

City of Glenns Ferry Planning & Zoning Public Hearing Meeting May 3, 2023

Planning & Zoning Public Hearing meeting is opened and called to order at 6:00 pm on Wednesday, May 3, 2023.

Commissioners Present: Kt Carpenter, Jennifer Baker, Denver Price

Staff Present: Lori Freeman, Geoff Schroeder, City Attorney

Others: Steve & Barbara May, Kana, David, & Mary Uptmor, Rich Brown, John Taylor, Steve Alderman, Rob Crane, Kurtis Workman, Jack Long, Monica & Jonathan Jones, Kevin Rausch, Chris Zupsic, Clint Garman, Christy Acord

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:

Baker: I move to adopt the agenda.

Price: Second.

Item 3. MOTION: [Action Item] P&Z Regular Meeting Minutes of December 7, 2022:

P&Z/CC Joint Meeting Minutes of February 1, 2023:

P&Z Special Meeting Minutes of February 27, 2023:

Baker: I make a motion we adopt meetings of December 7, 2022, February 1, 2023, February 27, 2023.

Price: Second.

Carpenter: All in favor, all-ayes. Motion carried.

Item 4. DISCUSSION/MOTION: Adopt Staff Report:

Schroeder: I don't know if you need to do that at all. The thing you are required to adopt is Findings of Facts and Conclusion of Law, after public testimony and you're going to render a decision. The staff report, the staff provides it, you can review it, you can take it for what it's worth. I am reluctant to advise you to vote on adopting it, because there may be things in here that you don't or may want to change. I think legally it may be better. This is testimony that you've been provided and it's a public document and you can share it, but I don't think it needs to be adopted.

Item 5. BEGIN PUBLIC HEARING:

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

- a. Explanation of Hearing Procedures by Chair Commissioner, Kt Carpenter:**

The public hearing will be a structured meeting as follows. Explanation of hearing procedures by Planning & Zoning Chair. Mr. Dorwin R. Smith or representative to Mr. Smith, will present proposal regarding his intention to amend official zoning map of the City of Glenns Ferry by rezoning certain parcels of property from A-Agricultural zone to C-Commercial zone and by

rezoning a certain parcel of property **from** A-Agricultural zone **to** R-3 Multiple-Family Residential zone. At the completion of the presentation, commissioners will be allowed to reply to applicants' presentation. Upon completion of commissioners reply to presentation, written and 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, the applicant may rebuttal. The Commission will then be allowed to reply to any testimony and/or rebuttal given. The 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.

b. Presentation by Mr. Dorwin R. Smith/Representative:

Brown: Good evening, my name is Rich Brown, I live at 81 West Snake River Avenue, Glenns Ferry. I am currently working for Dorwin R. Smith

Schroeder: Sir, just so you are aware, the parties that you are addressing are the members of the P&Z Commission and not members of the audience, just so you know. Thank you.

Brown: Yeah, no problem. What we are trying to do to Glenns Ferry is bring in a vocational training facility. Mr. Smith has donated a bunch of his time, energy, and money into rehabilitating the old High School. It's got lots of potential from outside parties, the Elmore County Training & Learning Center for one, the states interested, we've got sources of income to help us complete the project and in conjunction with that we built a large shop out on Cleveland Boulevard, I don't have the address but he's going to incorporate a piece of that into the job training facility also. The reason we are asking for a rezone is that with an influx of people coming to town there's not going to be enough living quarters or places to rent to accommodate the folks that are going to be attending, teachers, guest speakers and that sort of thing. What we're proposing is to put six or eight tiny homes on the residential property in question.

And also, I believe, we're going to be placing a larger number on the commercial lot, if it's allowed. The zoning we're wanting to change will give affordable housing to a number of people coming to the college for the job training facility. I think that is about the end of my presentation.

Baker: I am sorry I couldn't hear, how many, he's planning on putting, six (6) tiny homes

Brown: On the Hampton lot. Tearing down the existing structures.

Baker: On the lot that he wants to rezone R-3 Multiple-Family Residential Zone, and put six (6) tiny homes on it?

Brown: Correct, and that number six (6) is not cast in stone.

Baker: How big is that lot?

Freeman: 1.15 acres.

Brown: And along with just placing the homes out there, he's planning a landscape, he's going to put in a sewer system and electrical to all those living quarters.

