

CITY OF GRACE
PLANNING & ZONING COMMISSION
MINUTES OF THE REGULAR MEETING
HELD ON MAY 26, 2016

PRESENT: Chairman: Randy Nelson
Commission Members: Kevin Fredrickson, Sadie Sant, David Pristupa, Angelyn Smith.
Zoning Clerk: Loy Raye Phillips

OTHERS PRESENT: Susan Lorenz, Southeast Idaho Council of Government

Chairman Nelson called the regular meeting of the Planning & Zoning Commission held on May 26, 2016 to order at 7:00 p.m.

Invocation: Commission Member Smith
Pledge of Allegiance: Clerk Phillips

Chairman Nelson welcomed Dave Pristupa to the Planning & Zoning Commission.

Chairman Nelson asked the Commission if they had read the April 27, 2016 Zoning Map Amendment Hearing and the regular meeting minutes and if they had any changes. Commission Member Fredrickson made a motion to approve the Zoning Map Amendment Hearing and the regular meeting minutes held on April 27, 2016. Motion was seconded by Commission Member Sant. Motion passed unanimously.

Report from City Council: Chairman Nelson stated that he had taken the Zoning Map Amendment Change for Le Grand Van Gass to the City for their decision. The City Council approved the Zoning Map Amendment change for Le Grand Van Gass. David Pristupa was sworn in as a new member of the Planning & Zoning Commission.

Chairman Nelson introduced Ms. Lorenz to Commission Member Pristupa and explained that Ms. Lorenz is from the Southeast Idaho Council of Governments and is helping the Planning & Zoning Commission with the updates of the Economic Development and the Land Use chapters for the Comprehensive Plan.

Zoning Business: Discussion was had on what and if the Planning & Zoning Commission needed money for a budget. It is time for the City Council to do the City budget for the next year. Discussion was held on having a budget for speakers to come, advice from an Attorney, or someone from SICOG out of Pocatello to help with a special issue, these people are sometimes sent as a courtesy and it would be nice to help pay the expense for their trip. Commission Members felt that they would like training on the proper way to correctly do Variances, Conditional Use Permits and Amendment Changes. Motion was made by Commission Member Fredrickson that Chairman Nelson recommend the City Council set aside a budget of \$2,000.00 for Planning & Zoning for future training, etc. Motion was seconded by Commission Member Smith. Motion passed unanimously.

Zoning Map Amendment Change: Up-date for Le Grand Van Gass: The City Council passed the Map Amendment Change from R- 1 Residential to R-2 Residential for Lots 7, 8, 9, 10 and S. ½ of Lot 11 Block 1

for his property only. The rest of the property on Block 1 will remain as R-1 Residential. This is what Mr. Van Gass had originally requested on his application #2016-1. Discussion was held on the rest of the property on Block 1 making the change from R-1 Residential to R-2 Residential. No one had requested the change on their property at the time Mr. Van Gass filed his application. Mayor Barthlome felt that all the property on Block 1 should be included if a change from R-1 Residential to R-2 Residential was being done. Property owners will have to fill out an application and present it to the Planning & Zoning Commission following the same procedure as Mr. Van Gass. One of the property owners in Block 1 did not want to change from R-1 Residential.

Chairman Nelson opened the meeting for discussion to elect a Vice Chairman. Commission Member Sadie Sant was nominated. Chairman Nelson asked if there were any other nominations. Motion to accept Sadie Sant as Vice Chairman was made. Commission Members voted unanimously to accept the nomination. Motion passed unanimously.

Comprehensive Plan:

Ms. Lorenz stated that the community event was a great success. There were more people at this event than others held. She thanked the Planning and Zoning for the good job of promoting the event.

Wish List:

Ms. Lorenz passed out a copy of the wish list summary of the event for the Commission to follow along and to look over the results. Each thing listed was written down and if repeated it had a mark put by it so that the Commission could see how many people thought it was of importance to the Community. There are several items that were listed more than once. This is not a task list that anyone is saying that should be done. It is ideas of what the community thought would be cool. This is good information to know what is in the thoughts and minds of the community. It is common to put this into the Comprehensive Plan. If the Planning & Zoning Commission would like to have this put in the Comprehensive Plan when it is written it can be included. Discussion was had on giving the Commission time to think on it. Discussion was held on giving this to the City Council. Somethings are not doable, not right and not anything to do with the City. Any of the items that have three marks should be put on the list. Discussion was had on new business's coming to the City because we have a lot of empty structures. The City could promote the up keep of store fronts by recognizing business owners who update their store fronts with an incentive.

