

City of Glens Ferry Planning & Zoning Public Hearing Meeting February 15, 2023

Planning & Zoning Public Hearing meeting is opened and called to order at 6:00 pm on Wednesday, February 15, 2023.

Commissioners Present: Kt Carpenter, Jennifer Baker, Denver Price

Staff Present: Lori Freeman

Others: Karen Hall, Brock Lenz, Kurtis Workman

Item 1. OPEN MEETING AND ROLL-CALL ATTENDANCE:

Carpenter: Took a roll call:

Kt Carpenter Jennifer Baker Denver Price

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

Carpenter: Before we adopt the agenda, I want to amend the agenda by putting Item 6 before Item 5.

Baker: I make a motion to adopt the agenda as amended by Kt Carpenter.

Price: Second.

Carpenter: Roll call, Carpenter-aye, Price-aye, Baker-aye.

Item 3. BEGIN PUBLIC HEARING:

1. PUBLIC HEARING PROPOSAL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY BY REZONING A CERTAIN PARCEL OF PROPERTY FROM COMMERCIAL (C) TO MULTIPLE-FAMILY RESIDENTIAL (R-3):

a. Explanation of Hearing Procedures by Chair Commissioner,

Carpenter: The public hearing will be a structured meeting as follows. Explanation of hearing procedures by Planning & Zoning Chair. Eastern Elmore County Recreation District member will present proposal regarding the intention to amend official zoning map of the City of Glens Ferry by rezoning a certain parcel of property from Commercial to R-3 multiple-family residential zone. At the completion of presentation, commissioners will be allowed to reply to applicants' presentation. Upon completion of commissioners reply to 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/her name and address. Upon completion of testimony, applicant may rebuttal. Commission will then be allowed to reply to any testimony and/or rebuttal given. Commission will close the public hearing and either proceed to deliberation or take up deliberation at a subsequent meeting. Any issues raised will be addressed in the final discussions. Recommendation from the Commission is required before any action from the city council is taken concerning the proposed amendment. Upon reaching a decision, the Commission will direct staff to prepare findings of fact and conclusions of law for their approval and present this written recommendation to the City Council for final approval. The city council may conduct a public hearing.

Has the staff completed all legal notices, state, and city requirements for this rezone application?

Freeman: Yes, all has been completed.

b. Presentation by Eastern Elmore County Recreation District, Karen Hall:

Carpenter: Applicant is Eastern Elmore County Recreation District, Karen Hall, requested action is to recommend approval of a rezone from Commercial to R-3 Multiple-family residential zone to the mayor and city council. The location is generally located north of west Idaho Avenue across from the Glenns Ferry City Park in the City of Glenns Ferry, Idaho. The size of parcel is 4.6 acres. The existing zone is Commercial. The proposed zone is R-3 Multiple-family residential zone.

Hall: Hello, my name is Karen Hall, I live at 94 East Dan Hall Lane. I am here tonight to tell you why we want to change zoning. All of you should have pictures of our project. We are trying to get a new baseball/softball field, which will also have a sidewalk around it. This is just phase 1 of the project, right now it's not zoned properly, that is why we are here to get it zoned, multi-family use. We think it will be beneficial for our community to have this other facility. Right now, it is just a vacant lot. I guess people will have to sit out on the grass to watch fireworks, I am not sure about parking, we will have to figure that out, that is the only complaints we've had is about parking. I think it will be beneficial, it's close to the school, it will give them opportunities to have another field to give them more opportunities to host bigger events which will bring revenue into our community, so it is a win, win for everybody and the fact that it is close to the school is nice, within walking distance. Any questions?

Baker: What is phase 2?

Hall: Eventually, because this phase cost so much, down the road we hope to do a gym. We are still working out all those things, but that is not really phase 2. Phase 2 is to go in and spruce up the old baseball field at the park, get it up to date and replace some things and also hopefully put cement all the way around so it will be a nice flat walking place. Phase 2 will be down the road because everything cost so much it is amazing, we could about build three or four skate parks for what this thing cost, it is amazing the difference a few years makes.