Carpenter: In the living quarters?

Brown: Into the living quarters, yes.

Carpenter: Has he put together any building plans?

Brown: Yes, he does have plans.

Carpenter: And you know approximately how many square feet this living quarter is going to be?

Brown: They're probably going to be around fourteen feet (14') wide and thirty feet (30') long.

Carpenter: The living quarters for the students?

Baker: Each one.

Brown: Yeah, or faculty or, yeah.

Carpenter: They're individual living quarters?

Brown: Individual living quarters.

Carpenter: I was thinking it was a home.

Baker: Will those be occupied year around?

Brown: They will be occupied only when they're needed, I guess.

Baker: I don't know how long the school is expected to, you know, the course is.

Brown: The course could probably go year around.

Schroeder: Madam Chair?

Carpenter: Yes?

Schroeder: So, the scope of the questions should pertain to the rezone itself. Now if he suggested a development agreement, in other words, the questions regarding the plans for the property should cover the scope of all uses that are permitted and not necessarily just the single one that he's proposing, unless, and I'll see if I can find that, the developer wishes to get into a development agreement with the city that creates a conditional rezone, which is an option you can explain or if you want to later, in as the testimonies play out. Just bear in mind the commitment to make two buildings in this process isn't binding, what's binding is the uses that are permitted in the rezone. Anyways, I apologize for interrupting, but I just wanted to clarify that.

Price: I read the staff report and I'm just curious, there's going to be a lot more traffic over there if that is approved, who addresses the traffic, the road, the gravel road, the other road, Cleveland, and Garfield? I assume we're going down Garfield, wraps around and hits Cleveland and.

Brown: Well, if Cleveland is the arterial, Garfield is the side street, and I wouldn't expect much more traffic in that area.

Price: Hmmph

Brown: There's going to be

Price: Who would be responsible, would that be the city? I'm just curious, where does that fall on?

Brown: I believe DJ1 is going to build the infrastructure. So, I would assume that would include the roads and parking. He talked about play areas for kids and that sort of thing also, gazebo, and that sort of thing, to make it a little community, that type of thing.

Baker: So, they'll be a whole family there, not just?
Brown: There could be, there could be, probably not very big families.
Baker: No, okay, hmmm, well, alright.
Carpenter: Do you have any more questions for Mr. Brown at this time?
Baker: Not yet, no.
Price: No.

2. WRITTEN TESTIMONY RECEIVED:

Carpenter: Okay so at this time we also have other testimony to be taken. We have some written testimony, and we also have, do we have anybody else signed in to speak. Did you give me that? We have a Mr. David Uptmor who wishes to testify, is that correct?

3. TESTIMONY TAKEN:

Uptmor: Yes.

Carpenter: Okay would you please take the stand, and we'll have you give your name and address for us please.

Uptmor: My name is David Uptmor, we are at 773 East Garfield Avenue. I am here representing Bob and Gayle Uptmor and the Uptmor family. We've had the property there across the street from the one that is asking to be zoned as multi-family residential, since 1984. We have some concerns and you've highlighted them. Basically, we are a sea of single-family homes all the way around us and the property in question. I was wondering, I did write a five (5) page outline, I was wondering if you all had a chance to read that?

Carpenter: Yes.

Uptmor: Just want to know how much I need to go through that since I'm directing my questions.

Carpenter: Let me ask. If he doesn't want to read it all do we need to read his letter?

Schroeder: No. If you have it and it's written, it can be part of the record like that, it's written testimony.

Carpenter: Okay, but in the interest of answering questions, if there's other questions to be answered, if his written testimony is read...

Schroeder: I don't know that he poses, do you pose questions?

Uptmor: Yes, sir I do.

Carpenter: A lot of them.

Audience: Questions we'd like to hear.

Schroeder: So, okay...

