

City of Glenns Ferry Planning & Zoning Regularly Scheduled Meeting April 3, 2024

Planning & Zoning meeting is opened and called to order at 6:00 pm on Wednesday, April 3, 2024.

Commissioners Present: Jennifer Baker, Steve May, Rose Mary Oldenberg,

Staff Present: Lori Freeman

Item 1. OPEN MEETING AND ROLL-CALL ATTENDANCE:

Oldenberg: Took roll call:

 X Jennifer Baker X Steve May X Rose Mary Oldenberg Denver Price

Let record show that Commissioner Price is absent

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

Oldenberg: Prior to adopting the agenda, Item 5 & Item 6 needs to be reversed, thus, I will be going to Item 6 and then I will proceed to Item 5. Can I have a motion to adopt the agenda with the revisions?

Baker: I make a move we adopt the agenda with the revision of reversing the positions of Item 5&6.

May: Second.

Oldenberg: Tonight's agenda has been adopted with the revision of Item 5 going after Item 6.

Item 3. MOTION: [Action Item] P&Z Regular Meeting Minutes of March 6, 2024:

May: I will make the motion to adopt the minutes of March 6, 2024.

Baker: I second that motion.

Oldenberg: The motion has been adopted for P&Z regular meeting minutes of March 6, 2024, as written.

Item 4. DISCUSSION: Proposed Zoning Ordinance Amendments – Joint Meeting with City Council on Proposed Amendments: **Tabled until April 9, 2024.**

Oldenberg: We were going to discuss our zoning ordinance amendments with our city attorney, Geoff Schroeder unfortunately he called he will not be able to make this meeting and would like to conclude that item to the county impact fees agenda for a meeting, on Tuesday, March 9th, 2024 at 6 pm, that will include a joint special meeting with Glenns Ferry City Council and Glenns Ferry Planning & Zoning as well as the Elmore County Commissioners, so Item 4 will be moved to that date.

Baker: Can I clarify just for the record a couple of things, the date for that meeting is April 9th not March 9th.

Oldenberg: Oh, forgive me.

Baker: And also, Item 4 on our current agenda it says that we're supposed to be meeting with city council on the amendments, should we strike that out to say we're suppose to be meeting with Geoff Schroeder?

Freeman: How this came on the agenda is Geoff Schroeder was going to be here tonight to discuss the proposed zoning ordinance amendments, he was getting that ready and talk about having a joint meeting with the city council at another meeting with the city council, not tonight, Geoff wants to talk to you tonight about doing that, with the amendments of the zoning ordinances, and then he was going to talk to with you

about commissioners changes that you've worked on, if you had any questions for him, that is what he was going to talk to you about tonight.

May: Where it says, joint meeting with the city, was to discuss a joint meeting with the city.

Freeman: Yes.

Baker: Okay, all right, I just wanted to make sure.

Oldenberg: Right, so just to clarify for the record Item 4, will be moved to Tuesday, April 9, 2024, at 6 pm, the joint special meeting with the city council, the planning and zoning commissioners as well as Elmore County Commissioners for the county impact fees meeting.

Item 6. **DISCUSSION/MOTION: [Action Item]:** 11-17-1B: Initiation of Proceedings: B. Amendment of Zoning Map: Resolution of Intention by Commissioner:

Freeman: You have the resolution with your packet. Do you remember why we have this resolution and what it is for, Jennifer?

Oldenberg: I will go ahead and read this 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 CERTAIN PARCELS OF PROPERTY FROM HEAVY INDUSTRIAL (M-2) TO MIXED RESIDENTIAL (R-2) AND FROM HEAVY INDUSTRIAL (M-2) TO AGRICULTURE (A); 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.

WHEREAS the City of Glens Ferry, Elmore County, Idaho ("City") is a municipal corporation duly organized and operating under the laws of the State of Idaho; and

WHEREAS, the City has authority under Chapter 65, Title 67, Idaho Code, and Title 11 of the Glens Ferry City Code to establish and modify from time-to-time zoning districts within the City; and

WHEREAS, the City has identified certain parcels of property, currently identified on the City's official zoning map as within the Heavy Industrial (M-2). which should more appropriately be zoned Mixed Residential (R-2) and Agriculture (A); and

WHEREAS the parcels identified for rezoning from Heavy Industrial (M-2) to Mixed Residential (R-2) zone are all generally located at the end of South Boise Street closest to railroad tracks. Also, at corner of West Harrison Avenue and South Owyhee Street within the City of Glens Ferry, Idaho and more particularly described as follows:

- RPB5S10E311115 A; Tax 35, Sec 31, T5s R10e
- RPB0071002001B A; Blks 2, 3 & Vac St, Hartman Add
- RPB5S10E323050 A; Tax 35, Sec 32, T5s R10e

WHEREAS the parcels identified for rezoning from Heavy Industrial (M-2) to Agricultural (A) zone are all generally located at the end of South Boise Street closest to railroad tracks. Also, at end of South Owyhee Street closest to the railroad tracks on the west side of street, within the City of Glens Ferry, Idaho and more particularly described as follows:

