Yes.

20 MR. FRED NUSSBAUMER: Fred. I have a question. What
21 irrigation -- does all of that property have a water by from the
22 irrigation, from the irrigation company, the canal?

23 MR. DAVID GRUNDY: Dave Grundy, Meridian. Yes, sir. We
24 have 204 acres for the 315. It's all Black Canyon irrigation
25 district, and we'll allocate something a little over 2 acres per

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1 lot of irrigation, pressurized irrigation for the consumption

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2 of the residents and that leaves us 40 to 60 acres for --
3 requirement is actually only 40 acres to irrigate for the common
4 space, and so there's ample water for the project and it is all
5 Black Canyon Irrigation District.

6 MR. FRED NUSSBAUMER: So with your water by, you can move
7 that water onto land that your developing that does not have a
8 water by. You said -- how many acres do you have?

9 MR. DAVID GRUNDY: We have 315 acres.

10 MR. FRED NUSSBAUMER: And how much water by do you have?

11 MR. DAVID GRUNDY: 204.

12 MR. FRED NUSSBAUMER: Can you move it to land that doesn't
13 qualify under their rules? I don't think you can here.

14 MR. DAVID GRUNDY: Well, we've been in touch with the folks
15 at the Black Canyon Irrigation District and the understanding is
16 there's a procedure to -- I don't know what the language is, but
17 there's a 200 dollar per lot fee, plus an evaluation fee.

18 MR. FRED NUSSBAUMER: So that can be handled?

19 MR. DAVID GRUNDY: Yeah.

20 MR. FRED NUSSBAUMER: Now is that going to be a pressureized
21 system?

22 MR. DAVID GRUNDY: Yes, sir.

23 MR. FRED NUSSBAUMER: Okay, and you'll maintain the pumping
24 plant and everything for the pressure?

25 MR. DAVID GRUNDY: If Black -- apparently it's new for Black

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1 Canyon in that area, but apparently they are progressing toward
2 or moving towards taking control of such systems. Our CCNR's
3 currently propose that they would take control of that system
4 but if they did not, then yes, our association would maintain
5 that.

6 MR. DAVID POOLE: Any other questions of the applicants?

7 MR. BRENT JENSEN: Yeah. Are you guys done with the
8 presentation? Done with the rebuttal?

9 MR. DAVID POOLE: Are you done with the rebuttal?

10 MR. DOUG BERGY: Yes.

11 MR. BRENT JENSEN: Okay. Questions for the applicant,
12 Mr. Chairman.

13 MR. DAVID POOLE: Yes.

14 MR. BRENT JENSEN: There is concern in higher density
15 development. I realize that we're talking about 33 and a half
16 acres here, but there is concern in that many shallow wells,
17 especially when it may effect existing adjacent shallow wells,
18 would the applicant consider deep water community wells for each
19 phase or each section of this development? I think your septic
20 tanks going to be covered, but I know in the past, in the county
21 we've had concerns about development putting multiple shallow
22 wells in effecting existing adjacent shallow wells. So that's
23 my question.

24 MR. DAVE RICHARDS: Okay. Dave Richards, 1103 West Main
25 Street in Middleton. First of all, I think you have to realize

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1 that by irrigating from surface water sources, we've taken most
2 the majority of the water withdrawal that a typical domestic
3 water well uses out of the equation. I.D.W.R. allows you .02
4 CFS, and the majority of that is irrigation water right, and
5 that allows you to irrigate a half an acre by using the
6 pressurized irrigation system that's fed by a surface water
7 source.

8 Those land owners will not be able to irrigate off their
9 domestic water well, it would just be for domestic water
10 purposes. So the amount of water that they're going to be
11 withdrawing from the aquifer is pretty small.

12 MR. BRENT JENSEN: Is that going to be in your covenant?

13 MR. DAVE RICHARDS: Well, yes it will be.

14 MR. BRENT JENSEN: Because if I have a house out there and
15 Fred wants to put my sprinkler system in he'll say you know,
16 your well water is a lot cleaner than that canal water, and you
17 won't have to buy so many filters, so let's put it on your well.

18 MR. DAVE RICHARDS: Well I think the applicant would be
19 willing to put them in the CC&R's.

20 MR. BRENT JENSEN: The area you post them to are community
21 deep wells.

22 MR. DAVE RICHARDS: Philosophically I do not think they're a
23 good idea and these sand aquifers that are typical throughout

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24 *that area. Those aquifers do not transmit water laterally real*
25 *well, so when you put in a single source you start -- you create*

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1 *a huge draw down in a small area, which is liable to have more*
2 *of an impact to adjacent wells then if you have several small,*
3 *or have wells distributed across the sight. I think that's a*
4 *better choice than one or two community wells in that type of*
5 *aquifer. Now if you get into a different type of aquifer, like*
6 *some of the vusalts that are located towards the Snake River, or*
7 *some of the blue vail stuff that you see in the treasure valley,*
8 *than a community well makes a lot of sense.*

9 *MR. BRENT JENSEN: Have you done any testing out there?*

10 *MR. DAVE RICHARDS: We haven't done a test yet. We'll*
11 *probably see if we can do a test on the existing home since it's*
12 *already got a well, you know, we'll do a pump test on it.*

13 *MR. BRENT JENSEN: It kind of sets in a draw though doesn't*
14 *it?*

15 *MR. DAVE RICHARDS: I have done pump tests across the road,*
16 *across Sand Hollow in the same type of aquifer and where the*
17 *aquifers produce well for smaller domestic wells, getting*
18 *adequate flows for a community well are going to be difficult.*
19 *In fact I'm working on a water system right now for one that's*
20 *just across the Sand Hollow exit and that's going to be an issue*
21 *to get an adequate amount of water for community water system.*

22 *MR. DAVID POOLE: Any more questions?*

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23 **MR. BRENT JENSEN:** *One more if I may.*

24 **MR. DAVID POOLE:** *Go ahead.*

25 **MR. BRENT JENSEN:** *Do you have any provision or plan to*

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1 control obnoxious weeds in your open areas, in your, well I
2 guess in your development all together, in your trails?
3 MR. DAVID GRUNDY: Dave Grundy, 3506 West Putel Court,
4 Meridian. The short answer is yes. It hasn't been fully
5 defined. We submitted a preliminary landscaping plan with our
6 preliminary plat and this is actually the landscaping plan that
7 we're advancing for the purpose of a subsequent final PUD
8 application where it would be required. But the idea is to
9 landscape according to it's location, and to it's use, and to
10 it's contribution to the project. As an example, this perimeter
11 access, we do not intend to put an elaborate landscaping in. We
12 think that that would be a disservice to everything and it would
13 be more likely to be unkept and go to weeds or what have you.
14 And I made a poor choice of suggesting that we might disc that
15 at the neighborhood meeting, and much of that is due to my own
16 ignorance and I'm learning as I go here. But the original
17 thought was to create a trail and we established a width, or
18 I'll call it an access, such that somebody can come into the
19 cul-de-sac, hook up an implement, drive down to the end, get
20 turned around, come back. Two quick passes you've cut it down

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21 *and maintained it.*

22 *Perhaps a periodic spray treatment for weeds, that might go*
23 *up, and a suitable drought. Taller species of grass, something*
24 *that can grow up to a reasonable height but not get out of hand,*
25 *and moderate how often it needs to be cut. Then we'll have*

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1 *places like on this entrance, where we'll actually have cut and*
2 *groomed lawn where people see it more often and contribute to*
3 *it. These particular cut throughs here are convenient for*
4 *access to that outer loop of the trail and we intend to improve*
5 *them because of their visibility from the street. As you turn*
6 *around there, you can look sight right down that trail, and so*
7 *we want to improve that. Same with some of our choices of which*
8 *trails to put that extra money into to prove it, and that extra*
9 *maintenance expense.*

10 *The other reason for the short cut throughs by the way is*
11 *just safety. This is over a mile loop just going around that*
12 *bottom edge, and you'd hate to have somebody get halfway through*
13 *that and decide that they need to get back or need some help or*
14 *something, and so we put in those periodic breaks, mostly as a*
15 *safety measure and not as an embellishment of the trail system.*
16 *Did I answer that question?*

17 *MR. BRENT JENSEN: Sort of.*

18 *MR. DAVID GRUNDY: All of this green will be irrigated. So*
19 *we will have a loop of irrigated, pressurized irrigation, that*

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20 at some number of years down the road, perhaps certain sections
21 would be eliminated.