Uptmor: I believe, when I got this letter from you all, it's eleven (11) lines of we're rezoning this for that, there's no detail as far as why, what it actually means to any of the neighbors, the community here and what is the impact on us or what is the potential impact of this. Mr. Brown just stood up and said, "We are looking at six to eight and maybe more, and you said tiny homes. I just heard, okay I'm going to drop down trailer park in a single-family community that's taken years to develop like it has, people have moved here from all over, living in a small town, you come here for a certain feel, you buy places, you have the opportunity to buy, build, what you want, in the type of surroundings you want. On both sides of the street, it's always been and has developed as a single-family home. Some as agricultural, some purpose built as single-family homes. I mention

in my documentation here to you all that everything, even though all of, what is it, Custer to Commercial to the east of where he's talking about all of that is rated R-3 but there is not a single R-3 development in there. The community fabric isn't an R-3 high population, R-3, I think you got it here, multiple-family home development. You don't have one except for one trailer park or one trailer grouping of houses off of Cleveland. I didn't get clarification, if I'm supposed to go through this or just ask my questions or...

Carpenter: I could read that letter if you'd like me to? There's a lot of questions to be asked.

Baker: How about if we just let him ask his questions?

Schroeder: So, this is a quasi-judicial proceeding so, it's a lot like a court of law and in that respect about the property owner, the owner who is seeking the rezone has rights as do the neighbors, which is the point of the proceedings, so it's got to be done in order, and it isn't just a back-and-forth sort of discussion. So, the questions that he opposes to the extent they can be answered by the applicant, you can ask the applicant on rebuttal to answer those questions, so in other words, to the extent you can identify questions of these five (5) pages, you can pull those out if you wish, you can ask the applicant to answer them if they're the applicants to answer. If you need more information, if you believe these questions need to be answered, some of them, then, if they are questions that the city staff can answer or ought to answer then you can either continue the hearing to get more information from city staff or perhaps it's a question that you don't feel like you need to have answered and I can advise you if you want to know whether that legally is required to be answered or not. Does that help?

Carpenter: So, I can just go on and finish with his testimony for now.

Schroeder: Sure.

Baker: Yeah, okay, yeah

Carpenter: Okay

Uptmor: I wasn't sure what you just said there, am I reading this or not?

Schroeder: That's up to the Chair. If you have specific questions...

Uptmor: A lot of questions come from, they're framed, and you get to page two (2) and there's a question but all of page one (1) kind of sets the scene for what the question is about.

Schroeder: So, we can save some time, if you want to just ask the questions, do that, that might save the Board some time.

Uptmor: Okay, the questions I have, is, this proposal basically has no information. Can we ask the question of how many dwellings will be built and is that set-in stone or is that a, from here to whatever we think we can fit on the property?

Schroeder: Okay, the next one.

Baker: Can...

Schroeder: We don't answer them until the applicant's rebuttal.

Uptmor: Okay. What type of dwellings are going to be built? He said tiny homes. We have no idea what the tiny homes look like, style, will they fit into the community or not?

The parking for these dwellings, there's no indication in the proposal as far as that?

Electricity, water, sewer requirements for the development? That whole end of town right now is septic tanks. If you're running the sewers over there, who's paying for that infrastructure? If that infrastructure comes by a property, in putting it in, is the city going to come back to us and say, "Well, we are now out here, you need to connect to the sewer at a cost and then you're going to have monthly fees, at a cost, how is that going to be addressed for the infrastructure and the residents that are down at that area?"

Within R-3 zoning it gives him or within R-3 as compared to your R-2, what is the term of R-2, is...

Baker: Medium density.

Uptmor: You've got agriculture, R-1 and R-2, which is mixed residential. What he's talking about is more in line with the mixed residential than an R-3, why? Why aren't we actually building or saying we're going to build and build in zoning accordingly?

Schroeder: Could you restate that question because I am not clear what that means?