Baker: Is it going to have power and water to it?

Hall: There is power there. We are working on water. We actually spoke with King Hill Irrigation about maybe figuring out a way to help them alleviate the park watering issue and even the golf course and maybe we could help with the financing of part of that to benefit everybody. We are hoping we have our water where we can get it or be able to water that field, that piece of property.

Baker: I don't see that you are going to have any bathrooms, there is going to be any lights...

Hall: I don't know that we will light it at this point. We had somebody approach us, they thought they could help us get it as cheap as the boys got theirs but everything right now cost so much, we had to take out , we had to go to gravel where that grey area is, it was suppose to actually be the parking spots where the gym is going to go, but that's not going to happen for a little bit because everything cost too much. This other section is where the gym, eventually, will be. In order to do the grant, which we already turned in, we had to leave that portion out.

Carpenter: Where is this grant?

Hall: It is through Soil and Land Conservation Grant, through the national or federal state parks.

Price: In the picture, I don't see a bathroom, did I just miss that question?

Hall: There is no bathroom. I think the way it works out, it's right across the street and they are hoping to make all this more desirable, right now all you see is the trees, over kill on the trees probably.

Price: So, it is just the existing bathroom that is already there.

Hall: Right. And if we need to bring in port-a-poddies, we will.

Price: That sure is nice.

Hall: We are hoping it will be an asset. People are like why do you need another ball field? Everybody that's ever had a kid play, there's never enough practice time, there's never enough for having ball games, everyone's fighting for the same spot and so this would help that.

Baker: It will be nice to have something a little bit more attractive there in that big collection of goat heads and tumble weeds.

Hall: The property was donated to us and so we have to get going on it, that was the stipulation of it we have to get it developed, by a certain, so at least we are moving forward.

Price: Speaking of that, what is the time frame?

Hall: It was two years. We have another year to get it going. We will find out if we do or don't get the grant, obviously we'll go from there. Our presentation will be in March.

Price: Alright then, Brock (Lenz) you're here, you own that property right next to it, is that still yours, nothing changes there?

Brock: It stays Commercial.

Baker: Which piece is yours?

Hall: To the east of ours.

Price: Water, where is the water line, doesn't it go right down Idaho?

Brock: It does go right down Idaho.

Hall: Steve Bend claims there is a water line that comes from up the corner where Dennis Laib's alfalfa field, over by the stop and straight down that way.

Brock: City water.

Price: That's just about sewer. There is a sewer line that runs right down that road.

Hall: They just put that one in.

Price: Yep, it's kind of new.

Carpenter: On your application we are required to address your written statements of A through F, read through each statement and add anything you wish, so I will start with this.

A. Justification for the rezone:

Money was donated to use solely for the purchase of this parcel for a sports park. This parcel is currently zoned Commercial. 11-8-4: Uses Permitted & 11-8-9: Conditional Uses, 'park', is not permitted. This parcel is north of the Glenns Ferry City Park zoned R-3. West Idaho Avenue separates these two parcels. If rezoned to R-3 this sports park will enhance the city park.

Carpenter: On this particular section is there anything you need to add to this?

Hall: No.

B. Justification of a development agreement (if applicable). N/A

C. How does the proposed rezone relate to the Comprehensive Plan?

Chapter 5: Land Use: C: Commercial of the Comprehensive Plan pg. 14, states *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.*

R-3 Multiple-family residential states the purpose of the R-3 residential zone is to provide for medium to high density residential development.

To the south of the proposed parcel is the city park zoned R-3. There is also Parkside and Bradbury mobile home park also zoned R-3.

The proposed rezone relates very well with the Comprehensive plan.

Carpenter: Do you have any further comments or anything you'd like to add?

Hall: No.

Carpenter: Jennifer will you read D. for me please.

D. What is the availability and adequacy of public facilities needed to serve any and all uses allowed on this property under the proposed zone? That is:

Sewer: The main truck is south of proposed parcel. Sewer is available and adequate per Scott Nichols, Public Works Director

Water: Two sources, there is a main water line @ West Idaho Avenue, near Parkside. The second source is north of proposed parcel on 1st Avenue. Water is available and adequate per Scott Nichols, Public Works Director.

