

City of Glenns Ferry Planning & Zoning Meeting July 12, 2023

Planning & Zoning meeting is opened and called to order at 6:00 pm on Wednesday, July 12, 2023.

Commissioners Present: Kt Carpenter, Jennifer Baker, Denver Price
Staff Present: Lori Freeman

Item 1. OPEN MEETING AND ROLL-CALL ATTENDANCE:

Baker: Took roll call:

Kt Carpenter Jennifer Baker Denver Price

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

Baker: I motion we adopt the agenda for July 12, 2023, as written.

Price: I'll second it.

Carpenter: All in favor, all-ayes.

Item 3. MOTION: [Action Item] P&Z Minutes of June 7, 2023:

Price: I make a motion that we adopt the meeting minutes from the June 7, 2023.

Baker: I second that.

Carpenter: All in favor, all-ayes.

Carpenter: First of all, this meeting we are going to conduct in an orderly manner. We are going to try to become more formal, appropriate, and proper as we learn. As we address each item, I will call on one commissioner at a time and one person will speak at a time, we will allow the person that is speaking to speak until they are finished and then the next commissioner will be recognized.

Item 4. DISCUSSION: Zoning Setback Requirements:

Carpenter: Our purpose tonight is, define 'alleys', and the purpose of the alley, and then start with rear setbacks only, and we will work with the ones most problematic, first and if we have time we can move onto R-3 which is the most problematic. So, we will start with alleys, and come up with a definition of alley for our city code.

Freeman: After our last meeting, I came up with a definition of an alley by using State of Idaho's statute, Mountain Home and Gooding's.

Definition: "**ALLEY**, a public way of limited use twenty feet (20') or less in width which affords secondary access to abutting property, intended only to provide access to the rear or side of lots or buildings, primarily for utility service line, emergency access and otherwise is not intended for general traffic circulation". lvf

Baker: I like Mtn. Home's better than Gooding's.

Freeman: In looking at our old plat map, we have alleys that are either 10' or 20', that's it.

Baker: Does it show where they are supposed to be, where they are, and so we can see?

Freeman: Yes, right here (showing old plat map).

Baker: Okay, so people should know?

Carpenter: What we are doing right now is to define alley.

Freeman: We don't have to get into the weeds on alleys they are already platted out, we don't have to reinvent the wheel.

Baker: No, I was just curious if they were marked so we can't have people encroaching on a 20' alley.

Carpenter: Since they are already designated, all we have to do is come up with a definition of an alley. That's our first project tonight and so Jennifer if you want to start.

Baker:

DEFINITION – ALLEY: A public way of limited use, 10' or 20' in width (see city plat map), intended primarily for utility service, emergency, and vehicular service access to the back or side of lots; otherwise not intended for general traffic circulation.

Carpenter: I need a motion for definition of Alley

Baker: I motion to accept this definition of 'Alley'.

Price: Second

Carpenter: Roll call vote, Baker-yes, Price-yes, Carpenter-yes, motion passed. We've made a milestone tonight, boys & girls.

Baker: Yes, we have.

Carpenter: The next thing we are going to do is we are going to be talking about rear setbacks only, not sides, just rear setbacks. We want to concentrate on the most problematic areas and the reason I put that in there is because that was suggested by our city attorney.

Do we want to specify which zone or specify all zones, we also need to consider the density.

Price: I am a little confused about the different zones and setbacks. Fifteen feet (15') the setback from the alley in? So, nothing can be built from the alley 15' in?

Freeman: The problem is we do not have a clear definition of a back yard setback.

Price: I think I would like to listen to what everyone else says before I have an opinion on that, because I don't understand what a back yard is.

Freeman: You've seen those buildings that are built right up against the alleys. So, you know immediately that those buildings should not be abutting the alley. Vehicles cannot get through; emergency vehicles can't get through those alleys.

