

CITYOF GRACE
PLANNING & ZONING COMMISSION
MEETING HELD ON
AUGUST 24, 2106

PRESENT: Chairman Randy Nelson
Commission Members: Don McLain, Sadie Sant, David Pristupa
Zoning Clerk: Loy Raye Phillips

OTHERS PRESENT: Susan Lorenz, Southeast Idaho Council of Governments, Joseph McGuire

Chairman Nelson called the regular meeting of the Planning & Zoning Commission to order at 7:00 p.m. welcoming everyone present to the meeting.

Invocation: Commission Member Pristupa.

Pledge of Allegiance: Commission Member McLain.

Chairman Nelson welcomed everyone and Susan Lorenz of SICOG.

Chairman Nelson asked for a motion to amend the agenda to discuss changing the monthly meeting day. Motion was made by Commission Member Pristupa to amend the agenda to discuss a change of the Zoning Commission monthly meeting day. Motion was seconded by Commission Member Sant. Motion passed unanimously.

Chairman Nelson opened the meeting to discuss the change of the monthly day for the Zoning Commission meeting. Chairman Nelson stated that the Planning & Zoning Commission will need to ask the City Council to pass a Resolution for a change of the meeting day. The change will have to be done by Resolution and it will take thirty (30) days to change the day as it has to be published twice in the paper and a hearing will have to be held.

Discussion was had on Commission Members having a conflict with work schedules and school making it difficult to get to meetings we will need a Resolution to change the day.

Motion was made by Commission Member Pristupa to ask the City Council to reset our monthly meeting day from Wednesday to Thursday nights for the future. Motion was seconded by Commission Member Sant. Motion passed unanimously.

Chairman Nelson asked the Commission if they had read the previous meeting minute and if they had any changes or additions. Commission Member Sant made the motion to approve the minutes of the Variance hearing and the regular meeting held on August 19, 2016. Motion was seconded by Commission Member Pristupa. Motion passed unanimously.

Report from City Council: Chairman Nelson stated that the next City Council meeting would be held September 7, 2016.

Chairman Nelson welcomed Susan Lorenz from SICOG turning the meeting over to her for the Comprehensive Plan chapters.

Ms. Lorenz stated that she has both the chapters Economic Development and Land Use done so that the Commission could go over the chapters and see if the Commission had questions or any changes. Ms. Lorenz stated that after we discuss the chapters we can discuss the Comprehensive Land Use map to see if it needs any changes etc.

Ms. Lorenz stated that there were several different ways to cover the two chapters. Ms. Lorenz noted that the Commission has a new face. Chairman Nelson introduced Commission Member McLain to Ms. Lorenz. Ms. Lorenz explained to Commission Member McLain that she had been hired to update two of the chapters of the Comprehensive Plan mentioning that the Planning & Zoning Commission uses this plan a lot to make decisions. Ms. Lorenz would like the Commission to look at each chapter, reading all the way through each chapter and have a discussion on the questions or thoughts on changes.

Ms. Lorenz stated that she tried to keep the same font so that the pages would look like the rest of the Comprehensive Plan so the chapters won't look strange. There are certain requirements that are required in each chapter and they have been added.

Ms. Lorenz stated she had a general policy statement for chapter four (4) Economic Development. Ms. Lorenz began reading from the Economic Development chapter for April 8, 2013 (04/08/13) and then proceeded to the new Chapter (4) Economic Development. Ms. Lorenz wanted the Commission to see the difference between the old chapters and the new chapters. Ms. Lorenz began reading from the new Economic Development Chapter (2016). Correction on table one is needed to correct City of Malad and Oneida County to the City of Grace and Caribou County.

Table one the 2014 employment of citizens by industry (see attachment Table one). Table two indicates the type of occupations in the community and Table three indicate the number of workers employed living in the City of Grace who commute for work (see attachment Table two and Table three). Ms. Lorenz and the Commission read the rest of the new Economic Development chapter.

Chairman Nelson stated that he would like to see added that five times (5) a year Rocky Mountain Power releases water down the Bear River for kayakers, it brings the water up to a class five (5) rapids on the Bear River in the Black Canyon. Most of these folks are outdoors people and they do not mind staying in their tents. There is really no place for them to stay. Discussion was had on what they spend in the Community. They sleep in tents at the Cove Plant in the parking lot, rule is that they are not supposed to camp in the canyon but they still do pitching their tents right on the grass.

Discussion was had on who is liable for the Fair Grounds the City of Grace or Caribou County. To promote the fair grounds for activities who is liable insurance wise? Discussion was had on the Caribou County Fair Board having a certain amount of responsibility. They will have an insurance policy. There is a liability in promoting the fair grounds and the City does not want to pick up the liability so if this is going to be promoted in the Comprehensive Plan the information is needed. Ms. Lorenz stated that there was a lot of feedback from the Community meetings wanting to utilize the fair grounds for the benefit of Economic Development. Discussion was held on the R V park and if it would be available for use by others. Discussion was held on who is in charge of the fair grounds and who is in charge of the

RV Park. Information could be found by calling Keith Rigby. Discussion was also had on available RV Parking at the Caribou Highlands golf course.