22 But to establish the tree screen here, and the tree screen
23 in the landscaping easement, we would have to have pressurized
24 irrigation to get that going. And we'll also have this whole
25 perimeter ring with pressurized irrigation to service the lots.

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1 But it's our intent to establish this perimeter landscaping with
2 the same pressurized irrigation.

3 It's not shown on this drawing, but there's this beautiful
4 little, I don't know, a bowl here on the intersection that you
5 see here on the photographs. We have a no build zone in there.
6 The idea being that we want to preserve that. We don't want
7 somebody throwing up a barn right here at the intersection, and
8 we're keeping it open for views along here with just grass and
9 as soon as you start to go up the hill or crest, that hill,
10 we'll start to throw in some trees as you go down. And the
11 intent in here for example, we have patches around the picnic
12 bench's and the picnic facility here where we will have the
13 higher cost maintenance grass. But the rest of the project,
14 even though irrigated, would only be in a species that would
15 only require less periodic cutting.

16 MR. DAVID POOLE: And it's the management that's required
17 some guys for managing obnoxious weeds is just called the basis

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18 *for cutting, you know.*

19 *MR. BRENT JENSEN: I'd like you to see in your CCR's if you*
20 *could, you know Eagle's full of it, Star's full of it, you know*
21 *you go in there and you disturb this ground, cut some paths next*
22 *year, your going to have coshen and puntruvine and sunflowers*
23 *growing everywhere. Eventhough coshen might not be on the*
24 *obnoxious weed list, they're still unsightly weeds and*
25 *problematic pests that I think it would behoove you to address.*

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1 *MR. DAVID GRUNDY: Yeah and I'm no expert. And the*
2 *landscaping folks will recommend what species are appropriate*
3 *and we would establish it initially any species that we want.*

4 *MR. BRENT JENSEN: But it would include your open areas?*

5 *MR. DAVID GRUNDY: Oh, absolutely.*

6 *MR. BRENT JENSEN: Your landscaping contract.*

7 *MR. DAVID GRUNDY: The only portions that we do not intend*
8 *to do and leave them in their natural state, and their very*
9 *attractive as they are, these upper, the upper inches of*
10 *property. One of the goals with the lot size is consistent with*
11 *that also.*

12 *One thing that we want to stay away from, I'll just say the*
13 *5 acre typical lot where you have the nice beautiful house where*
14 *everybody has these aspirations and they're planning on the*
15 *horse that they're going to keep out back, and the front yards*
16 *beautifully landscaped, and 2 or 3 years go by and you have 3*

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17 acres of weeds in the back. And so we're trying to create a
18 product that is more likely to be maintain ed.

19 MR. DAVID POOLE: I think you, Fred, you had a question.

20 MR. FRED NUSSBAUMER: Yeah, Mr. Chairman, may I ask a member
21 of the audience a question?

22 MR. DAVID POOLE: I think if it pertains to this I see no
23 reason why not, do you?

24 MR. FRED NUSSBAUMER: Steve, how deep are your wells on your
25 nursery?

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1 MR. STEVE CHADWICK: I'm 300.

2 MR. FRED NUSSBAUMER: You're what?

3 MR. STEVE CHADWICK: 300 feet.

4 MR. FRED NUSSBAUMER: 300 feet, and what's your standing
5 water?

6 MR. STEVE CHADWICK: A hundred.

7 MR. BRENT JENSEN: You're south of this right?

8 MR. STEVE CHADWICK: Yeah.

9 MR. BRENT JENSEN: North of El Paso? I mean north of Oasis,
10 excuse me.

11 MR. STEVE CHADWICK: No.

12 MR. BRENT JENSEN: South of Oasis too?

13 MR. STEVE CHADWICK: I'm high up. One mile south and one on
14 the north of El Paso --

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15 MR. J.B.: Mr. Chairman.

16 MR. DAVID POOLE: Yes, J.B.

17 MR. J.B.: Sir, a couple aspects of this concerns me. I
18 mentioned the pivot earlier. For me to be in favor of this
19 project at all, the pivot would be gone, and if that's going to
20 be common area, it would be common area and when you've got a
21 mechanical device like that it's not a common area. It's not
22 something they can go out and play ball on or something. I know
23 it's a large parcel of land, and I know that that's what it's
24 currently being used as, but I think it's unrealistic to think
25 your going to be able to farm that. The tractors coming in and

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1 out, pulling mud across those roads, and having people not
2 unhappy with the process. And so as big as it is, whether it go
3 into meadow or into -- gosh I'd hate to put 26 acres of grass
4 out there. I wouldn't like that, but you know even a common
5 corral barn or riding system or something might be interesting.
6 But I'm not in favor of the pivot system that's there.
7 Also your project, we mentioned mosquitos earlier. That
8 fire suppression pond would have to have some sort of abatement
9 approach to the mosquitos. Your project does create some sort
10 of hardship on your neighbors because of this gentleman's tree
11 farm or nursery, and personally I'd rather see the whole thing
12 fenced, the exterior perimeter fenced. I'm not sure what kind
13 of a fence I'd like. I don't like cyclone fence, can't stand

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14 *the stuff, but I think the neighbors do have some concerns, the*
15 *encroachment, the children, the animals, etc.; and so I'm not*
16 *sure I'd want a 6 foot wooden fence or a 6 foot cyclone fence,*
17 *but I do think a fence would be appropriate around the entire*
18 *project.*

19 *MR. DAVID GRUNDY: Was that an invitation to comment?*

20 *MR. J.B.: Well I guess my question, if I put that or if we*
21 *put that on as a stipulation on, could you live with it?*

22 *MR. DAVID GRUNDY: Well --*

23 *MR. J.B.: Yes or no.*

24 *MR. DAVID GRUNDY: Yes.*

25 *MR. J.B.: Thank you.*

60

1 *MR. DAVID GRUNDY: Yes. We would do what we could to live*
2 *with it. I wanted speak too.*

3 *MR. J.B.: Go ahead; I mean if you really want to. I don't*
4 *want to cut you off. I asked you a question and you deserve to*
5 *be able to answer me. So I was not being disrespectful of your*
6 *opinion.*

7 *MR. DAVID GRUNDY: Well I picked up the pen because I had*
8 *you at two issues but I lost you at three.*

9 *With respect to the wire, I don't know what's appropriate*
10 *either. And I feel a little bit obnoxious to suggest it you*
11 *know, economic considerations, but of course that's always on*

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*12 your mind, what's doable and what isn't. And so trying to
13 consider how we can accommodate or mitigate issues or whatever
14 and still have it be a solution that sports the project is the
15 challenge.*

*16 I did investigate chain link fencing recently just to know
17 what that consideration meant, and it's something of a scary
18 consideration compared to a wire fence. If barb wire is
19 inappropriate, that's one more thing I've been educated about
20 tonight, and a smooth wire would be fine. It's been suggested
21 that a 5 wire might be less passable, less easy for somebody to
22 step through, and more effective as a barrier. And I've also
23 had a suggestion, I forget what it's called, where you put the
24 welded wire, there's several feet of welded wire, and then a
25 couple of strands over that which would be that much more*

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1 difficult for a child to go through.

