

City of Glenns Ferry Planning & Zoning Regular Meeting June 22, 2020

The regular Planning & Zoning Commission meeting was opened and called to order at 7:00 pm on Wednesday, June 22, 2020.

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

Staff/Others Present: Lori Freeman, Teresa Parsons

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:

Item 3. Date is written ~~2019~~ should be 2020. On the minutes of February 5, ~~2019~~, should be 2020. Hampton's motion to approve February 5, ~~2019~~, should be 2020.

Hampton: I motion to adopt amended agenda

Price: Second

Carpenter: All in favor, all-aye.

Item 3. MOTION: [Action Item] P&Z Minutes of February 19, ~~2019~~ 2020:

Hampton: I motion to approve amended minutes of February 19, 2020.

Price: Second

Carpenter: All in favor, all-aye.

Item 4. DISCUSSION/MOTION: [Action Item] Identify Eight (8) Additional 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:

- RPB0065033019A Lots 19, 20, Blk 33, Glenns Ferry TNST
- RPB0065033017A Lots 17, 18, Blk 33, Glenns Ferry TNST
- RPB0065033015A Lots 15, 16, Blk 33, Glenns Ferry TNST
- RPB0065033011A Lots 11-14, Blk 33, Glenns Ferry TNST
- RPB0065032001B Tax 56, 57, & 58, Blk 32, Glenns Ferry TNST
- RPB0065032003B Tax 52, Tax 53 & Tax 3, Blk 32 Plus Vac Alley, Glenns Ferry TNST
- RPB0065033001A Lots 1-10, Blk 33, Glenns Ferry TNST
- RPB00650320060 Tax 54, Blk 32, Glenns Ferry TNST

Hampton: I motion to add these additional eight (8) parcels of property to the 17 parcels already identified, currently identified on the city's official zoning map as M-2 Heavy Industrial zone which should more appropriately be zoned Commercial (C).

Price: Second

Carpenter: Roll call, Hampton-aye, Price-aye, Carpenter-aye. Motion approved.

Item 5. DISCUSSION/MOTION: (Action Item) Glenns Ferry P&Z Resolution. A Resolution of Intention to Amend the Official Zoning Map of the City by Rezoning Certain Parcels of Property from Heavy Industrial (M-2) to Commercial (C):

Hampton: **I motion,**
A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF GLENN'S FERRY, ELMORE COUNTY, IDAHO, ADOPTING A RESOLUTION OF INTENTION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY BY REZONING CERTAIN PARCELS OF PROPERTY FROM HEAVY INDUSTRIAL (M-2) TO COMMERCIAL (C); DIRECTING THE ZONING ADMINISTRATOR OR HER DESIGNEE TO PREPARE AND PUBLISH ALL REQUIRED HEARING NOTICES AND PREPARE ALL STAFF REPORTS AND OTHER DOCUMENTS NECESSITATED OR REQUIRED BY THIS RESOLUTION OF INTENTION; AND PROVIDING AN EFFECTIVE DATE, **be adopted.**

Price: Second

Carpenter: Roll call, Price-aye, Hampton-aye, Carpenter-aye. Motion approved.

Item 6. DISCUSSION/MOTION: (Action Item) Set Public Hearing for the Proposed Amendment of the Official Zoning Map of the City by Rezoning Certain Parcels of Property from Heavy Industrial (M-2) to Commercial (C):

Price: I motion to set public hearing for the proposed amendment of the official zoning map of the city by rezoning certain parcels of property from Heavy Industrial (M-2) to Commercial (C) for July 22, 2020 at 6:00 pm.

Hampton: Second

Carpenter: Roll call Price-aye, Hampton-aye, Carpenter-aye. Motion approved.