Carpenter: Here is my suggestion, it's kind of hard and to the point but back yard setbacks moving forward, the back yard setback is, I am towing with 15 to 20' from the back property line regardless of primary or other structures, or zone, or alley. That would be my suggestion that backyard setback is 15' or 10', we can discuss that, from the back of the property line regardless of the primary or other structures or alley or zone. In other words, the back line of your property and then the setbacks going forward either 10 or 15 feet from the back of your property is the back yard setback going forward. Anything within 10 or 15 feet, whichever, from the back of your property would be a setback.

Price: Going forward means from here on? You are Grandfathering in a lot of the....

Carpenter: We know a lot of people are going to be illegally nonconforming. But asked by the city council to come up with these particular criteria, one was the backyard setback and part of that too was the things that we learned from the city works director when we had our meeting with him. He was very informative.

Price: Would you take 10'?

Carpenter: I think that would be reasonable, 10' or 15', we need to discuss and establish that.

Price: So, what if you have an ADU and you need that space to build on? Still have to be the 10' setback from the property line.

Baker: Let me remind you where we ended the last meeting, one of our big problems underlying all of this is how difficult it is for the city or for individual property owners unless they spend that thousands of dollars to have a survey done, defining for themselves and legal purposes exactly where on the physical ground, their property line is, that is the first problem that makes all

the rest moot until we can figure out how to do that and the corollary to that is then before we talk about setbacks we need to decide, is there a difference between or are we going to say building setback of any building, are we going to say structure setback which includes any fences, because there is two different rules there. Is it okay to have a fence that's right on the property line?

Carpenter: We are not talking about fences yet. I am just saying the primary or other structures or zones on the alley. Regardless of primary or other structures on the property. The setback would be 10' or 15'. Just 15' from the back of your property line.

Freeman: Just like the side definition is definite, just like the front the definition is definite. You want a definite definition for the backyard setback.

Price: We are looking for a defined number of feet?

Carpenter: Right.

Baker: When we think about what that alley is for, it is primarily for utility service, things like that, tend to be big vehicles, that's what the alleys are primarily for. We need bigger setbacks on the alleys then we do on the sides because people aren't running utility trucks with one wheel in the gutter and one wheel up on your yard, they are running them out in the road. In the alley they don't have that. What I would suggest is in the lots that have a twenty-foot-wide alley that we make a 5' setback, anywhere where you are on a 10' alley it's a 15' setback.

Price: That makes a lot more sense right there.

Carpenter: Do we want to do that in all zones or...

Price: Yep.

Baker: That depends on how wide your alley is, the wider the alley the less setback you would really need to have. If the alley is 20' wide and it's a 5' setback that is 30'. If the alley is 10' wide and it's a 15' setback there is a 40' clear. That is fair for everybody. It is establishing, that is why this alley is here and this is what we need to do to protect this alley so that we know it's going to be available, and we also need to specify, that a 6' fence can be right up to your line, because you can still reach over with a boom.

Price: Yes, there is some logic in everything you are saying.

Carpenter: What was the reason to establish a backyard setback?

Freeman: Backyard setback is not clear. You can interpret it in many, many different ways.

Carpenter: Because Jennifer needs to leave, we did have some discussion on rear yard setbacks and we didn't come up with any viable solution at this point and time so I guess our homework will be to come up with a rear yard setback and also, do we want that to be in all zones, consider the density issue, and then fences.

It is at this time it has been suggested that we table until our next meeting. Do we need to set a public hearing for what we've already done?

Freeman: We will need to do it all at once.

Carpenter: Are there any other comments?

Price: No.

Item 8. ADJOURN:

Baker: I make a motion that we adjourn.

Price: Second.

Carpenter: Meeting is adjourned.

Meeting adjourned at 7:16 pm.

Next regularly scheduled Planning & Zoning meeting, August 2, 2023 @ 6:00 pm

Approved by the P & Z Commission: _____

Chairperson, Kt Carpenter

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