Discussion was held on where the numbers came from for Table One to get the number of people. Ms. Lorenz stated that there are rules required by the Legislature that need to be in the Comprehensive Plan chapters this information was obtained from the Statistics found in the Census by using American Fact Finder. The information is from 2014 otherwise you have to use 2010. Discussion was had on the Census packet that needs to be filled out by you personally which comes every five (5) years and the big census where people come to your home is done every ten (10) years.

Discussion was had on how nice the pictures were in the new chapters and how it made the chapter brighter; there are different pictures that could be used.

The Land Use chapter of the Comprehensive Plan should be consistent with the Zoning Ordinance of the City. The Comprehensive Plan expresses goals, objectives and strategies which indicate desired patterns of use in the City of Grace (see attachment Land Use Chapter 4).

Discussion held on the Land Use chapter to promote the Gem Valley Performing Arts Center. This needs to be added as it does help with the economic development of community activities. Goal would be the: City of Grace provides visitors and residents with recreation and opportunities. One of the strategies for this could be: to promote the Gem Valley Performing Arts.

Discussion was held on adding the Thatcher School due the number of children from Grace who attends school there. The paragraph on the Land Use chapter states that there are two elementary schools. One is located in the city limits of Grace. Discussion was held on adding the other elementary school which is located 12 miles south of Grace in Thatcher. This school is located in Franklin County and students are bused from Grace to the school. This elementary school covers classes first through fifth grades.

Chairman Nelson asked where the environmental sensitive areas are in the City of Grace. Ms. Lorenz stated that when she looked for any environmental sensitive areas there was nothing listed. Discussion was had on where the kayaker's entered the Bear River have a little spot of cinders that is used to launch which looks pretty unsafe. Other environmental sensitive areas would be Helena and the Solutions 4Earth, CHS (Bingham Coop.), and the sewer facility. Discussion was had on the fact that the sewer facility is regulated and has to be updated to regulation standards. Ms. Lorenz stated that there is a chapter for hazardous areas which states an analysis of known hazards may result from susceptibility from surface ruptures, ground shaking, mud slides, and avalanche hazards and in the path of snow slides and flood plain hazards. Discussion was had on precious wetland areas that would be under the Land Use area.

Ms. Lorenz asked if the Commission would like to discuss the Comprehensive Land Use Map asking if the Commission had gone to the County and asked for a map. Discussion was had on the County doing the map and adding in the residential, agriculture, commercial and industrial. Discussion was had on the map that would need sewer and water lines being added on the plat going from the City limits to Monte Vista Subdivision. The Commission needs to get an electronic map from the County and asked if they would do it in color. The Zoning map needs to be updated every now and then because there are changes made to the areas in the City. If you give the County a copy of the old map with the colors and correction on they should be able to do the colors for you.

Ms. Lorenz stated that when the Commission first started to discuss the Comprehensive Land Use map that they were given a map from Lava Hot Springs of everything that came up in the Community listing the future of the City. The map is a list of the future based on the wishes of the Community. It helps guide the Planning & Zoning Commission when making decisions in the future. This would set the goals for development of areas to make a space for a green ways to go through.

Ms. Lorenz reminded the Commission that there are maps from the Comprehensive Plan activity that a Comprehensive Land Use map could be made for the Commission. This would be added to the Comprehensive Plan as a road map for the future. Ms. Lorenz would lay all the maps out and have someone draw it a somewhat cartoon type way but is hand drawn and would be the future plan. There will be one map with all the ideas from the map activity if there are several repetitive ideas and others that don't work then the decision can be made to not include them. Discussion was had on grant money to purchase buildings for Senior Citizens activities. There is a Senior Citizen Center grant which has a maximum of \$150,000.00 which does not help very much. There would have to be a lot of money raised to finish a project. It doesn't build the whole building but there is money to start a project.

Discussion was had on adding the Junior Rodeo Association along with the High School Rodeo to the Comprehensive Plan.

Chairman Nelson thanked Ms. Lorenz for coming to the Planning & Zoning Commission meeting and for all the work she had done on the Comprehensive Plan.

Chairman Nelson asked Mr. McGuire if he had any questions for the Commission. Mr. McGuire was inquiring about doing an addition to the garage on his property. Chairman Nelson stated that the City did what they called a Setting Permit and that the Zoning Commission would not have anything to do with the permit unless a Variance would be needed. Reminding Mr. McGuire to make sure he had all the measurements.

Motion was made by Commission Member Sant to adjourn the August 24, 2016 meeting. Motion was seconded by Commission Member McLain. Motion passed unanimously.

Meeting adjourned at 8:10 p.m.

ZONING CLERK

APPROVED _____
CHAIRMAN

DATE _____