Uptmor: If the intent is to build in a more of a mixed residential zone, why are we asking for R-3 zoning? Which is the densest level there is. Why are we trying to put an R-3 in a community of R-2 all the way around us? It's not a question, it's part of my statement, the buildable space, if I do my calculations right and I'm not a developer or contractor, he could put a thirty-eight (38) hundred square foot building in there. He could go up to five (5) stories tall. I don't know, the proposal doesn't say how big the schools going to be, people are coming in, but he stated we need more housing, I don't know if he's starting at ground level one and going up five (5) stories or not, it's not in the scope of his proposal. I think to spot zone, as Mr. Smith's well intended project is, obviously I believe will hurt the neighborhood and set a poor precedence for the City of Glenns Ferry. The fact that he's, again, asking for zoning for the highest density when we're at the lowest density and the lowest zoning for buildings at the moment is a radical change in that area. With regard to the property that he's asked with 11,000 square foot building is currently, my understanding was he came in and got an agricultural permit or to build on an agricultural to put up a 11,000 square foot building and in less than a year has turned around and come back and said I'm going to take 5500 square feet and use it for light manufacturing. Again, my question becomes why is it being asked to be commercial if we're going to manufacture tiny homes and storage structures? How did it shift in less than one year period of time? Why isn't, if they are going for light manufacturer, why isn't the zoning and a presentation being made around that concept of your M-1 which has requirements for all kinds of ordinances. In the city chapter 10, I believe is your document there having to do with noise and lighting and uses that can go on, would address the concept of the traffic, I don't know how a 10x30, you don't move that on a back of a pickup truck, you're going to bring in a bigger rig to move that and that's going to come down Cleveland if you're that tall on the back of a semi you're not going under the railroad bridge at the other end of Cleveland you're coming through the center of town. I don't see any proposals that, or any presentation has been made as far as what that is, what is the impact of that going to be either? The other part of that town or part, I guess I can form it into a question as of fire, right now, the two fire hydrants are

no where near the property, ones down at the end of Cleveland and Lemhi and the other ones up on Custer, there's no unless is the fire issue being addressed within the building and the building code for taking this, what was supposed to be a storage for a farm or earth moving equipment is what I've seen out there, if you're turning it into a school and you're building and you're, I'm assuming saw dust and other things with a manufacturing a tiny home, what is that, is there any fumes come off of that, are there any waste product, I guess would, and what is the fire suppression for that building and how's that being addressed? I've not seen anything within the proposal that would do that, so how are they addressing that? The property that is being zoned to go, or ask to be zoned commercial, to stage these custom projects to the same questions, the same to the traffic pattern, that's going to impact, provide information on the type of vehicles coming and going as far as how is that going to be facilitated as far as moving raw goods in and produce goods out? Provide the fire suppression information as far as what is the building going to be because you're using it for a completely different purpose than it is now and what exactly, this fabrication trade center is going to do or manufacture? Obviously is the residence who built their homes, I don't know if you remember back out of there it was just sage brush when my father moved in, there are trees all over, there is grass, we put in a lot of infrastructure around it, we've tried to build up the value of that home over the years, it's on your page 4, question 5, what would the impact going to be on the surrounding area and neighbors in terms of the property values, noise, traffic, and potential fumes coming out of whatever is being proposed to be built there? We believe that Garfield, having been built up over, since the beginning of time (inaudible) Glenns Ferry, as a single-family residential neighborhood should stay a single-family residential neighborhood and either remain agricultural or be given an S or an R-1 on standing instead. Again, I just mentioned here in my letter these properties have developed as single-family homes or small farms by choice of the residence who live here, who have decided either to retire here or to raise their families here. You as a small town you can choice what to build and where to build it or what to buy and singly at that end of town everybody has chosen a single family home or a single family home with a little bit of pasture or grassland, you can grow a crop or we didn't plan for or look to being in a multi-residential high impact neighborhood with eight to ten new buildings across the street, stacked one on top of the other if you're fitting them all on that property. I would ask the zoning or planning and zoning commission, I think it speaks volume, Mr. Smith isn't here to talk to this group and to you as to what his vision is. Mr. Brown said, he said, he said, okay, he said he was going to build an agriculture or a big storage shed for his equipment on a piece of agricultural land and in less than a year he said something else. I think if he is invested in this project and wants to see it forward, he should come and talk to the planning and zoning commission as far as what he wants to do and state as such. I ask the planning and zoning commission to take this all into deliberation and at least come back with the pertinent details to all those questions plus many more I am sure all of you have as far as what Mr. Smith's true intentions are for the property so that the neighborhood can be discussed in public. I did go around, I spoke to some of my neighbors today most of them had no idea and the biggest reaction was I never sought that 11,000 square foot building would be two stories high, cause when you said hey I'm

going to build a storage shed for some farm equipment, no one envisioned that, so I ask Mr. Smith to appear before you all and say here's my vision. I don't know if he's envisioning a five-story building or two tiny homes. I think that's it on my side.

Carpenter: Thank you very much. Okay, at this time if the person representing Mr. Smith, pardon?

Schroeder: So, we will take all the testimonies.

Carpenter: There isn't any others.

Schroeder: No one else wants to testify?

Freeman: There should be another one?

Schroeder: Can I see that sheet?