Opinion Poll:

Ms. Lorenz passed out a copy of the Opinion Poll summary for the Commission to follow in the discussion adding that there were two pages. There were only three questions which were tallied so that everything is listed as how people answered the questions. This is exactly how many people answered and was circled on the questionnaire that was handed out. In summary there were 40 people who participated. Question number one deals with animals in town. The number two question is a statement that Grace is a farming community and as such we should have agricultural animals in town. It is kind of split in the middle. On question number three we shared what the regulations are and asked questions about the regulation. This might be some information that you can do nothing with, take it to the City Council letting them decide what it means and interpret it, you can decide to interpret it yourselves and then make a recommendation to the City Council. Commission Member Fredrickson led a discussion on what the Planning & Zoning Commission is responsible for. This Commission does not have anything to do with rules or regulations. The Commission should submit this to the City Council and let them look at it and let them decide. The Planning & Zoning Commission does not want to be an

influence of the decision one way or another. The City Council needs to have the information available to them. We have done our part (see attachment).

Comprehensive Land Use Map:

Ms. Lorenz asked the Commission Members to look over the original maps that were worked on at the April 7, 2016 meeting and discuss what ideas were found on each map that the Citizens had suggested.

Discussion on the Comprehensive Land Use Maps was held on the different things that each map had shown that the participants had suggested. Affordable housing, new sub divisions, apartments, walking trails, bike trail, ice skating rink, swimming pool, splash pad, tennis court, indoor arena, recycle center out by the dump, combine community center with library, theatre and recreation center, restaurant, updating the business's and storage units (see attachment).

Discussion was had on how expensive it would be to put in water and sewer lines to new housing being built on the north east side of the City of Grace and how far the sewer and water went south and west of Grace.

Discussion was had on the cost of demolition of the older empty buildings and what the procedure would be to take care of these buildings to make the City look better. Discussion was had on the demolition of older buildings that might have asbestos in them. When you demolish buildings there is a cost that makes your town look like it is coming apart. A possibility would be to take down the older buildings and put apartments in their place. Some cities are looking at giving tax incentives so people will remodel older homes instead of building new homes on the out skirts of town in an attempt to revitalize. It costs as much money to refurbish the older places as it does to build new. There are young people or a new crop of young people who are in their mid- thirties still living at home. They seem to like smaller places to live.

Idea Summary:

Same Idea:
Subdivision

New Idea:
Recreation Center
Historical Homes
Visitors Center
Clean up Main Street
Combine Community Center/
City Hall/Library/Recreation/
Visitors Center

Super Good or Useful Ideas:
New Subdivision area
Ice Skating Rink
Bike and Hiking Trail

Discussion was held on ideas that might help find something to revitalize main street so that when someone drives into town they think I would like to stop and maybe live here or do they just keep driving because of the way things look with the signs hanging down, painting needing to be done on the store fronts, and windows covered which would make the City look unfriendly.

The Comprehensive Land Use Map will be what the City of Grace would look like in twenty years the future hopes and dreams of the City. A combined Community center could be built with a gymnasium type floor which would invite children to come and play indoors all winter. The Center could have shuffleboard, board games, art and crafts and possibly work out something with ISU Outreach for Educational programs. Suggestion was made to talk to the Idaho Foundation about what it would cost

the City based on their population for permits to allow the Citizens of Grace to use the facilities in Lava without having to pay each time they went. If your family could go swimming because you are a member of the City of Grace community it would be a benefit. There might be things that the City of Grace could offer for the Citizens of Lava. We have facilities that could be used for barrel racing or Little League. This would bring money into the businesses in town. Discussion was held on a nice place to build a Community Center on Main Street, the corner next to the fire station with City Hall on the main street side. The City property could be sold for housing or apartments. There are grants available for such things.

Discussion was had on this being Commission Member Fredrickson's last meeting. Chairman Nelson thanked Commission Member Fredrickson for his service stating he hated to see him step down. He is very knowledgeable.

Chairman Nelson thanked Susan Hardy for her service on the Planning & Zoning Commission having served as Chairman and a Commission Member.

Announcements: Next meeting will be held on June 22, 2016 at 7:00 p.m.

Motion to adjourn was made by Commission Member Fredrickson. Motion was seconded by Commission Member Pristupa. Motion passed unanimously.

Meeting Adjourned at 8:20 p.m.

ZONING CLERK

APPROVED _____
CHAIRMAN

DATE _____