Fire: There is a fire hydrant close to the Stop Drive-In and a fire hydrant close to the swimming pool. These two hydrants are available and adequate, per Derik Janousek, Fire Chief.

Streets: 1st Avenue is to the north of proposed parcel. North Bannock Street is to the east of proposed parcel. West Idaho Avenue is to the south of proposed parcel. There is no street to the west of proposed parcel.

Carpenter: Is there anything else you'd like to add.

Hall: No.

E. How is the proposed zone change, compatible, with the surrounding area?

To the north of proposed parcel is Campbell Tractor, Stop Drive-In.

To the east of proposed parcel is bare ground and residences.

To the south of proposed parcel is Glenns Ferry City Park, EECD swimming pool, baseball field, and mobile home park.

To the west of proposed parcel is bare ground, residences.

Carpenter: Did you have anything you'd like to add to that?

Hall: No.

F. The other health, safety and environmental problems that may be brought to City's attention.

We see no health, safety or environmental problems that may be brought to city's attention.

Carpenter: Anything you want to add to that?

Hall: No that's correct.

Freeman: Karen, do you have anything you would like to add to your presentation and if not, you may have a seat.

Hall: No, just hope that you will do it so this can move forward and hope we get the grant so we can move forward.

c. Written Testimony Received:

Carpenter: Were there any written testimonies received.

Freeman: No written testimonies received.

2. TESTIMONY TAKEN: No testimonies.

3. REBUTTAL: No rebuttal.

4. CLOSE PUBLIC HEARING: (No Motion Needed)

Carpenter: At this point we will close the public hearing, no motion needed.

5. DELIBERATION:

Price: I guess I got to ask, Eastern Elmore County Recreation District will they take care of this, is that all their deal, maintain it?

Hall: Yes, we will maintain it.

Carpenter: Any more deliberation?

Baker: I think that all we are here to talk about today is whether or not it seems appropriate to rezone, that is the only thing that's in question, is whether or not we ought to recommend to city council that the rezone take place. Myself, I think this fits in beautifully.

Price: I will have to agree, I think it's a great thing and it's a perfect thing, right where it ought to be and needed.

Item 4. DISCUSSION/MOTION: [Action Item] Initiation of Proceedings: An Amendment to the Official Zoning Map initiated by Resolution of Intention: (Roll Call Vote)

Baker: Read the top portion of the resolution.

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 A CERTAIN PARCEL OF PROPERTY FROM COMMERCIAL (C) TO MULTIPLE-FAMILY RESIDENTIAL (R-3); 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.

I make a motion that we adopt this resolution of intention to amend the zoning map of this parcel and change it from commercial zone to R-3 residential.

Price: I second it.

Carpenter: Roll call vote, Price-aye, Baker-aye, Carpenter-aye

Item 6. DISCUSSION: [Action Item] P&Z Staff Report (Roll Call Vote):

Baker: I make a motion to accept the staff report as written.

Price: I second.

Carpenter: Roll call vote, Price-aye, Carpenter-aye, Baker-aye

Item 5. DISCUSSION/MOTION: [Action Item] Planning & Zoning Recommendation for Proposed Amendment of Official Zoning Map of the City by Rezoning A Certain Parcel Of Property From Commercial (C) to Multiple-Family Residential (R-3): (Roll Call Vote):

Price: I make a motion to recommend rezone from Commercial to R-3.

Baker: Second

Carpenter: Roll call vote, Baker-aye, Price-aye, Carpenter-aye

Item 7. COMMISSIONERS COMMENTS:

Carpenter: There will be no meeting in March. We will have our next regular P&Z meeting April 5, 2023. We may have to have at least a phone call vote for the Findings of Fact and

Conclusions of Law.

Item 8. MOTION: [Action Item] Adjourn:
Price: I make a motion we adjourn.
Baker: Second

Meeting adjourned at 6:27 pm.

Approved by the P & Z Commission: February 27, 2023

Kt Carpenter
Chairperson, Kt Carpenter

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