

City of Glenns Ferry Planning & Zoning Regular Meeting February 5, 2020

The regular Planning & Zoning Commission meeting was opened and called to order at 7:00 pm on Wednesday, February 5, 2020, by Charlie Winters, Planning & Zoning Chairman.

Planning & Zoning Members Present:

Staff/Others Present: Lori Freeman,

Item 1. OPEN MEETING AND ROLL-CALL ATTENDANCE:

Winter: Took roll call.

 X Denver Price X Charlie Winter
 X Jill Hampton X KT Carpenter

Item 2. MOTION TO: [Action Item] Adopt February 5, 2020 Agenda:

Carpenter: I move we adopt agenda.

Hampton: Second

Winter: All in favor, all-ayes

Item 3. MOTION: [Action Item] Approve P&Z Minutes of November 6, 2019:

Hampton: I motion to except minutes of November 6, 2019.

Carpenter: Second

Winter: All in favor, all-ayes

Item 4. DISCUSSION: Identify Certain Parcels of Property, Currently Identified on the City's Official Zoning Map as M-2 Heavy Industrial Zone Which Should More Appropriately be Zoned C Commercial Zone:

Winter: It looks like Geoff's, (Jill Holinka), recommendation, (*maintain all of the properties closest to the railroad as M-2, with the dividing line being the alley behind those parcels. It looks like the city used the alley on the properties to the northwest of Alturas St., so we could just continue that line*), is in line with what we were talking about, keeping all the properties next to the railroad tracks as being M-2 Heavy Industrial whereas everything across the alleyway from there will be C-Commercial.

Price: Is there any issues with Commercial being saddled by M-2?

Winter: The reasoning for the change is there is a lot of non-conforming businesses, residence that are currently in Heavy Industrial that should be zoned Commercial.

Price: What would the objection, is it a tax thing? What would be the downside of being Commercial over M-1?

Freeman: It does not affect the taxes at all.

Price: The only thing that I can see, if I were the person owning the property would be from a resale issue, if I were going to sell the property, would I have trouble getting a loan, selling the property, from a Commercial, M-1, M-2?

I would almost think Commercial would be an advantage.

Carpenter: Are there any different insurance implications for the city or these property owners if we change the zone?

Freeman: The residences, the church and some of the businesses are nonconforming. Nonconforming building destroyed by fire, 50% or more, cannot be rebuilt unless you

make the building a conforming building.

Price: Fire insurance, or nothing, they can't build because the city zoned M-2?

Freeman: In M-2 residential, churches, some businesses are prohibited, nonconforming buildings.

Price: We're not dealing with M-1 at all.

Freeman: No.

Winter: I think the conclusion of the meeting tonight is to determine whether to leave those along Idaho Street/railroad track as they are M-2 and change those north of the alley to Commercial.

The next stage will be what?

Freeman: When we get all the parcels identified for the proposed zone change, then the next step is motioning for a Resolution, this is because, this proposed zone change is initiated from the Planning and Zoning Commissioners and not an applicator from the public. From there you will set a public hearing date, notice in the newspaper, property of consideration, property within 300' and political subdivisions are notified, public notice signs are put out.

Winter: So, at our next regular schedule meeting we will vote on a Resolution?

Freeman: Yes, also, you will set the public hearing date.

Winter: Would anyone be opposed of having another meeting in two weeks just to get this rolling, the 19th of February. It would be a quick meeting.

All were in favor of the February 19, 2020 special meeting @ 7:00 pm.

Item 5. COMMISSIONERS COMMENTS:

Item 6. MOTION: [Action Item] Adjourn:

Carpenter: I motion to adjourn.

Hampton: Second

Winter: All in favor-all ayes.

Meeting adjourned at 7:36 pm.

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

Charlie Winter, Chairman:

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