*2 MR. J.B.: My question is about the abatement issues for the
3 neighbors. He's got a pond. Now does he have to do something
4 about his pond because there's a child living on this property?*

*5 MR. DAVID GRUNDY: Well it's always been our intention to --
6 I believe this is a true statement -- to fence with something
7 the perimeter. Every lot is required in the CCR's to install
8 the standardized fencing for the project so that the whole
9 project looks homogeneous and attractive. And it will be a
10 white 3 rail, probably, fence. But this perimeter, each of*

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11 *these lots will have their fencing on their lot as required.*

12 *As a note of interest, it's 2 feet onto their lot, and*
13 *their responsible for weed abatement on both sides of the fence*
14 *so that the common maintenance of that, of this area is*
15 *simplified, that your not having to burn along fence or anything*
16 *like that. But the actual perimeter, because we want to capture*
17 *and identify that trail that's intended for the use of the*
18 *residents and not have them encroaching on other private*
19 *property, would then be, would then have a or be contained by*
20 *some sort of fence that serves the purpose of identifying that*
21 *boundary. And if we have to improve that for children or*
22 *something --*

23 *MR. J.B.: Well whether it be your perimeter or what's*
24 *required of them on their lots, a 5 wire smooth is not going to*
25 *keep a child from getting into his pond or keep dogs from*

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1 *getting into neighbors areas or bothering the neighbors horses,*
2 *and so it is an issue for me, some sort of a secure perimeter*
3 *and we'll leave it at that.*

4 *MR. DAVID POOLE: A chain link could keep me from it but....*

5 *MR. FRED NUSSBAUMER: Mr. Chairman, one other question.*

6 *There's been a lot of comment about a bus stop and about the*
7 *danger of the bus stop at this intersection. Is there a*
8 *possibility that first lot on the corner could be expanded over*

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9 to the point that you could put a bus stop in there away from
10 the main road?

11 MR. J.B.: He answered that way back with a turn around.

12 MR. FRED NUSSBAUMER: Well if you do that, then you have
13 people having to drive down Oasis to get to the bus stop.

14 MR. DAVID GRUNDY: This is a very attractive bull right
15 here, and it was my intent from the beginning to preserve that.
16 Would it be an option? It might be, but it would push that lot
17 smaller and cause other problems in the layout. It could have
18 ripple effects way back into the project.

19 MR. FRED NUSSBAUMER: I realize that.

20 MR. DAVID GRUNDY: This area here, there's actually a
21 lateral that comes around through here, feeds that pond, feeds,
22 would feed that, currently feeds that pivot, then it feeds this
23 existing pond here, and cuts out an area, something of an acre
24 plus or what have you. And it's a nice benched area with easy
25 access to Oasis. And it's currently used for hay storage and

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1 stuff. And the intent is to investigate whether or not, with
2 sight distance and all, that if we could create a turn around
3 for the bus, so instead of creating that activity at this
4 intersection, you'd come up, you'd turn around, they could pick
5 up the kids off of the street, come back onto Oasis, and be on
6 their way, or then turn into the subdivision as required. I
7 actually favor a bent if we don't actually create an off street

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8 *turn around, I favor this intersection for a stopping point.*
9 *You know, we see them stop on the middle of highway 30, old*
10 *highway 30, you know, at periodic places. But what's*
11 *advantageous about this site is that the bus coming in from here*
12 *to make the short loop without coming deep into the project can*
13 *pick up from kids waiting on this common area and in the other*
14 *direction also. They could choose to come in from either*
15 *direction, stop there, pick them up on this corner, and continue*
16 *out. And the cars dropping them off, if they are cars, don't*
17 *have to stop. They can drop them off and continue through and*
18 *nobody's forced to turn around.*

19 *MR. J.B.: Mr. Chairman.*

20 *MR. DAVID POOLE: Yes, J.B.*

21 *MR. J.B.: Having it inside, outside other people are using*
22 *it. If you put it inside the subdivision, it makes it more*
23 *difficult for people that don't live in the subdivision. And*
24 *the turn around out on the road, personally I would be more in*
25 *favor of them putting it in the subdivision.*

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1 *One other just small point, you mentioned that somebody*
2 *mentioned earlier that they had to put a cutoff on the circle*
3 *road into that one lot. They had no choice. Right above your*
4 *hand a little. The one lot on that narrow lot in between.*

5 *MR. DAVID GRUNDY: This one?*

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6 MR. J.B.: Yeah that one right there. And his comment was
7 he had to put the access there; he had no choice. You always
8 have a choice. I mean that lot doesn't have to be there. The
9 other lots could be a little bigger around it, then you wouldn't
10 have to have that lot.

11 MR. DAVID GRUNDY: I desired not to have access off of this
12 and we kept it off as much as we could. This is actually those
13 topography lines you saw up there. They're actually 1 foot
14 lines, and so it might look a lot steeper than a lot of stuff
15 that you see that might be 2 foot contours, but it's not quite
16 as bad as it looks. And this lot has a beautiful building site
17 back here. So it would be a kind of a long, not very aggressive
18 driveway back up to it. It's actually a nicely shaped lot, but
19 yes.

20 MR. J.B.: It was a minor point. You still all a choice.

21 MR. DAVID GRUNDY: Yeah. I appologize.

22 MR. J.B.: Thank you, Mr. Chairman.

23 MR. DAVID POOLE: Certainly. Any other questions? Okay.
24 If that be the case, we're going to close the public portion of
25 this meeting and move to the board for discussion among

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1 ourselves. Why don't we take a quick 5 minute break here.

2

3 ** The public portion of the meeting was closed and a short
4 break was taken. **

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5

6 *MR. DAVID POOLE: Okay. We'll call the meeting back to*
7 *order here. Gem County Planning and Zoning.*

8 *As I was saying, we closed the public portion. Now we've*
9 *got discussion among the board. First of all, we got discussion*
10 *on Item No.1, the Vac 06-001.*

11 *MR. J.B.: Mr. Chairman.*

12 *MR. DAVID POOLE: Yes.*

13 *MR. J.B.: J.B., for the record. The vacation of this to*
14 *me, and, Brad, it's my understanding that it would maintain the*
15 *80 foot easement for the road between the Gem County side and*
16 *the minimums, and the Canyon County side it won't effect. It*
17 *will still be an 80 foot right-of-way.*

18 *MR. DAVID POOLE: So there'll be an 80 foot road*
19 *right-of-way left there?*

20 *MR. BRAD HAWKINS-CLARK: I guess I'm hesitant to answer that*
21 *for sure, but that is you know, I mean the intent of the*
22 *ordinance is that there will be 80 feet.*

23 *MR. DAVID POOLE: On the sectioning.*

24 *MR. BRAD HAWKINS-CLARK: I'm dealing with Canyon County on*
25 *this issue and I don't have all the information about Canyon*

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1 *County's side.*

2 *MR. DAVID POOLE: And this is a recommendation to the Board*

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3 *of Commissioner's right?*

4 *MR. BRAD HAWKINS-CLARK: Yes. Just to clarify, the vacation*
5 *is. Yes.*

6 *MR. DAVID POOLE: Okay.*

7 *MR. J.B.: The lady who presented the testimony that she*
8 *owns the house now on the land here; and she also owns it on the*
9 *other side?*

10 *MR. DAVID POOLE: Maybe you could answer that question. Do*
11 *you have 40 feet on the other side, on the Canyon County side?*
12 *Is there a 40 foot right-of-way on that side of the road or is*
13 *it just Gem County 80 feet nothing canyon county?*

14 *MS. TRINA NISHITANT: Inaudible response (not speaking into*
15 *the microphone.)*

16 *MR. BRENT JENSEN: Brad, could we go back to that slide that*
17 *showed that survey of the house?*

18 *MR. J.B.: For information purposes only not additional*
19 *testimony is it okay to ask a couple questions of people in the*
20 *audience?*

21 *MR. DICK LINVILLE: As long as she just identifies herself*
22 *when she's answering, with the microphone.*

23 *MR. J.B.: Okay, and actually I may ask it of the engineer*
24 *or, sir, would you identify yourself?*

25 *MR. BRENT JENSEN: We have closed the public hearing.*

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1 *MR. DAVID POOLE: He asked the attorney.*

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2 MR. J.B.: I asked the attorney. Is that okay, I mean,
3 Brent, just for information purposes?

