

MINUTES
CITY PLANNING AND ZONING COMMISSION
June 10, 2015
7:00PM

MEMBERS PRESENT: Chairman Jim Earl, Bri Bruno, Dick Pape, Steve Harris & Kathy Brown

STAFF PRESENT: Gary Goodman

GUEST PRESENT: Teri Ottens

MEETING CALLED TO ORDER:

APPROVAL OF AGENDA: June 10, 2015 agenda was approved, moved by Kathy & seconded by Steve

MINUTES OF PREVIOUS MEETING: Minutes of April 8, 2015 were approved. Motioned Steve and seconded by Kathy.

Workshop Draft Development Code

Kathy brings up the matter of shipping containers and suggests maybe revisiting this section as it may be outdated; she provides the board with an example of what is now being done with these types of containers and how they are now being utilized. Teri will review what other cities are doing concerning this.

Teri informs the board that she is still working on the zoning charts and feels it is good to move forward with the remaining chapters in the development code as she didn't receive any comments from the board on the last revision of Chapters 1-10.

The board reviews sections in Chapter 11 that have to do with clearing up language on mobile home placement standards and decide it needs cleared up, Teri will make the necessary changes for review. They also discuss "temporary placement" and that they would like this to be an administrative decision. The board then discusses Rv usage and storage, Teri indicates that she will review what others cities do.

The board then discusses the Manufactured home parks and maintenance of these and addresses the issue the City currently is having with a home park north of town. Teri gives the board some background information on what Garden Valley has done to help address these types of issues and will get the board that ordinance for review.

Teri brings us the use of development agreements and informs the board when state law allows them; she explains that the current City Code requires them for almost every development which is not in line with

State law. She also informs the board that she is waiting for some information from AIC and will keep the board informed on what she finds out.

The next section the board reviews is sign regulations, Teri informs the board she has removed all application requirements from this section as it is repetitive and will already be listed on the actual application. The board also agrees to remove all reference to individual zones within this chapter as all the requirements are the same in every zone and there is no need to list each individual zone and regulation separately if they are all the same. They then discuss sandwich board signs and would like to see some language on how much of the sidewalk can be blocked. They also discuss temporary signs such as yard sale signs etc and would like to see a time limit added and if they are not removed by a certain time a ticket will be issued. Their hopes on this is that there will be less signs being left hanging and resulting in them falling down and adding additional littering.

The board then reviews the change to fence height requirements and Teri informs them that the current code does not conform to State law and the board agrees to change it accordingly.

Teri suggest to the board instead of outlining the entire annexation process which the code currently does, to just reference state law. This will make the Development Code in line with State law requirements whenever the state law changes. The board agrees this would work but would like to see some hearing procedures added to the chapter for clarification.

Teri then informs the board she has reviewed the Floodplain Chapter with Keri Sigman, State Floodplain Coordinator and the necessary changes have been made to conform to the State and FEMA requirements.

The board then discusses whether or not it would be appropriate to add a time limit on parking in front of business as some business owners have had a problem with longer term parking, they discussion determines this situation should be dealt with in the City Code.

The last chapter to review is the definition Chapters, the board finds a few definitions that are lacking and some that need to be changed to conform to earlier suggested changes. Teri indicates she will provide those for review at the next meeting.

Gary then brings up the point of making sure that every development is following the same set of rules and that all development code regulations should be complied with. He would like to see better planning and the enforcement of standards for everyone.

The board will look into holding a special meeting on August 5th as Teri can't be in Salmon in July. Teresa will review with Mary Benton to see if there is an extra meeting room the P&Z could utilize for the 5th of August and let the board know.

Kathy moves to adjourn and Dick sections the motion to adjourn

Respectfully Submitted

Teresa L. Morton