Item 7. DISCUSSION/MOTION: (Action Item) Intention to Amend the Text of the Glenns Ferry City Code; Chapter 14, Supplementary Regulations; 11-14-11: Unique Land Use Provisions: I. Earth Moving Activities; 1-9, by removing that subsection and placing those or similar requirements and permitting procedures in the City's Building Code under which those activities can be more efficiently regulated and administered:

Chapter 14

SUPPLEMENTARY REGULATIONS

11-14-11: UNIQUE LAND USE PROVISIONS:

- ~~I. Earth Moving Activities: Filling, grading, lagooning, dredging or other earth moving activity:
 1. Will result in the smallest amount of bare ground exposed for the shortest time feasible.
 2. Will provide temporary ground cover, such as mulch.
 3. Will use diversions, silting, basins, terraces and other methods to trap sediment.
 4. Will provide lagooning in such a manner as to avoid creation of fish trap conditions.
 5. Will not restrict a floodway, channel or natural drainageway.
 6. Will construct and stabilize sides and bottom of cuts, fills, channels and artificial watercourse to prevent erosion or soil failure.
 7. Will not have below grade excavation except for drainageways within fifty feet (50') of any lot line or public right of way.~~

- ~~8. Will restore topsoil or loam to a depth of not less than four inches (4").~~
~~9. Will require a permit from the city council under this subsection.~~

Hampton: I motion to except the intention to amend text by removing subsection and placing those or similar requirements and permitting procedures in the City's Building code under which those activities can be more efficiently regulated and administered.

Price: Second

Carpenter: Roll call, Hampton-aye, Price-aye, Carpenter-aye. Motion approved.

Item 8. DISCUSSION/MOTION: (Action Item) Glenns Ferry P&Z Resolution. A Resolution of Intention to Amend the Text of the Glenns Ferry City Code; Chapter 14, Supplementary Regulations: 11-14-11: Unique Land Use Provisions: I. Earth Moving Activities: 1-9, by removal:

Price: **I motion,**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF GLENN'S FERRY, ELMORE COUNTY, IDAHO, ADOPTING A RESOLUTION OF INTENTION TO AMEND THE TEXT OF THE GLENN'S FERRY CITY CODE; 11-14-11: UNIQUE LAND USE PROVISIONS: I. EARTH MOVING ACTIVITIES: BY REMOVING SUBSECTION; DIRECTING THE ZONING ADMINISTRATOR OR HER DESIGNEE TO PREPARE AND PUBLISH ALL REQUIRED HEARING NOTICES AND PREPARE ALL STAFF REPORTS AND OTHER DOCUMENTS NECESSITATED OR REQUIRED BY THIS RESOLUTION OF INTENTION; AND PROVIDING AN EFFECTIVE DATE, **be adopted.**

Hampton: Second.

Carpenter: Roll call, Price-aye, Hampton-aye, Carpenter-aye. Motion approved.

Item 9. DISCUSSION/MOTION: (Action Item) Set Public Hearing for Proposed City of Glenns Ferry City Code, Amendment of Text: 11-14-11: UNIQUE LAND USE PROVISIONS: I. Earth Moving Activities: 1-9:

Price: I motion to set public hearing for proposed city code amendment to text; 11-14-11, for July 22, 2020.

Hampton: Second

Carpenter: Roll call, Price-aye, Hampton-aye, Carpenter-aye. Motion approved.

Item 10. DISCUSSION/MOTION: (Action Item) Variance Application-Duryee, Ray & Debra, 665 West 3rd Ave., Commercial Zone, Request to Eliminate Set Back

Requirements: Set Public Hearing for Variance Application:

Price: I motion to set public hearing of Duryee Variance for July 22, 2020

Hampton: Second

Carpenter: Roll call, Hampton-aye, Price-aye, Carpenter-aye. Motion approved.

Item 11. COMMISSIONERS COMMENTS:

Carpenter: Try to meet on July 8th have a workshop/discussion meeting with city attorney, Geoff Schroeder.

Hampton: At 6:00 pm

Price: We have three (3) commissioners here, does there need to be a fourth (4th)?

Freeman: Yes, there needs to be a 4th and a 5th.

Price: We are actively looking for a 4th and a 5th?

Freeman: Yes.

Item 12. MOTION: [Action Item] Adjourn:

Hampton: I motion to adjourn this meeting of June 22, 2020

Price: Second.

Carpenter: All in favor, all-eyes.

Meeting adjourned

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

Chairperson, Kt Carpenter

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