4 MR. BRENT JENSEN: I just don't want to open up a Pandora's
5 box.

6 MR. J.B.: Okay. I'll be real careful. It's just strictly
7 information I'm asking. Is there an easment, current easement
8 on the Canyon County side of the road?

9 MR. DOUG BERGY: There would be what they call a
10 prescriptive easment right-of-way by use. Because the Canyon
11 County Highway District maintains it, they have a right-of-way.

12 MR. J.B.: That didn't answer my question, sir.

13 MR. DOUG BERGY: Yes there is 25 feet.

14 MR. J.B.: A 40 foot easement on her property.

15 MR. DOUG BERGY: No.

16 MR. J.B.: That's my question.

17 MR. DOUG BERGY: 25 --

18 MR. J.B.: There is a 25.

19 MR. DOUG BERGY: -- is a prescriptive easement.

20 MR. J.B.: Okay. Thank you, sir.

21 MR. DAVID POOLE: Okay. I think the best thing too, J.B.,
22 and since we are referring this to the County Board of
23 Commissioner's, their legal department, and the road department
24 can research that, and their going to say yay or nay at any
25 rate --

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1 MR. J.B.: Okay.

2 MR. DAVID POOLE: -- depending on how we vote to vacate.

3 MR. J.B.: Then based on that, Mr. Pool, I see no problem

4 with the vacation. It has nothing to do with this project. It

5 has to do with her sleeping in the middle of the street every

6 night and so on. That aspect of it, as long as the road

7 department doesn't have an issue with it, I have no problem with

8 that vacation.

9 MR. BRENT JENSEN: I 2nd it.

10 MR. J.B.: So I would move that we approve Item 1 to vacate.

11 MR. DAVID POOLE: Okay. It's been moved and seconded that

12 we make the recommendation to the Board of County Commissioner's

13 to vacate the 40 foot section as proposed.

14 MR. BRENT JENSEN: From 80 to 40.

15 MR. DAVID POOLE: From 80 to 40 yes. Okay.

16 MR. J.B.: With the condition that the road department --

17 MR. DAVID POOLE: I think they're going to do that anyway.

18 MR. J.B.: Okay, that's fine.

19 MR. DAVID POOLE: I don't think we have to boggle this thing

20 up much.

21 MR. J.B.: All right.

22 MR. DAVID POOLE: Any further discussion of the motion? All

23 those in favor signify by saying "I".

24 (Vote unanimous.)

25 MR. DAVID POOLE: Opposed none. Motion carries unanimously.

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1 *Go to Item No. 2, the PUD. And this is just, we have the final*
2 *say on this one whether we approve of the concept or we don't*
3 *approve of the concept. I think there are some questions there*
4 *we need to ask ourselves as far as it may need to be tied along*
5 *with the rest of it because if we approve the concept and we*
6 *don't or don't approve the concept, then we can't approve the*
7 *preliminary plat as submitted. So I think we need to kind of*
8 *tie those two together in our minds as we're having discussion*
9 *on the PUD. So let's open up for discussion on the PUD.*

10 *MR. BRENT JENSEN: Mr. Chairman.*

11 *MR. DAVID POOLE: Yes.*

12 *MR. BRENT JENSEN: Generally I think it's a good use of this*
13 *property. Unlike J.B., I'm not opposed at all to the pivot as a*
14 *component in the open area scheme. I think it's a nonissue. I*
15 *think it's you know, Ag land is aesthetically pleasing and this*
16 *is an agriculture area of the county. You know we have*
17 *discussed it. It has been brought up in public hearing and*
18 *there's several letters I'm assuming have been written about the*
19 *intersection. The developer, the applicants are aware of the*
20 *concern of El Paso an Oasis Road. At this point I don't think,*
21 *well, I know that there has not been a proposal that I would*
22 *support and so perhaps consider some modification. I don't*
23 *think a stop sign at the bottom of that hill is anything but*

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24 *that's my opinion and I'm not to give my opinion here.*

25 *MR. DAVID POOLE: J.B.*

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1 *MR. J.B.: Mr. Chairman.*

2 *MR. DAVID POOLE: Or, are you through?*

3 *MR. BRENT JENSEN: No I'm not through.*

4 *MR. DAVID POOLE: I'm sorry.*

5 *MR. J.B.: Oh, I wanted to ask Brent a question. I'll wait.*

6 *MR. DAVID POOLE: Go ahead.*

7 *MR. BRENT JENSEN: Okay. Thank you, J.B. We brought up in*

8 *discussion, I think that since the applicant is requesting*

9 *higher density development than is in this area, and that's a*

10 *higher density development that zoning currently allows in that*

11 *area. I think part of this preliminary plat or this PUD*

12 *approval would be that there is some type of ground water survey*

13 *that will help us determine what type of well system, or the*

14 *applicant can propose a system of domestic water delivery, that*

15 *will fit.*

16 *MR. DAVID POOLE: Isn't that stepping into kind of the*

17 *preliminary plat, maybe more than the PUD?*

18 *MR. BRENT JENSEN: I feel that it is --*

19 *MR. DAVID POOLE: Needs to be adressed right away.*

20 *MR. BRENT JENSEN: -- imperative before this goes further*

21 *that it be addressed and I think those issues should be, or*

22 *shall be, impact on existing shallow wells. And we need to know*

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23 *the availability of ground water.*

24 *MR. DAVID POOLE: Anything else?*

25 *MR. BRENT JENSEN: Yes. I think that there should be some*

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1 *assurance, course that would be covered in their CC&R's. Well I*

2 *don't need to go there yet. We're not at that point.*

3 *MR. DAVID POOLE: Just the PUD.*

4 *MR. BRENT JENSEN: I'm finished. I'm finished.*

5 *MR. DAVID POOLE: You got a question for him, J.B.?*

6 *MR. J.B.: Mr. Chairman. If approving the PUD is saying the*

7 *idea of up scale, equestrian friendly subdivision at this*

8 *location is appropriate, then I'm in favor of that as a concept;*

9 *if that's what the question of the PUD is.*

10 *MR. DAVID POOLE: Well part of that I think too, J.B., is*

11 *that they're asking for 18 percent more density in the housing,*

12 *and so as a result --*

13 *MR. J.B.: Well isn't that in the preliminary plat though?*

14 *MR. DAVID POOLE: It's in the PUD? Maybe I'm wrong, but*

15 *what I think they're trying to do is to give us a concept that*

16 *will allow them to get them 18 percent more density. And to do*

17 *that they have to display that they're going to use these open*

18 *areas as public domain or public to people that own the property*

19 *can use these open areas. And that's again where I see you got*

20 *a problem with maybe where your center pivot is. Unless it is a*

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21 *situation where they can use it, if they're farming it to get a*
22 *crop to help off set the cost of being there. I think that's*
23 *where we had problems before.*

24 *MR. J.B.: Brent, I had a question and I agree with you on*
25 *the Ag land and such. We turned down, or made conditions on a*

