

City of Glenns Ferry Planning & Zoning Public Hearing Meeting August 13, 2020

The Public Hearing Planning & Zoning Commission meeting was opened and called to order at 6:00 pm on Thursday, August 13, 2020.

Planning & Zoning Members Present: Kt Carpenter, Jill Hampton, Denver Price

Staff Present: Lori Freeman

Others: David Payne

Item 1. OPEN MEETING AND ROLL-CALL ATTENDANCE:

Carpenter: Took roll call.

 X Denver Price

 X Jill Hampton X KT Carpenter

Item 2. MOTION TO: [Action Item] Adopt Agenda:

Hampton: I make a motion to adopt the agenda for Thursday, August 13th.

Price: Second.

Carpenter: All in favor, all-ayes.

Item 3. MOTION: [Action Item] P&Z Minutes of August 5, 2020:

Hampton: I make a motion.

Price: Second.

Carpenter: All in favor, all-ayes.

Item 4. BEGIN PUBLIC HEARING:

1. PUBLIC HEARING FOR PROPOSED AMENDMENT TO OFFICIAL ZONING MAP OF THE CITY BY REZONING CERTAIN PARCELS OF PROPERTY FROM HEAVY INDUSTRIAL (M-2) TO COMMERCIAL (C):

Carpenter: Administrator have you prepared and published all required hearing notices and prepared all staff reports and other documents necessitated and/or required by law?

Freeman: Yes

a. Explanation of Hearing Procedures/Presentation by Chair
Commissioner, Kt Carpenter:

The public hearing will be a structured meeting as follows. Planning & Zoning Chair will present proposal regarding the intention to amend official zoning map of the City of Glenns Ferry by rezoning certain parcels of property from heavy industrial to commercial. At the completion of presentation, public testimony will be taken. One person will speak at a time, limiting testimony to approximately three minutes (3) for each person. Each person will first state his or her name and address. Testimony will be received in this order: In favor, neutral, and opposed. The Commission will then be allowed to reply to any testimony given. Upon proceed to deliberation or take up deliberation at a subsequent meeting. Any issues raised will be addressed in the final discussions. The Commission will then recommend to the City Council approval or denial of the rezone application.

Carpenter: b. Chair Commissioner, Kt Carpenter, Mention Written Testimony Received and from Whom: Give Totals of Written Testimonies: FOR, UNCOMMITTED, and AGAINST:

Carpenter: Was there any written testimony?

Freeman: There is no written testimony. There is no one online (gotomeeting).

2. TESTIMONY TAKEN:

- a. Testimony – Supporting: None
- b. Testimony – Uncommitted: None
- c. Testimony – Opposed: None

3. REBUTTAL: Rebuttal of Testimony Taken: N/A

4. CLOSE PUBLIC HEARING: (No Motion Needed)

Carpenter: I would like to close public hearing at this time.

4. DELIBERATIONS:

Carpenter: **•Periodically review all land use regulations, ordinances, and zone descriptions for compliance with the governing body’s intent and consistency with the comprehensive plan’s overall goals and objectives**

Carpenter: I felt that this is in compliance

Price: I’m all good with it as well.

Hampton: Last year we redid the Comprehensive Plan and I think it follows in with it quite well.

•Ensure that zoning and other ordinances do not unduly obstruct or inhibit economic growth or stifle innovation.

Carpenter: I do not feel that amending was not an obstruction or inhibiting economic growth by changing the zone, in fact I think it will enhance it.

Hampton: Right I agree with that.

Price: I’m all good with that as well.

•Encourage innovation in new commercial, industrial, or other uses that spurs economic development while maintain essential character and quality of life.

Carpenter: There again I feel like what we are doing will compliment and encourage innovation and compliment new commercial.

•C: Commercial: The purpose of the C commercial zone is to provide commercial areas to fulfill the need for a retail and service trade area within the community.

Hampton: I think changing the zone to commercial, that sums it up.

Carpenter: I agree.

•Review monitor and update land uses within the city and impact area on a regular basis.

Carpenter: The city has already reviewed land uses within the city, we’ve all been over that in our studies.

Price: We are all good.

•Update zoning, building and/or other ordinances to be in conformance with the adopted comprehensive plan as required by state law, and as meets the needs and intent of the citizens through their elected and appointed governing boards.

Price: That’s what we are doing.

•Encourage development that will improve existing neighborhoods.

Carpenter: Yes, I feel that it definitely does.

•Consider case-by-case instances of compatible mixed uses, innovative and new strategies of best use of available land consistent with community standards and goals.

Carpenter: We've looked at the zoning map and looked at those case by case as far as those properties were concerned.

Price: Yep

Carpenter: We've looked and discussed why we wanted to make these changes.
•Growth and development are planned and occur in such a way that land use of hazardous areas does not imperil the population or impose an undue burden on existing services.

•Consider innovative redevelopment proposals with a view toward the overall positive effect on the community's housing picture.

Carpenter: This change will definitely help with the housing picture.

Price: I think you are right it is going to be a positive all the way.

•Reduce obstacles to redevelopment where such will not impair health safety or overall long-term community improvement plans.

Carpenter: I think we've all basically reviewed all of these, I know I have and everybody else has.

Item 5. **MOTION:** [Action Item] Planning & Zoning Recommendation for the Proposed Intention to Amend Official Zoning Map of the City by Rezoning Certain Parcels of Property From Heavy Industrial (M-2) To Commercial (C): (Roll Call Vote)

Hampton: I will make a motion to recommend to approve the proposed intention to amend official zoning map of the city by rezoning certain parcels of property from heavy industrial to commercial to the city council.

Price: Second.

Carpenter: Roll call vote, Price-yes, Hampton-yes, Carpenter-yes.

Item 6. **DISCUSSION/MOTION:** (Action Item) Set Public Hearing Date/Time for Conditional Use Application – ARK Properties Proposal to Develop RV Campground: (Roll Call Vote)

Hampton: I motion to set public hearing for ARK Properties Conditional Use Application for September 17, 2020, Thursday at 6:00 pm.

Price: Second

Carpenter: Roll vote, Hampton-yes, Carpenter-yes, Price-yes

Item 7. **COMMISSIONERS COMMENTS:**

Price: Just to be clear, there are three of us, to make a quorum there has to be all three of us here.

Freeman: Yes. There is another person coming on. The Mayor will be appointing that person at the next city council meeting. Then as long as there are three commissioners at a meeting that will make a quorum, should one of the four be absent.

Item 8. **MOTION: [Action Item] Adjourn:**
Hampton: I motion to adjourn
Price: Second.
Carpenter: All in favor, all-ayes. This meeting is considered adjourned.

Approved by the P & Z Commission: _____ / _____ / _____

Chairperson, Kt Carpenter

Attest: _____
Lori V. Freeman, P&Z Admin.