

CITY OF GRACE
PLANNING & ZONING COMMISSION
REGULAR MEETING HELD ON
JANUARY 12, 2017

PRESENT: Chairman: David Pristupa
Commission Members: Don McLain, Sadie Sant, Kim Welch, Angelyn Smith
Clerk: Loy Raye Phillips

OTHERS PRESENT: Susan Lorenz, Southeast Idaho Council of Governments

Chairman Pristupa called the regular meeting of the Planning & Zoning Commission to order at 7:03 p.m.

Invocation: Chairman Pristupa
Pledge of Allegiance: Commission Member Sant

Chairman Pristupa asked if the Members of the Commission had read the previous meeting minutes and if they had any corrections or changes. Commission Member McLain made a motion to accept the minutes of the December 8, 2016 meeting. Motion was seconded by Commission Member Welch. Motion passed unanimously.

Chairman Pristupa stated there was no business to be presented to the City Council so he did not attend.

Chairman Pristupa reminded the Commission Members that they needed to be working on the material that had been passed out to help with the project given to the Commission from the City Council.

Variances: Discussion was had on publishing a notice in the Caribou County Sun to notify people who needed a Variance that the paper work should be in to the office three weeks prior so the Variance Permit would be done in four weeks. Planning & Zoning meets on the second Thursday and the City Council meet on the next Wednesday which would have the Variance permit done in four weeks.

Chairman Pristupa welcomed Susan Lorenz with SICOG to the meeting stating that she had information on the Comprehensive Land Use Map and chapters of the Comprehensive Plan turning the time to Ms. Lorenz.

Ms. Lorenz stated that the Comprehensive Land Use map was part of the contract with the City of Grace and that there were two chapters that were also being done. Ms. Lorenz passed out a sample of the map that the Commission had chosen from previous meetings. The Commission selected this sample from several that had been presented. The map is very user friendly, for Citizens, for people who want to put in a new business, neighborhood friendly opposed to a cold business like map. The Comprehensive Land Use map makes everyone feel this is us.

A large map was placed on the table for everyone to go over for discussion of the conglomeration of all the information created from the wish list, answered questions and the maps that the Community worked on as a team at the open house. There were five map teams and everything is now combined

on one map. The Comprehensive Land Use Map is used to build a future for your Community and is different than the City Zoning Map. Ms. Lorenz asked the Commission if they were happy with what is on this map or is there something different you would like to have. Discussion was had on the size of the map an explanation was given that the large map is being used to put everything on and then it will be made smaller to put in the Comprehensive Plan. Ms. Lorenz explained to the new Commission Members that the information had come from polling the Commission about issues in the Community and the questions were asked, a wish list was made and several maps were given out and the Citizens worked as a team which created the things they would like in the community. These are the ideas that the Community has for the future. Things listed duplexes, subdivisions, a lot of interest in a community center, affordable housing, fishing pond, ice skating rink, roller rink/teen center, splash pad, storage sheds, indoor arena, walking and bicycle paths, recycle center and a Visitors Center. Discussion was had on these being something that the City can consider but it is not forced to do.

Discussion was had on a problem that the City had with storage units and changing a zone. This map gives some teeth and meat to say where to put storage sheds. You can make an exception but this give the Commission teeth and meat to uphold where items are built.

Discussion was had on a recycle center being placed at the County Landfill where different bins could be placed for citizens to deposit their recycle items. There was quite a lot of interest in having a place to recycle.

Discussion was had on a splash pad which would probably only be used for two months of the summer, expense of maintainance, the amount of liability involved, and the amount of space needed for such a facility, those people who raise money to make such a project possible work hard and then gift it to the City which may or may not have the funds to maintain it.

Discussion was had on walking and bicycling paths that would go through private property and cutting fields into small sections it becomes a big deal for the rancher or the farmer. Discussion was had on obtaining a grant which could be done in small steps over a period of twenty years a little at a time. This is just ideas for future direction. Discussion was had on young people being interested in bicycling, walking, running and the school track does get boring, folks who like to walk would enjoy the open space and might like to walk four miles.

Ms. Lorenz asked if the Commission wanted to add or take away from the map tonight or if there were some changes they would like. If the Commission approves this tonight the Commission would take the two chapters that have been updated this map and present it to the City Council for them to adopt. The Commission needs to have a public hearing presenting this to the Community getting their feedback and approve the Compressive Chapters and the Comprehensive Land Use Map. Then it is taken to the City Council to be adopted. The Comprehensive Land Use Map encompasses all the things that were suggested. The City does not have to implement them.