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1 *subdivision recently that wanted to leave their orchard there.*
2 *We argued it's not accessible to the children. It's not a place*
3 *they can go out and play. They can't ride their horses through*
4 *it. They can't do whatever. And we made a stipulation that it*
5 *couldn't be a common orchard. I didn't support that.*

6 *MR. BRENT JENSEN: You remember in the debate I didn't*
7 *support that.*

8 *MR. J.B.: But it did pass through here.*

9 *MR. BRENT JENSEN: Yes, the majority of the board.*

10 *MR. J.B.: Majority of the board took that position.*
11 *Personally I'd rather see that 26 acres not included in this at*
12 *all if your going to leave it Ag, rather than call it common*
13 *area. I just, I have a hard time considering it common area.*

14 *MR. BRENT JENSEN: I'd call it open area. I didn't*
15 *understand that it was common area. It is open area. It's open*
16 *space.*

17 *MR. J.B.: Do we have a requirement on a subdivision like*
18 *this for common lots?*

19 *MR. BRENT JENSEN: I can't answer that.*

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20 MR. DAVID POOLE: *I think the open area --*

21 MR. J.B.: *Brad, do we?*

22 MR. DAVID POOLE: *-- Brad, we want to address that, is*
23 *supposed to be usable by the owners or the subdivision. Is it*
24 *not usable?*

25 MR. BRAD HAWKINS-CLARK: *There's two different ordinances*

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1 *that we're dealing with here. One is the landscape ordinance,*
2 *which uses the term accessible and, but it could be passive or*
3 *active open space. And then we're dealing also with the planned*
4 *unit development ordinance which talks about 10 percent minimum*
5 *open space, and every lot has to touch this open space. That*
6 *does not talk specifically about usable.*

7 MR. DAVID POOLE: *Okay. So it's just touching it.*

8 MR. J.B.: *But the 10 percent has to be -- what's that*
9 *definition please.*

10 MR. DAVID POOLE: *To touch open space.*

11 MR. BRAD HAWKINS-CLARK: *Yeah.*

12 MR. J.B.: *No, no. A lot has to touch the open, the paths,*
13 *or something, but 10 percent has to be accessible.*

14 MR. BRAD HAWKINS-CLARK: *"10 percent of the gross land area*
15 *developed in any residential PUD shall be reserved for common*
16 *open space and recreational facilities for the resident's."*

17 MR. DAVID POOLE: *But does it have to touch it?*

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18 MR. J.B.: No.

19 MR. BRAD HAWKINS-CLARK: Well that's another area.

20 MR. J.B.: That's a different area.

21 MR. DAVID POOLE: So it does, both portions. Okay.

22 MR. J.B.: But if they, if this 26 acres was taken out
23 because it's not common space usable by everybody, then the
24 other open space he has doesn't equal 10 percent does it?

25 MR. BRAD HAWKINS-CLARK: Correct. Yeah.

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1 MR. J.B.: With this 26 acres, does he meet the 10 percent?

2 MR. BRAD HAWKINS-CLARK: Yes. They're over.

3 MR. J.B.: Okay. So that goes back to my concern with it,
4 Brent, as much as I'd like to see it left in Ag, the pivot makes
5 it inaccessible to children and makes it a concern. I'd like to
6 find some other way to irrigate it. They could still put
7 pasture out there and that would be more passive, but it would
8 still be usable. The above ground pivot is my concern.

9 MR. BRENT JENSEN: I don't think a community pasture is
10 usable either, so....

11 MR. J.B.: It's the pivot that's my concern.

12 MR. BRENT JENSEN: I have to be careful what I say because I
13 don't want to give my opinion. As I see this as presented, you
14 have common open spaces. You have miles of trails. You have
15 you know, considerable amount of landscaped and heavily
16 maintained, if you will, areas and then you have other areas

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17 *that are meadow lands, as you described.*

18 *MR. DAVID POOLE: More passive.*

19 *MR. BRENT JENSEN: You know this is not a high density*
20 *housing development. This is a small acreage development. So*
21 *there's going to be a considerable amount of open land there*
22 *anyway, and open spaces for kids to roam, if you will, on their*
23 *own property. My view is that the pivot is a nonissue as a*
24 *condition upon accepting this.*

25 *MR. DAVID POOLE: As a method of irrigating. Instead the*

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1 *pivot as a method of irrigating because that's all he has*
2 *against it, is the method.*

3 *MR. J.B.: That's all I have against it, is the pivot.*

4 *MR. DAVID POOLE: As a method of irrigating.*

5 *MR. J.B.: Not the fact that it's going to be farmed.*

6 *Mr. Chairman. Other than the fact to get the farm equipment to*
7 *it, now you're going to have mud issues and everything else on*
8 *the road that people are going to have issues with. According*
9 *to -- living within the definition of what a PUD says it has to*
10 *be, in my opinion, well my interpretation of the statute, says*
11 *that the pivot makes it not accessible because it's not safe.*
12 *Not the fact that it's being farmed. Not the fact that it's*
13 *being pasture. So my issue is strictly with the pivot, not with*
14 *the use. Okay.*

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15 MR. BRENT JENSEN: *I disagree with that.*

16 MR. DAVID POOLE: *How many days does it take to make the*
17 *loop?*

18 MR. BRENT JENSEN: *Well they can do it in 24 hours.*

19 MR. DAVID POOLE: *24 hours. Then it's down, right?*

20 MR. BRENT JENSEN: *Well it depends on what the operator*
21 *wants to do.*

22 MR. DAVID POOLE: *Okay, as far as use of the land?*

23 MR. J.B.: *He could run a continuance.*

24 MR. DAVID POOLE: *If it's back to use of the land, what I'm*
25 *suggesting, is it okay if you want to use it for the method of*

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1 *irrigation even if he could design this thing so that is the*
2 *least expensive method of irrigation for the open space, then it*
3 *still makes sense to put it there, you know. I understand that*
4 *part, but it's still got to be usable by the other, by the*
5 *inhabitants of this subdivision.*

6 MR. J.B.: *Can I ask Brad a question on this? Brad, do you*
7 *believe in your interpretation of what the PUD stipulates, do*
8 *you believe that this can maintain the pivot and meet the code*
9 *for the PUD requirement of 10 percent?*

10 MR. BRAD HAWKINS-CLARK: *I've thought about this a lot.*
11 *I've talked with Dave about it. You know, I think that yes, the*
12 *intent I think of the PUD chapter to be common open space,*
13 *passive or active, could be met. Is it a potential hazard to*

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14 *have movable equipment? That's what I hear the concern is.*

15 *MR. J.B.: Well I'm willing not to go there. Your answer*

16 *was yes it could be met so I'll accept that. Okay. I mean*

17 *because I'm not hard and fast on it. It's a concern, but if you*

18 *think that it can be met so that it's common area and meet the*

19 *code for PUD, then that's good enough for me.*

20 *MR. DAVID POOLE: Now he's got someone to blame see.*

21 *MR. J.B.: Exactly. Okay and that goes back to my other*

22 *question. Is there a way that we can -- I agree, Brent, that we*

23 *need to have a water test done. We need a test well drilled*

24 *before we allow any of this to go forward. But how do we allow*

25 *the concept to say yes, a subdivision at this location, provided*

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1 *we can address these water issues and shallow wells being*

