

CITY OF GRACE
PLANNING & ZONING COMMISSION
REGULAR MEETING HELD ON
DECEMBER 8, 2016

PRESENT: Chairman Dave Pristupa
Commission Members: Don McLain, Kim Welch, Angelyn Smith
Zoning Clerk: Loy Raye Phillips

OTHERS PRESENT: Sheriff Deputy Adam Mabey

Chairman Pristupa called the regular meeting held on December 8, 2016 to order at 7:00 p.m.

Invocation: Commission Member Smith
Pledge of Allegiance: Zoning Clerk Phillips

Previous Meeting Minutes: Chairman Pristupa asked Commission Members if they had read the minutes and if they had any corrections. Commission Member Welch made the motion to approve the minutes of the Variance hearings and regular meeting held on November 10, 2016. Motion was seconded by Commission Member Smith. Motion passed unanimously.

Report from City Council: Chairman Pristupa stated that he had taken Variance #2016-6 for Brent Madsen a home and Variance # 2016-7 for James Hume a shed and hand rails to the City Council meeting for approval. The City Council accepted Variances 2016-6 and 2016-7.

At the City Council meeting held November 16, 2016 Commission Member McLain, Commission Member Welch and Chairman Pristupa attended with the City Council and there was discussion on what the City needed from the Planning & Zoning Commission. Chairman Pristupa stated that he has prepared a sheet with items that were discussed at that meeting with the City Council and the Planning and Zoning, these are the areas that were discussed with possible changes that need to be made and what ordinances would need changing or updating.

- 1). Change the set- back requirements so that not as many Variances are required.
- 2). Changes in Agricultural Zone to do away with the stipulation that one acre is required to build on.
- 3). Changing requirement of having livestock in agricultural zone. Adding a definition, how many square feet are required in order to have one animal unit, and a shed for one animal unit shelter, 20,000 square feet are required in the City of Chubbuck which is less than an acre.
- 4). Requiring surveys when fences are built or if things are placed on property lines.
- 5). Ordinance for accessory dwelling units (see discussion with Deputy Mabey).
- 6). Change on the percentage of lot that one can build on.
- 7). Look at possible wind and solar power generation Zoning Ordinance.
- 8). Look at similar sized Community Zoning Ordinances.

Zoning Business: Variance letters: Chairman Pristupa made an addendum to read two letters that were missed on Variance 2016-7 for James Hume. Chairman Pristupa read the letters as follows:

Joe Barns
Dean & Kae Gundry

Supports applicant
Neutral

Chairman Pristupa welcomed Sheriff Deputy Mabey to the meeting allowing him to present some information.

Deputy Mabey stated that in the last few weeks there has been a situation of an individual living in a fifth wheel trailer not in an established R V park. Deputy Mabey had discussed with Superintendent Bredehoft about the ordinance or code that would apply for this type of situation, Code 9-2-5 Restrictions for Parking: referring to non-motorized vehicles. Discussion was held on a situation where someone pulls an R V on the property and lives in it. Deputy Mabey stated that there had been a discussion with Mayor Barthlome on the water hook up Ordinance 2-2-12 (L) and the feeling was that this might work but not real sure if the wording would work if this was done in the City and living out of an R V next to something they owned.

Discussion was had on living in an RV being a temporary situation and there is an accessory dwelling unit ordinance allowed for temporary use for one year in an R1 Residential (3-1-3 (F)). The RV was parked in an R- 2 Residential Zone (3-1-4 (F)) and is not allowed. Zoning Ordinance 3-1-3 (F) Accessory Uses: does not allow the RV at this point. Discussion was had if this issue would fall under the Water Ordinance or the Parking on Street Ordinance.

Deputy Mabey presented information on Codes found from the City of Idaho Falls and one found from the County of Kootenai. The Code from the City of Idaho Falls deals specifically with Trailers, and Mobile Home, Manufactured Housing. The Kootenai County code deals with Recreational Vehicles and RV Parks which is a temporary or intermittent use of recreational vehicles which need a current registration, no decks or porches attached nor skirting, RV not used as a dwelling, owner must have primary residence other than the RV, no mail service, must be hooked into sewage disposal system, or total self- contained and can be moved to empty holding tanks at an approved location, may be used as temporary dwelling for owner during construction of a dwelling, in this case mail service would apply, after construction is completed the RV shall revert to temporary or intermittent use, and shall not be used as a rental. The City of Grace 9-2-5 Restrictions on Parking was listed on the information given to the Planning & Zoning Commission (see attachment in minutes).