Carpenter: Was there anybody that misunderstood when they signed in?

Zupsic: I think I put yes, I wanted to testify, I'm the very last Chris Zupsic?

Schroeder: Okay, so does anybody else wish to testify?

Long: I had originally marked "yes", then I changed it to "no", but I will say something.

Schroeder: Okay so Madam Chair you can, I guess just ask the people to identify themselves and go.

Carpenter: Please give me your name and your address.

Long: It's Jack Long, 675 East Garfield.

Carpenter: Jeff Long you said?

Long: Jack, it's Jack

Carpenter: I can't see it.

Schroeder: It's okay.

Carpenter: There I see it and then you crossed it out.

Long: Yeah. I saw Mr. Uptmor here and he had every damn thing to say that I needed to. We've never met, we're neighbors by the way. Hi. Everything he said is spot on, I mean there are so many concerns here. How do we go from, "Hey we're going to put up a little building for my toys". To, "we're going to have a school", all of this. And then even Mr. Brown said, "Well he is going to put six (6) to eight (8) on this property, he also said something that everybody in the room missed except me, I hope somebody else caught it, "and maybe some more over on the other side".

Audience spoke (inaudible)

Schroeder: Hey don't, one at a time.

Long: So, is there a plan is there not a plan? There's got to be something more concrete before you guys can decide, I'm sure you would agree with me. That's all I have got to say, David said everything that I needed to address, the traffic and everything else. My son has special needs, I don't need twenty-five (25) students going up and down our street every day. I don't need twenty-five (25) tiny homes going up and down our street every day. I moved here for a small town, and you know, protect him, that's my gig, anything that changes, that is going to make me upset. I don't see this as not being well thought out in advance. You don't build a building like that probably well over a million dollars and then all of a sudden, I don't have infrastructure, I don't have this, I don't have that, something's wrong.

Carpenter: Thank you Mr. Long. Now was there somebody else that wanted to speak? Okay, I need your name and address. Were you signed in?

Zupsic: Yes, I'm Zupsic at the bottom of that list, Chris Zupsic.

Carpenter: Oh, I see.

Zupsic: I'm Chris Zupsic. I live at 1429 East Cleveland. The project at the southeast as you're coming up east of the railroad tracks. I've been a developer for forty years up and down the west coast and so I signed up for the development part of it. I am all for adding improvements and making the town better, but on the other hand I've been through many, many, contentious approval processes and I have to say coming into this one, this is a very, very, thin proposal to put in front of us. I think, I just want to make a testimony, is that he needs to hire a planner that can come back and actually put some drawings together that would be up on the board that show the vision and whether that's going to fit in on that spot, I think we all would like to see and improvements of this town, but I at least want to say that you have a voice on the street that would help when the give and take of how to come up with this thing, because, you know, normally you'd walk into this with a set of drawings put together by a professional that says, "here's the site plan, here's the different uses, here's the different heights, here's the traffic pattern, here's where we are going to run utilities and I think he has the ability to do all that stuff so maybe we're premature, maybe the best outcome is to send it back to the city and let guys like me and people who know about this stuff help out and say, "yeah that kind of makes sense or have you thought about this and you know nobody is going to be in favor of a thirty-five tall building but maybe he is only thinking singles and if he can show us that on a professionally done site plan by a professional engineer/architect that would be a big help for us. Thank you.

Carpenter: Thank you sir. At this point and time is there anybody else? Did you sign in?

Jones: I didn't check to speak, well actually she wrote my name.

Carpenter: Well, we will have your name and address please.

Jones: My name is Jonathan Jones. I live at 1008 East Cleveland Avenue. I think David and Chris and everyone else said plenty. The question I have is also repetitive. Why not pursue development in an appropriate area that's already been pretty much conditioned to be adequate and appropriate, more importantly traffic again, what is the consideration of traffic southside of the tracks because everyone is going to go under that train bridge, they're going to go around the other way but when that train comes their going to go under the bridge. You assume traffic will not be diffused through Garfield, it will. People are habit and will take any street possible. And my chief question I'd like to add is what has the developer done to pursue opportunity that are existing that would benefit the community, mainly the empty structure that is across the tracks owned by, I can't remember but, it's a white multi-level structure it's been empty for a long time and I think if there's comradery in trying to collaborate with the existing owner of that building to probably if needed to demolish it because it's not integrally sound either way, I think something to that regard would be more appropriate. I was just curious what the developer did to look into avenues of that regard in the sense of giving in the community of with those issues that are

standing there because real estate sitting is real estate wasting, so. That's all I had to add.