2 *effected in the neighborhood and things, how can we say okay to*

3 *the concept?*

4 *MR. BRENT JENSEN: Well I don't know that we can put a*

5 *stipulation on approval. The applicant is requesting higher*

6 *density development and it's currently zoned. So based on that,*

7 *I think we can stipulate. If you want this, then we think we*

8 *need to have some type of ground water study.*

9 *MR. J.B.: But is that of the preliminary plat or is that of*

10 *the PUD can we get the PUD okayed and require all those other*

11 *things on the plat.*

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12 **MR. BRENT JENSEN:** *I certainly think that if we did nothing*
13 *more then approve or disapprove of this proposal tonight, this*
14 *is an informal, well I guess it's formal but it's somewhat*
15 *informal at this stage, it gives the applicant a feel of what*
16 *we're looking at.*

17 **MR. J.B.:** *Okay.*

18 **MR. BRENT JENSEN:** *So I don't know if it has to be attached*
19 *in a motion, I think we can go ahead and do that.*

20 **MR. FRED NUSSBAUMER:** *Mr. Chairman. I think we need to look*
21 *at the staffs recommendations on this. The staffs saying*
22 *there's a lot of unanswered questions in this. I think we've*
23 *seen that here tonight and the staff was recommending that we*
24 *continue this and give the applicant a chance to answer these*
25 *questions before they come back before us.*

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1 **MR. BRENT JENSEN:** *And I agree with that. Mr. Chairman, can*
2 *I speak?*

3 **MR. DAVID POOLE:** *Certainly.*

4 **MR. BRENT JENSEN:** *There are issues with the gas easements,*
5 *the concerns of the gas company. I was disappointed that there*
6 *was no representative here in the public testimony to address*
7 *that. However, there are some letters that I haven't read yet.*
8 *I think there's some information that we need to read before we*
9 *can make a decision.*

10 **MR. DAVID POOLE:** *And I think that's why these are closely*

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11 tied together, the PUD and the preliminary plat. Okay, and
12 that's the reason for the discussion. Anything else you want to
13 discuss as far as the PUD goes?

14 MR. FRED NUSSBAUMER: That's all I have.

15 MR. DAVID POOLE: And I think at this point what we have to
16 do, we have to make a decision on what we're going to do with
17 Item 2. Are we going to vote on it or continue it, table it,
18 however you want to address it. If you want more public info
19 then we'll have to continue it. If you think we have enough
20 public input and everything can be addressed and not have to
21 open the public input again, then I think we can table it. But
22 I think everything here still needs to leave some of that open.

23 MR. BRENT JENSEN: I think we need to continue.

24 MR. J.B.: Can I ask Brad a question? Brad, your
25 recommendation to continue this for more information, was that

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1 for both Items 2 and 3.

2 MR. BRAD HAWKINS-CLARK: It was largely for 3, you know, in
3 terms of procedurally I think it would help both staff, us and
4 the applicant to know the commissions direction on No. 2 because
5 if in principal you disagree with the concepts and you don't
6 think they deserve nine extra lots, then we need to know that
7 because they're going to have to go back to the drawing board.
8 I haven't necessarily heard that, so I would say that it was

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9 *mainly on No. 3 because if your direction is that yeah, in*
10 *principal we like this, then there's enough confidence on our*
11 *part to work with them, you know, to revolve --*

12 *MR. BRENT JENSEN: -- to address the issues --*

13 *MR. BRAD HAWKINS-CLARK: -- on No. 3, if I could. On No. 2*
14 *they are asking for a waiver of the block lane on 2 blocks, and*
15 *I think it would be helpful to have on the record if the*
16 *commission supports a longer block length. At 1000 feet we're*
17 *talking not to long, but this block right here and this block*
18 *here you know, they both have substreets that go on. So in the*
19 *future you know they may be dealt with.*

20 *MR. DAVID POOLE: But just to the cul-de-sac, how are we*
21 *sitting for the block length.*

22 *MR. BRAD HAWKINS-CLARK: Still exceeds.*

23 *MR. DAVID POOLE: Still exceeds. Okay and so we have to,*
24 *and we got 1, 2, 3, so we're not servicing that many lots on*
25 *that extra length, you know, and I think the reason for that --*

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1 *MR. BRENT JENSEN: I've got a question. Well it's probably*
2 *to late. I'm asking you guys to see if you guys can answer*
3 *first. Maybe somebody can shake their head. As you've drawn in*
4 *these accesses to the property, are those set in stone or those*
5 *land owners can decide once they buy the property where they can*
6 *put that access into their property. I know you want to keep*
7 *them off of certain areas but along those frontage --*

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8 MR. DAVID POOLE: I think that's something we can address in
9 the preliminary plat and recommend or make that a stipulation.

10 MR. BRENT JENSEN: I just wanted to know what the intent of
11 the developer was. Are they pretty much set in stone?

12 MR. DAVID GRUNDY: That frontage is intended, not that
13 specific.

14 MR. BRENT JENSEN: For the access. Okay. That answers my
15 question. It's suggested, or is it going to be?

16 MR. J.B.: Brad may know that answer.

17 MR. BRAD HAWKINS-CLARK: Permits approach permits the
18 driveways are going to have to get their own separate permits.

19 MR. DAVID POOLE: Once these --

20 MR. BRENT JENSEN: I'll just tell you what I'm thinking
21 about here. You brought up the issue of extending the length
22 you know, so got to come clear around here to access these. So
23 does that mean, but you can not, they will not be aloud to
24 access this property?

25 MR. DAVID POOLE: It's pretty steep right there looking at

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1 the topping.

2 MR. J.B.: My last question for Brad.

3 MR. DAVID POOLE: Go ahead.

4 MR. J.B.: Mr. Chairman. Do you have a problem with the
5 extend over the thousand feet?

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6 MR. DAVID POOLE: Do you anticipate seeing a problem by
7 doing it?

8 MR. BRAD HAWKINS-CLARK: I do not.

9 MR. J.B.: Okay.

10 MR. BRAD HAWKINS-CLARK: You know, I mean, given the number
11 of lots we're talking about and given the fire departments
12 looked at it and they're happy with the turn around, we have the
13 pedestrian connection so you don't have to use the road.

14 MR. J.B.: Mr. Chairman, I would like to go forward with the
15 concept of approval.

16 MR. DAVID POOLE: I would never do concept.

17 MR. J.B.: And I don't have a problem with his extra nine
18 lots. Whether or not we require fencing around it, that will
19 come on Item 3, some of these things. But for them to justify
20 continuing expenditures for the process, you know, the school
21 bus thing would have to be worked out with the school bus
22 district.

23 Somebody brought up that Canyon County won't go into Gem
24 County subdivision but on Oasis. That's why keeping it out
25 there, those are other issues. The concept I don't have a

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1 problem with and I would like to at least give them the
2 indication by approving or suggesting the approval of Item No. 2
3 so that it can proceed.

4 MR. DAVID POOLE: Brent, you have any comments or are you

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5 still --

6 **MR. BRENT JENSEN:** *Yeah. Let me just comment on that you*
7 *know I agree with J.B. somewhat. You know we are allowing*
8 *higher density lots that's currently zoned, so by supporting*
9 *this concept we will be setting a precedence for other*
10 *development right here in this corner. And so I think because*
11 *of this, we need to have more data on the ground water studies*
12 *and I think we need to attach that if you're making a motion. I*
13 *think we need to attach it to a motion on this concept that*
14 *there needs to be assurances from the developer so that we can*
15 *make a better decision on Item No. 3.*

16 **MR. DAVID POOLE:** *So you're talking about ground water, not*
17 *wells.*

18 **MR. J.B.:** *Yeah. We're talking about wells.*

19 **MR. BRENT JENSEN:** *Yeah. Shallow wells.*

20 **MR. DAVID POOLE:** *Shallow wells.*

21 **MR. BRENT JENSEN:** *Yeah. Shallow wells versus deep wells.*

22 **MR. DAVID POOLE:** *Okay. Do we have any authority over the*
23 *Southwest District Health to make those comments?*