Deputy Mabey stated he likes to bring situations like this to the attention of the City Council and the Planning and Zoning Commission so they are aware of these situations and hoped this information would be useful. Deputy Mabey stated he would be willing to help if the Commission would like.

Chairman Pristupa stated that the Planning & Zoning Commission will be going through ordinances that were created in 1984 and that this information would be helpful in updating the ordinances to fit our Community rather than generic ordinances. If there are changes made there should be a penalty assessed. Discussion was held on not having something to enforce the issue if this should continue to happen. The Planning and Zoning Commission will be looking at certain areas to improve. Chairman Pristupa thanked Deputy Mabey for coming and appreciated the information provided.

Discussion was held on an ordinance allowing an R V to be parked on the street for seventy two hours and having an R V parked on private property allowing someone to stay in the R V. This is allowed because it is your property, the R V can be moved to an approve site to dump waste, and the R V is licensed.

Discussion was had on mother-in-law homes which would be an accessory dwelling unit. These are temporary dwellings with about six hundred square feet of living space. Discussion was held on County snow loads being done as the International Building Code.

Discussion was had on thirty five percent (35%) of a lot being covered with buildings, in some places they allow ninety percent (90%) of a lot to be covered with buildings. Question asked why is the ordinance restricting the area to thirty five percent (35%)?

Discussion was had on the possibility of an Ordinance for solar and wind power to be added to the City ordinances. Look at similar size community ordinances to help us along not making our ordinances look like theirs but use this as a starting point to improve.

Discussion was had on some of the streets in the City of Grace that have been closed still showing on the large City map as being in use.

Discussion was had on the Agricultural Impact Area showing the Rich Road going across Highway 34 which it does not as it intersects with the state highway. There is a private road going out to the east of Highway 34 that is used for access to the property. Discussion was had on the Impact Area deals with the County having three acres (3) or five acres (5) and the amount of fees that the County charges for building. The County uses the International Building Code and they have a Building Inspector.

Discussion was had on the Planning & Zoning Commissions meeting being held on the second Thursday of each month right after the City Councils meeting held on the second Wednesday. It will help members to be at the meeting with less conflict and will be beneficial to get items assigned to the Planning and Zoning when requested by the City Council.

Chairman Pristupa presented some information on Zoning Ordinances from Driggs, Pocatello, Ada County, some smaller cities from Northern Idaho. Discussion was had on handrails on an existing structure a permit is not required, the only time a handrail is to be added to a permit if it is on a new structure. This information is for use as a reference, going over the ordinance for the City of Grace. The Commission needs to research our ordinances of residential, agricultural, commercial, industrial or if you want an R-2 residential.

Discussion was had on the City Christmas party to be held December 9, 2016 at 6:00 p.m. at the Grace Legion hut. The next Planning & Zoning Commission meeting will be held on January 12, 2017 at 7:00 p.m. Susan Lorenz will be here with the information on our Comprehensive Plan update and our Comprehensive Land Use Map. Chairman Pristupa stated that he would continue to communicate with the Commission Members by text message to remind them of the meetings asking the Commission Members to acknowledge back that they have received the message.

Discussion was held on not getting together as Commission Members and discussing issues. A Special meeting or work meeting can be called and needs to be published. Citizens are welcome to attend no one can be excluded from Planning & Zoning meetings. There can be a Citizen's comment on the agenda to allow them to voice concerns or make comments.

Chairman Pristupa asked if there was any further business to discuss. Motion was made by Commission Member McLain to adjourn. Motion was seconded by Commission Member Welch. Motion passed unanimously.

Meeting adjourned at 7:49 p.m.

ZONING CLERK

APPROVED _____
CHAIRMAN

DATE _____