Carpenter: Okay, thank you. Is there anybody else that wanted to.

Rausch: Yeah, I'd like to say one thing.

Carpenter: Are you signed in?

Rausch: Yes.

Carpenter: Okay

Rausch: Yeah

Carpenter: We need your...

Rausch: Yes

Carpenter: Come to the podium please. I need your name and address please.

Rausch: Sure. My name is Kevin Rausch, 525 S Cassia Street. I just built a new house here, literally a year ago on Garfield, well Cassia technically. So, it'll be two, three blocks down from what this new tiny home addition will be. So that will add how many new residents going up and down Garfield, which is my street now? My real concern also is and hasn't been addressed is the transitory nature of the residents. You know they are not people who are moving to this neighborhood to live. These people are coming here for a short period of time, they are not going to be invested in the community, they may or are probably going to be young and involved in young people's activities. I'm not saying that necessarily is a bad thing but we're talking a lot of traffic, you know, people tend to be busy bodies, they go around doing different stuff at different hours and like I said, they not only on Garfield side but also, I heard mention adding teachers and residents and students on the Cleveland side also. So, you're adding just a bunch of transitory residences on to one side of town all of a sudden. Anyway, that's all I needed to add.

Carpenter: Okay thank you. Did we miss anybody that wants to be signed in to speak, and didn't, that wanted to testify.

Schroeder: So, I think some of the questions that were raised can be answered in the staff report, do you want to cover that, Lori or...?

Freeman: I can, and then some of the questions can be answered in those statements "A-F", that Mr. Dorwin R. Smith answered in the application, itself.

Carpenter: So, at this time we actually are ready for Mr. Brown to do a rebuttal, if possible, right?

Schroeder: Right.

Baker: Are we going to have another chance to ask Mr. Brown a couple of questions that, some of things that have been brought up, I think...

Schroeder: Yeah, that is what the rebuttal part is for. What is...

Carpenter: So Mr. Brown's rebuttal, then we ask the questions, Lori, is that correct?

Schroeder: Where is this, (A-F)?

Freeman: It is right here, (showing in application).

Schroeder: Oh, okay, that's what I was looking for.

Freeman: He signed it here.

Schroeder: Okay, he signed it, answering those questions.

Freeman: And usually Kt, (Chair) goes through all these statements...

Carpenter: And I will...

Schroeder: With the applicant?
Freeman: With the applicant and with each statement she asks them if they want to add anything else to statement.
Schroeder: Okay, that will....
Carpenter: Okay at this time, first of all we give Mr. Brown time to rebuttal any of the testimony that has been given so far.
Freeman: Should she go through those?
Brown: Back up to the stand?
Carpenter: Yes sir.
Freeman: Kt, maybe you want to go through the statements, A-F, with Rich.
Carpenter: Before the rebuttal?
Schroeder: Yeah.
Carpenter: Okay, well what we will do is I'm going to be reading some of the statements that were on the application, and they are the justifications for his application. So, I will read those to you one by one and then I will ask you if you have anything you want to add to each one of those justifications. Does that make sense?
Brown: You bet.
Carpenter: Okay. The first one is the written statement needing to the following issues, in order outlined "A through "F". The first one,

A. Justification for the rezone:

"From Ag to Commercial zone – 'C' Parcel # RPB00490025001FA – 875 E. Cleveland Avenue. Constructed 11,000 sq. ft. building on this parcel, my plan is constructing storage units in multiple sizes on site construction.

Carpenter: Are you following, Jennifer, because sometimes she has to fill in for awhile.
offices, back country off grid units and owner designed living units and will be a building trades training center that will be incorporated with the trade school apprenticeship in the construction process. Carpentry, welding, HVAC, electrical, roofing, plumbing, and with some heavy equipment training. CDLs and small arms safety training at a later date. The building of the trades center will be a boost for Glenns Ferry and have local talented craftsmen to fit the needs of new businesses moving into this area".