24 **MR. BRENT JENSEN:** *We're not asking for authority over them.*

25 **MR. J.B.:** *No. No. It has nothing to do with the wells.*

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1 *It has to do with the extra lots.*

2 **MR. DAVID POOLE:** *That's what I'm saying, because we're*

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3 *allowing extra lots, can we do that if these were 5 acre lots?*

4 *We wouldn't have the authority.*

5 *MR. BRENT JENSEN: That's absolutely right.*

6 *MR. DAVID POOLE: Okay.*

7 *MR. J.B.: Right but we can put the stipulation on, and we*

8 *did it recently on another one, so yes we could.*

9 *MR. DAVID POOLE: Okay. In the concept or in the*
10 *preliminary plat?*

11 *MR. J.B.: In the PUD.*

12 *MR. DAVID POOLE: Okay.*

13 *MR. J.B.: We could stipulate that the extra lots are*
14 *subject to who to be accepted?*

15 *MR. DAVID POOLE: To allow the extra lots.*

16 *MR. J.B.: To allow the higher density at the preliminary*
17 *plat we have to be satisfied with the water delivery.*

18 *MR. BRENT JENSEN: The impacts on existing, on neighboring*
19 *shallow wells.*

20 *MR. J.B.: Impact otherwise we go back to it has to be*
21 *minimum of 5 acre lots.*

22 *MR. BRENT JENSEN: 5 acres. That's right.*

23 *MR. DAVID POOLE: So that is the way it works, right?*

24 *MR. J.B.: So we could do that and our attorneys shaking his*
25 *head that we could.*

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1 *MR. DAVID POOLE: Go ahead. Did you want to say something?*

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2 *Then I'll go to Fred.*

3 *MR. BRAD HAWKINS-CLARK: Sure. Brad Hawkins-Clark again.*

4 *My read of the PUD ordinance is that there's three areas that you*
5 *have to base your decision on, density bonus on landscaping,*
6 *sight design, and what's the third one? I'm having déjà vu*
7 *because Woods Ranch. We had this same conversation.*

8 *MR. BRENT JENSEN: It's impacted and ground waters an*
9 *impact.*

10 *MR. BRAD HAWKINS-CLARK: It's very clear that you can't put*
11 *conditions on a PUD. This is just in principle.*

12 *MR. DAVID POOLE: Okay and that's what I'm saying. Are we*
13 *premature on conditioning this, but we can on preliminary plat*
14 *or not?*

15 *MR. DICK LINVILLE: I think you can put them either place.*

16 *MR. DAVID POOLE: Either place. Okay.*

17 *MR. DICK LINVILLE: I'm looking at the wording for the PUD*
18 *approval and if, I mean it's an issue of whether it affects the*
19 *general welfare of the community, whether it fits in with the*
20 *surrounding plan use, you can justify that at either stage 2 or*
21 *stage 3.*

22 *MR. BRENT JENSEN: Mr. Chairman, can I talk to Brad.*

23 *MR. DAVID POOLE: I promised Fred.*

24 *MR. BRENT JENSEN: Okay, go ahead.*

25 *MR. FRED NUSSBAUMER: Fred. One of the last subdivisions*

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1 that we worked on over by Letha, we were told at that time that
2 state law allows you to have a private well on a 1 acre piece of
3 ground.

4 MR. BRENT JENSEN: That's the minimum. Yes.

5 MR. FRED NUSSBAUMER: That's the minimum acreage. We're
6 talking 2 or 3 acres on each one of these lots now, or 3 acres I
7 guess.

8 MR. BRENT JENSEN: That doesn't mean that it's recommended.

9 MR. DAVID POOLE: But it's zoned for --

10 MR. BRENT JENSEN: It's zoned for 5 acres.

11 MR. J.B.: We can be more restrictive than state law. We
12 can be more restrictive than state law because they're asking
13 for smaller lots. If they were asking for 5 acre lots we
14 wouldn't be able to be more restrictive.

15 MR. FRED NUSSBAUMER: Okay.

16 MR. DAVID POOLE: That's because of our zoning ordinance
17 right?

18 MR. BRENT JENSEN: Yes.

19 MR. J.B.: Mr. Chairman, I'd like to make a oh, excuse me,
20 Brent had a question.

21 MR. BRENT JENSEN: No, let's here your motion.

22 MR. J.B.: No, I want to here yours. Come on.

23 MR. BRENT JENSEN: I was going to just make a comment about
24 Brad's comment and I don't remember now exactly how I was going
25 to do that.

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1 MR. DAVID POOLE: We interrupted his train of thought.

2 MR. BRENT JENSEN: Well he was talking about -- anyway.

3 MR. J.B.: Well the attorney said we could put the condition
4 on here or there, so we're going to put it here.

5 MR. BRENT JENSEN: Right.

6 MR. DICK LINVILLE: What I meant was you could approve or
7 disapprove on that criteria.

8 MR. BRENT JENSEN: Oh, okay. I got my train of thought.
9 I'm actually, by doing this, by putting a condition if we can on
10 this, we're actually saving the applicant time and money.

11 MR. DAVID POOLE: Additional time and money.

12 MR. BRENT JENSEN: Because otherwise our options are to say
13 okay, we can do smaller lots or we can not and that's it
14 tonight. And based on the information that I have, my vote
15 would be no. If we could put conditions upon this yes, the
16 design looks good. Okay and we can support that but there's
17 certain criteria that we need more data on --

18 MR. BRAD HAWKINS-CLARK: Mr. Chairman.

19 MR. BRENT JENSEN: -- which would be ground water.

20 MR. BRAD HAWKINS-CLARK: Could I just ask, were you aware
21 that there was a hydrology study prepared as a part of this
22 application?

23 MR. BRENT JENSEN: I haven't read that.

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24 **MR. BRAD HAWKINS-CLARK:** *It was prepared by A.L.S., by the*
25 *developer engineers. So we don't have a 3rd party, but I just*

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1 *wanted to point out that the record does have a hydrology report*
2 *prepared.*

3 **MR. BRENT JENSEN:** *Testimony said there was no test well and*
4 *this gives them the opportunity to do that. You know, we give*
5 *them the okay to pursue it, put more money into the project,*
6 *they can come back with some real data.*

7 **MR. BRAD HAWKINS-CLARK:** *If I hear you right you're leaning*
8 *toward approval as long as they do a community well, or you're*
9 *leaning towards approval you just want more data.*

10 **MR. BRENT JENSEN:** *As long as they can.*

11 **MR. J.B.:** *No not at all. We want data to support --*

12 **MR. DAVID POOLE:** *Individual wells.*

13 **MR. BRENT JENSEN:** *We're trying to protect the neighboring*
14 *shallow domestic wells.*

15 **MR. J.B.:** *We want a test well that shows that this higher*
16 *density, and that they're going to do the wells is not going to*
17 *affect the community. The higher density is the only thing we*
18 *can address. No we're not leaning one way or the other.*

19 **MR. FRED NUSSBAUMER:** *Mr. Chairman.*

20 **MR. DAVID POOLE:** *Yes.*

21 **MR. FRED NUSSBAUMER:** *Are you through J.B.?*

22 **MR. J.B.:** *Go ahead.*

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23 **MR. FRED NUSSBAUMER:** *I don't think there's any way they can*
24 *drill one test well on that big of acreage and tell you whether*
25 *they're going to effect the neighbors. That's not going to*

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1 *happen.*

2 **MR. BRENT JENSEN:** *There going to have three phases, and*
3 *they're going to be able to tell you where the water is and how*
4 *much is there. And I don't care if it's a test well, I think we*
5 *need more data.*