Discussion was held on the proper block number which was suggested for the community center being on Main Street. Discussion was had on getting the map accurate before being finished. Discussion was had on movies in the park being a new thing people liked to do. Discussion was held on a Block in the Merrill Way subdivision that would make a neat but small park for the subdivision to have picnics, and a place for children to play. Discussion was had on what the community would like to see in the future, does not have to be done right away it is a future reference to add items to our community.

Discussion was had on the City of Grace approaching the Lava Foundation and making arrangements in dollars and cents for families that are taxpayers in the City of Grace to have a permit to go to the pool (Example 1,000 population in the City) how much would it cost per person. Discussion was had on the group that is a spin off from the Portneuf Hospital raised funds for an area fishing pond. They like to do things and help raise money for children's activities.

Discussion was had on making the corrections on the map before it was completed. Ms. Lorenz will take the map back and make the two corrections. Chairman Pristupa stated that the corrections on the Zoning will be made in thirty days. Discussion was had on this map being a community plan. Chairman Pristupa thanked Ms. Lorenz for the work she has done on the map and for bringing the information.

Chairman Pristupa asked if the Commission had reviewed the information forwarded. There has been more information emailed for the Commission to look over and come up with a consensus of what the City would like us to do. Discussion was held on the information that Sheriff Deputy Mabey had discussed with the Commission which had some good ideas on how to set up the proper rules and regulations on RV's parked in the City with people living in them. Discussion on the information being just ideas of what needs to be set up for an example setback requirements of the 25' in the front yard and 20' in the back yard, in agricultural areas do they need to have one acre to build a house, if a house is built on one acre what animals will be allowed on the property, what type of animals can be had on $\frac{3}{4}$ of an acre with a home, a corral, shelter for one horse or is there a limit the size large or small animal you can have on less than a full acre, could lose the option to have large animals.

Discussion on when the Zoning Ordinance was adopted it was taken as being the truth and needs to be changed and do it properly for our City. Discussion was had on writing down the things you as a Commission Member feel that need to be done, feel out the neighbors ask what/ how they feel.

Discussion was had about windmills and solar power not addressed on the Comprehensive Land Use Map noting that it would not be on the Comprehensive Land Use Map but would be discussed as an Ordinance. Discussion was had that an Ordinance should probably be discussed to see if the City needs to create an ordinance before there is an issue with windmills and solar power in place. A windmill thirty feet off the ground might look like an eyesore. Housing, airports, windmills, feedlots, dairies are built away from the cities and before you know it people have built subdivisions and homes right up to the businesses and then people are complaining because of the noise, smell and etc. The City and this Commission need to be proactive rather than reactive.

Discussion was had on why are we are persnickety over these things instead of being broader to avoid so many Variance setback, arbitrary right of ways, snow removal, not meeting Community needs then we need to change, being concerned about right of ways, small lots that you cannot build a family sized home on. Our size of Community needs shorter setbacks and the City needs to be concerned about right of ways. Discussion was had on a small lot where the home fit but the outside steps put the home in violation of the City ordinance therefore a Variance was needed. Our Community needs to grow, new people, housing, buildings and the increase of tax value for the City is important. Discussion was had on checking the County Ordinance to be sure that the Ordinance in the impact area works together. Mother in Law homes need to be addressed to protect the home owners.

Chairman Pristupa reminded the Commission that this will be done as a Committee action so bring your ideas in writing to the next meeting. This Commission will make changes, once the changes are

determined then present it to the City Council, it will need to be published and a hearing will need to be held if the City Council approves the changes it is a due process.

Discussion was had on the second Thursday of the month working and Commission will try not to have any special meetings this year. Goal to see the permit three weeks before a Conditional Use or the Variance permit is needed to have all documents in so there should not be a special meeting. Discussion was had on Citizens who need a special meeting right now and then not doing the building which does irritate because the Commission tried to accommodate the party.

Motion to adjourn was made by Commission Member Sant. Motion was seconded by Commission Member Smith. Motion passed unanimously.

Meeting adjourned: 8:01 p.m.

ZONING CLERK

APPROVED: _____

CHAIRMAN

DATE: _____