Carpenter: Let me just start with that part first and see if you have anything you would like to add to or remark on that particular portion of it?
Brown: I believe that those were Mr. Smith's words, and I don't have too much to add. I know that the small arms training was just a thought he had and later retracked that small arms training.
Carpenter: He has retracked that?
Brown: Yes.
Carpenter: Anything else on that one?
Brown: No.

“From Ag to Commercial zone – ‘B’ Parcel #RPB0049025001E A – 845 E Cleveland Avenue. Acquired parcel contiguous to my recently constructed 11,000 sq. ft. building. Mini-homes and storage units will be staged on parcel”.

Carpenter: Anything you want to add to that?

Brown: No. I believe that is what he wants to do. What we’re trying to do.

“From Ag to R-3 Zone – Parcel RPB0049025003B A -770 E Garfield Avenue. Acquired parcel contiguous to my recently constructed 11,000 sf building. Mini-homes and storage units will be staged on parcels, possibly. Considering multiple-family living for students attending trade school”.

Brown: That is the intent.

Carpenter: Okay, the next justification.

Baker: Are we going to be able to ask talk about this section before we move onto another one?

Carpenter: No, not us.

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

Brown: I think Chris hit the nail on the head when he said we could possibly come back with a plan, well drawn, done by professionals, and presented by professionals and rebut some of the concerns that these folks have brought up.

Carpenter: Right, so he’ll want to further expand on that particular portion of it.

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

From Ag to Commercial zone – ‘C’ Parcel # RPB00490025001F A – 875 E. Cleveland Avenue

From Ag to Commercial zone – ‘B’ Parcel #RPB0049025001E A – 845 E Cleveland Avenue

From Ag to R-3 Zone – Parcel RPB0049025003B A -770 E Garfield Avenue.

- Growth of and expansion within the tax base across all property types is important for the city to be able to provide essential services, which in turn, enable further economic growth and development. *(Chapter 4: Economic Development pg. 12)*

A: Agricultural: The purpose of the A agricultural zone is to set aside land to guide development at the community borders. These borders are deemed important for preservation of rural character. Such areas may be considered to be in transition from rural agricultural activities to more concentrated development. *(Chapter 5: Land Use pg. 14)*

Carpenter: Is there anything else you want to add to that particular statement?

Brown: Well, I don’t know that, the attitude, seems to be just not in my neighborhood, it’s going to be developed if we can get the trade school put together, people are going to need places to stay and I believe that we, given

enough time to present a drawings, studies could put that feeling, maybe quill some of the anxiety that is felt by some of these people.

Schroeder: Can I ask developers representative a question, Madam Chair?

Carpenter: Please.

Schroeder: Would you like this commission to table this and have the applicant come back with some more information for this commission?

Brown: I think that would be beneficial to our effort if you could.

Schroeder: So, it's your request that they, so you can save having to re-notice this by picking a date certain to continue this public hearing. And in the interim the applicant can provide more information that can also be made available to the public as we can with the original information. I don't know how much time Mr. Smith needs but I am going to guess, that this body will need at least, in other words you can pick, you can say we're going to continue this public hearing on this application to a date certain but that's based on the information that's been presented so far.

Baker: I think it's a good idea.

Schroeder: And then at the new, at the continued public hearing, he may have new information, the public will need to have that made available to them as it comes in, prior to the meeting. So, when you provide more information to Lori, members of the public should be able to access it at the same time.

Brown: So, the people with concerns can sign a deal, they'll need to be updated.

Schroeder: Yes, yes, between now and the continued public hearing, so that the members of the public can then testify some more based on new information that you may or may not provide.

Carpenter: Would you feel comfortable with

Audience: Are we allowed to have this.

Schroeder: Absolutely, you can have every single one that has been submitted here, the only thing that is not, the draft, Findings of Fact and Conclusion of Law. This entire packet is available to the public.

Carpenter: Testimonies and everything

Schroeder: Yes, so the written testimonies are available to the public.

Uptmor: I don't know the rules, sorry.

Schroeder: I'm not sure what your question is and so go ahead, I guess, let's do it.

Uptmor: If we're available to have this why wouldn't we have that before this meeting?

Schroeder: You could.

Freeman: You could have had that.

Uptmor: Where was it?

Freeman: In the application, with the application.

Uptmor: Where's the application?

Schroeder: Here at city hall. It's available, the notice said, doesn't the notice say you are able to get it.