6 **MR. FRED NUSSBAUMER:** *I agree with that.*

7 **MR. J.B.:** *All right, Mr. Chairman.*

8 **MR. DAVID POOLE:** *Okay. If it's more data, don't we need a*
9 *continuation?*

10 **MR. BRENT JENSEN:** *Yeah exactly.*

11 **MR. J.B.:** *No. We can put the condition on satisfactory*
12 *data.*

13 **MR. BRENT JENSEN:** *And that's what I've assumed to.*

14 **MR. DAVID POOLE:** *All right.*

15 **MR. J.B.:** *We'll find out whether or not Brent seconds me.*
16 *So that will be the real test.*

17 **MR. BRENT JENSEN:** *Okay. Give it a try.*

18 **MR. J.B.:** *Mr. Chairman, as to Item No. 2 on this evenings*
19 *agenda, the preliminary plat, the preliminary planned*
20 *development, which is known as Meadows at Sand Hollow, I move*

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21 *that we recommend that the county commissioners --*

22 *MR. DAVID POOLE: No this is ours.*

23 *MR. J.B.: This is ours. All right. I move that we accept*

24 *it with the higher density with the stipulation that the higher*

25 *density must be supported by additional water issue information*

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1 *regarding the shallow wells in the neighborhood and that, yeah.*

2 *MR. DAVID POOLE: Is there a second to that motion? Are you*

3 *studying the hydrology study right now?*

4 *MR. BRENT JENSEN: No. I'm not even looking at that. I'm*

5 *just thinking if we accept, that it's final.*

6 *MR. DAVID POOLE: The concept is final.*

7 *MR. BRENT JENSEN: Yeah the concept. Exactly.*

8 *MR. DICK LINVILLE: I think that it might be better for you*

9 *to make a motion to continue the matter for later approval upon*

10 *submission of the information you request. That way you won't*

11 *have a contingency out there, you're not sure about the*

12 *enforceability.*

13 *MR. J.B.: All right. So we continue everything. Then how*

14 *do we give them the indication that we're looking favorably at*

15 *their concept?*

16 *MR. DICK LINVILLE: I think they're getting it.*

17 *MR. J.B.: Okay. I withdraw my motion for lack of a second.*

18 *MR. DAVID POOLE: Okay. Do we have any other motions that*

19 *the board would like to propose?*

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20 MR. J.B.: Mr. Chairman, I move that we continue Items No. 2
21 and 3.

22 MR. DAVID POOLE: We haven't discuss ed No. 3 yet. We're on
23 No. 2.

24 MR. J.B.: Can't do anything with 3 until 2.

25 MR. BRENT JENSEN: Yeah. We got to revolve 2 first.

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1 MR. DAVID POOLE: 2 first, then we'll go into 3. Motion for
2 2.

3 MR. J.B.: I motion that we continue Item No. 2 until we
4 receive additional information regarding the water.

5 MR. FRED NUSSBAUMER: Water and other questions by staff
6 that they might have on this project.

7 MR. BRENT JENSEN: Put it on staff shoulders.

8 MR. J.B.: That's right.

9 MR. FRED NUSSBAUMER: Well it's in the recommendations.

10 MR. DAVID POOLE: Do I have a second then?

11 MR. FRED NUSSBAUMER: Second.

12 MR. BRENT JENSEN: I'll second that. Well go ahead, Fred.

13 MR. DAVID POOLE: Fred seconds the motion okay. All those
14 in favor signify by saying "I".

15 (Vote unanimous.)

16 MR. DAVID POOLE: Opposed same sign. Motion carried
17 unanimously. Now we go to preliminary plat, preliminary

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18 *subdivision plat discussion on Item No. 3. I think we've*
19 *discussed it.*

20 *MR. BRENT JENSEN: I think we've discussed them both*
21 *together.*

22 *MR. DAVID POOLE: I think we, just as a matter of record, we*
23 *need to make a separate motion. Is what I'm saying? I think*
24 *our concerns have been expressed. I think it's time to go*
25 *through the motion here.*

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1 *MR. BRENT JENSEN: There are issues with that pipe line*
2 *though.*

3 *MR. DAVID POOLE: And I think here's a situation where you*
4 *can add that for continuation.*

5 *MR. BRENT JENSEN: You know one of the suggestions that I*
6 *heard as Brad referenced that letter, that one of those lines be*
7 *moved, relocated.*

8 *MR. DAVID POOLE: Well we need more input to make sure*
9 *that's not the case.*

10 *MR. J.B.: By continuing it, do we have to renotify? Do we*
11 *have to?*

12 *MR. DAVID POOLE: Do we have to do a new date for this?*

13 *MR. BRAD HAWKINS-CLARK: If you do it to a date certain, we*
14 *don't have to renounce.*

15 *MR. DAVID POOLE: Okay, if we can do a date certain. The*
16 *next meetings pretty loaded. So where do you want to go date*

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17 *certain?*

18 **MR. FRED NUSSBAUMER:** *How much time is it going to take to*

19 *get all the information we need?*

20 **MR. BRENT JENSEN:** *Couple weeks.*

21 **MR. DAVID POOLE:** *45 days, 60 days, what do you guys need?*

22 *Because we can make it date certain so we can just move on with*

23 *it, otherwise we're going to have to --*

24 **MR. J.B.:** *March the --*

25 **MR. DAVID POOLE:** *So we have two meetings next month.*

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1 **MR. BRAD HAWKINS-CLARK:** *Well right now your scheduled for*

2 *one February 12th.*

3 **MR. DAVID POOLE:** *But we've already got things that we*

4 *didn't do tonight added on that one right, plus whatever*

5 *already scheduled. So I assume that one's out.*

6 **MR. J.B.:** *March 9th, march 5th?*

7 **MR. BRAD HAWKINS-CLARK:** *I think that's fine.*

8 **MR. DAVID POOLE:** *Okay.*

9 **MR. J.B.:** *It's March 12th actually.*

10 **MR. DAVID POOLE:** *So the first March meeting, assuming we*

11 *won't have a second one, right?*

12 **MR. J.B.:** *March 12th.*

13 **MR. DAVID POOLE:** *All right. Now let's move on with Item*

14 *No. 3 so we can follow the same procedure with that, gentlemen.*

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15 MR. J.B.: I move that we continue Item No. 3 to March 12th.

16 MR. DAVID POOLE: For the preliminary subdivision plat till
17 March 12 and reason being answering the questions that are
18 necessary. One of them being the gas line issue.

19 MR. J.B.: Right.

20 MR. DAVID POOLE: Okay. Is there a second to that motion?

21 MR. FRED NUSSBAUMER: Second.

22 MR. BRENT JENSEN: There was some traffic issues, and I know
23 they've done traffic studies.

24 MR. DAVID POOLE: Well that's part of what they want to
25 address, part of what we need to address is the publics --

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1 MR. BRENT JENSEN: We've discussed it all. So they've got a
2 better feel.

3 MR. DAVID POOLE: Okay. Second is by Fred. All of those in
4 favor signify by saying "I".

5 (Vote unanimous.)

6 MR. DAVID POOLE: Opposed same sign. Motion carries. Thank
7 you very much. Thank you for your patients. And I assume here
8 that we motion to adjourn.

9 MR. J.B.: I move that we adjourn.

10 MR. BRENT JENSEN: Second that.

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12 MEETING WAS ADJOURNED.

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2 *Certificate of Transcription*

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4 *The undersigned does hereby certify that she correctly and*

5 *to the best of her skill and ability, transcribed the above*

6 *transcription from the audio recording of the Gem County*

7 *Planning and Zoning Meeting which was recorded on the 29th day*

8 *of January 2007.*

9

10 *DATED AND CERTIFIED this 24th day of April 2007.*

11

Jan 29, 2007

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14

Amanda Shaw

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Transcriber

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