- RPB0071001001A A; Lots 1-19, Blk 1 & Lots 1-5, 18-20 Vac Blk 36, Hartman Add
- RPB00710010200 A; Lot 20, Blk 1, Hartman Add
- RPB5S10E323180 A; Tax 83, Sec 32, T5s R10e
- RPB5S10E323110 A; Tax 36, Sec 32, T5s R10e

WHEREAS the parcels subject to this Resolution are depicted on the attached Exhibit 1, which identifies the parcels as they are currently zoned and with the proposed zone; and

WHEREAS the Planning and Zoning Commission believes it is in the interest of the City and in accordance with the City's Comprehensive Plan to rezone such parcels from Heavy Industrial (M-2) to Mixed Residential (R-2) and from Heavy Industrial (M-2) to Agricultural (A).

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GLENN'S FERRY, Elmore County, as follows:

Section 1: Pursuant to Glenns Ferry City Code §11-17-1(B)-2(A)(B), the Planning and Zoning Commission of the City of Glenns Ferry hereby adopts its resolution of intention to amend the official zoning map of the City to rezone the above-identified parcels from Heavy Industrial (M-2) to Mixed Residential (R-2) and from Heavy Industrial to Agriculture (A) in accordance with applicable provisions of Idaho law and the Glenns Ferry City Code.

Section 2: The Zoning Administrator or her designee is hereby directed to prepare all hearing notices, staff reports, and other documents necessitated or required by this Resolution of Intention and ensure that all hearing notices are published, mailed, and posted in accordance with Idaho law and the Glenns Ferry City Code.

Section 3: This Resolution shall take effect and be in force from and after its passage and approval.

Baker: That's right, that's part of where the old dog pound is or was.

Oldenberg: Yes.

Baker: That's right this whole thing started was about trying to make the zones reflect what was actually happening there and bring those people into confirmation and make everything make sense.

Freeman: That is right, we had all those homes that were in heavy industrial and if their house burns down, they couldn't build back because you can not have a home in heavy industrial.

Baker: But that is what's there, yes.

Freeman: So, we just started from there until we got to the cemetery and the cemetery was zoned recreation, and we zoned that appropriately to agricultural.

Baker: Right, that was about the time that I first started here.

Freeman: Yes. The reason for the resolution, just to brush up your memory, the resolution is because planning and zoning are initiating the amendment to the official zoning map and by amending this map you have to rezone those parcels. Jennifer has done this, but Steve and Rose Mary have not and so this will be a process for them. If we had an application/applicant then we would have to get on it, time sensitive.

Baker: The requested applications take priority. They have a time limit, we have.

Freeman: Yes.

Oldenberg: Do we want to discuss this further, or do we make a motion to go ahead?

Baker: This is coming back to me, this was being considered like three (3) years ago, and so I hadn't thought about it much since, but at the time it got to the point in our discussions that we all realized it made sense to do this, so, if you want to go back and review minutes from those meetings before you go on, on this or I'm quite comfortable to make a motion that we except it because I know it was already...

Oldenberg: I've done some research already as well, so I'm well informed of the past, so I'm willing to make a motion with 11-17-1B: Initiation of Proceedings: B. Amendment of Zoning Map: Resolution of Intention by Commission and roll call, I need a second for the motion.

Baker: I second the motion.

Oldenberg: Roll call, Vice-Chair Baker – yes, Commissioner May – aye and myself, (Chair Oldenberg) - aye. Let the record show all ayes.

Item 5. DISCUSSION: Review Dates for Public Hearing(s):
Freeman: The date will be our next regularly scheduled meeting, May 1, 2024, at 6 pm.
Oldenberg: So, for May 1, 2024, that is our next planning and zoning meeting.
Baker: So that's when we would have the public hearing?
Freeman: Yes.
Oldenberg: Let the record show that it's been set for our next meeting, May 1, 2024.
Freeman: I don't have a motion there because we don't need to have a motion for that, it's that you all are so busy, going in all direction, I just needed to make sure that that date will work for everybody.

Item 7. COMMISSIONERS COMMENTS:
Oldenberg: Vice-Chair Baker - no comments, Commissioner May – no comments at this time.
Freeman: Can I comment? I was doing some research, and found, April 14, 2008, it says, *The commission has discussed reducing the rear setback in all residential zones, R1, R2, R3, R4 and the amended Agricultural zone from 35' to 15'.* Somehow from a committee of three, to the planning & zoning, from planning & zoning to the city council, from city council to Sterling Codifiers... I will do further research and get back.
Oldenberg: My only comment is, do we have any questions or concerns on everything that we've already done that we were going to present to the city attorney, that we want to discuss prior to our next meeting, on the 9th?
Jennifer–no, Steve-no.

Item 8. ADJOURN: Meeting adjourned at 6:25 pm. Next regularly scheduled meeting is May 1, 2024 @ 6:00 pm.

Approved by the P & Z Commission: _____

Chairperson, Rose Mary Oldenberg

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