Freeman: Yes, it does. The notice in the paper says it, the notice in the letter says it. You're able to look at it.

Baker: We have to set up a date.

Schroeder: Okay so, we can take that issue up later, but we have to set a date right now.

Brown: I would like to ask for that continuous at this time if that's possible.

Schroeder: We have to be really careful because we are making a transcribable record...

Carpenter: Okay so that is his request, that we table the rest of this proceeding?

Schroeder: Or, or, or are you withdrawing the application and wanting to resubmit it? Which would require re-notice.

Brown: I believe a continuous would be more appropriate.

Schroeder: Okay. There is a substantial amount of information in here and so if you just want to tune it up with another presentation.

Brown: We really do need to address the concerns of the public.

Schroeder: So now the only thing left to do is to pick a date certain, so that everyone that came knows when that date is.

Carpenter: Okay, the P&Z Commissioners have been looking at the calendar. Mr. Smith isn't even in the area right now and so, looking at our calendar we all feel that the earliest possible date for us would be May 31st, that's on a Wednesday evening.

Brown: We could use more time than that if that is allowed.

Carpenter: More time than a month?

Brown: Yeah, probably, two, if we're going to hire engineers to come in and design the electrical and that, then, it's going to take a little bit of time. So why don't we go two months and then...

Schroeder: It's not, I want you to understand some things as the applicant. This commission is not asking to supply electrical wiring diagram, that is not part of a rezone application. That's not what this commissions doing. Whether you think you need to do that or not, that's not part of the requirement for rezone. Wondering about the electrical capacity and answering questions about the supply lines or whatever is appropriate, it may or may not be addressed in the staff report. I just want you to know that. That's not something that is part of a rezone. Rezone has those five (5) questions...

Carpenter: And he wants to address some of those questions that were asked right now.

Schroeder: Right but we can't infer not every question based by the audience is the position of the committee, the commission. That needs to be made clear. So we are not making you run off and do something that you are not required legally to do. That which you wish to do, to make the application smoother, to answer questions that you have to answer. The amount of time you need is, I'll leave it at that.

Baker: If you still feel that you need to push it out further then the end of May, okay, but...

Brown: What is the next available date besides the end of May?

Carpenter: We will be going into June then, our first regular meeting in June would be the 7th of June which is a Wednesday.

Brown: Would that be available?

Carpenter: Yes. That's our date of our regular meeting, we can schedule a public hearing at that time.

Brown: Okay let's do that.

Carpenter: So, at this point in time I just need a motion to table this until June 7th, is that appropriate motion?

Schroeder: Yeah, you do.

Carpenter: Okay I need a motion to table the rest of this application process and public hearing until June 7, 2023, the day of our regularly scheduled P&Z meeting and we will schedule a public hearing at that time.

Price: I'll make a motion that we table it until June 7 @ 6:00 pm.

Carpenter: I need a second.

Baker: I second that.

Carpenter: Denver Price-yes, Jennifer Baker-yes, Kt Carpenter-yes.

I would like to remind everybody that as far as the people that are involved in this particular application process and the commission that at this point in time none of this is to be discussed in public with anybody.

Schroeder: The Commissioners can't take phone calls on it or talk amongst themselves. And then, if anybody wants the staff report, you can have my copy, and here's the whole application.

Freeman: I can email you the application and staff report if you leave me your email, I can do that tomorrow.

Carpenter: Any of you want this emailed from Lori, please put your email address on this piece of paper and she will get this to you.

*****Continued Public Hearing June 7, 2023 @ 6:00 pm*****

4. TESTIMONY TAKEN: No testimonies.

5. REBUTTAL: No rebuttal.

6. CLOSE PUBLIC HEARING: (No Motion Needed)

7. DELIBERATION:

Item 6. DISCUSSION/MOTION: [Action Item] Planning & Zoning Recommends Proposed Amendment of Official Zoning Map of the City by Rezoning Certain Parcels of Property From (A) Agricultural to (C) Commercial Zone and from (R-3) Multiple-Family residential Zone:

Item 7. COMMISSIONERS COMMENTS:

Item 8. ADJOURN:

Meeting adjourned at 8:32 pm.

Next regularly scheduled Planning & Zoning meeting, June 7, 2023 @ 6:00 pm

Approved by the P & Z Commission: June 7, 2023

Kt Carpenter
Chairperson, Kt Carpenter

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