

PLANNING & ZONING
COMMISSION MEETING

October 13th, 2016

7:00 p.m.

Meeting Minutes

Call to order: Chairman Finlayson

Roll call: P&Z Administrator Hathaway

Comm. Belk- Absent

Comm. Bennett- **Present**

Comm. Ellsworth- **Present**

Comm. Chairman Finlayson- **Present**

Comm.- Moore- Absent

Comm.- Treasure- Absent

Comm. Warner- **Present**

Comm. Williams- **Present**

Chairman: **Chairman Finlayson** called the meeting to order at about 7:08 p.m.

Determination of Quorum- Following the roll call, **Chairman Finlayson** declared there was a quorum present and there were no “ex parte” communication or conflicts with the commission.

In addition to the commission members in attendance, **Councilman Datwyler** and **Planning Administrator Hathaway** also attended the meeting.

Approval/amendment of the minutes from the September 8th, 2016 meeting. **Comm. Williams** made a motion to approve the meeting minutes as written, seconded by **Comm. Bennett** from the September 8th, 2016 meeting. Vote was unanimous in the affirmative, to accept the minutes as written.

Chairman Finlayson: Reviewed the agenda items for discussion at this meeting.

Adm. Hathaway presented the letter prepared for review/submittal to the City Council, prior to their hearing regarding the requested zone changes from the September 8th, 2016 meeting. **Comm. Warner** asked if both public hearing decisions, including the Crank and Marler re-zoning requests were included in the minutes of the September 8th meeting. (Copy attached to these minutes) Upon review, Hearing # 1 regarding the Crank request was included in pages 1-5 of the minutes, and pages 5-6 of the minutes addressed the Marler public hearing.

The Commission reviewed the letter to submit to the council regarding the findings of the public hearings requesting zone changes on the two parcels. After review and discussion, the commission members agreed the findings were documented correctly and the letter was signed by **Comm. Finlayson**, after a motion to accept the letter as written was made by **Comm. Warner**, and seconded by **Comm. Williams**. Copies of the letter will be given to the Mayor and City Council members for their review, prior to their public hearings on these zone change requests, to be held at the Nov. 3rd, 2016.

The commission then discussed a review of the A.I.C., (Association of Idaho Cities), meeting held in August at the Jefferson County courthouse.

There was discussion and **Comm. Warner** attended and discussed his viewpoint of the meeting. There are many things to consider and those things were discussed regarding the jurisdictional authority of both the City and the County. **Councilman Datwyler** also attended and concurred that the issue is somewhat complex and potentially divisive if not done correctly.

Many options and preferences for the area of impact zone were discussed. The need is very apparent as brought up by **Comm. Ellsworth**, relating to the statement by the AIC presenters, that the “horse is out of the barn”, with relation to past development surrounding the city. Nonetheless, it is important to put better options for the future together, and implement them.

In conjunction with that, the AIC presenter had reviewed the potential development issues faced by the city and the county. He noted that we have a more complex issue than most city/counties, but felt that with joint cooperation between the governmental entities, we could develop a comprehensive and viable solution to the challenges we face in the Area of Impact development.

Comm. Warner mentioned that the relationships between the city and county have not been good at times, but at this time, the council feels that there is a willingness by the county to work together with the city and develop a realistic area of impact zone.

Some discussion was had relating to what form this process would take. Whether both the City and County Commissions should meet and discuss the Area of Impact zone proposals. There was also some discussion relating to having the city and county planners meet to “rough out” some ideas and narrow down discussion items prior to meeting with the two commissions.

Challenges facing economic growth for our area, including infrastructure and natural resource availability, and proactive planning that should/could be done to be prepared to compete for those opportunities with other cities and counties, was also discussed. Grant availability for business incubators and other development costs, was also discussed.

Adm. Hathaway was directed to try to identify potential sources for these grant funds, and perhaps invite someone from the Idaho Dept. of Commerce and/or ECIPDA to an upcoming meeting. After additional discussion, **Comm. Finlayson** then moved to the agenda, and the next item.

It was noted that **Comm. Member Reed Williams** had resigned and this would be his last meeting. **Chairman Finlayson** and the rest of the commission members and staff joined together to thank him for his thoughtful and diligent service on the commission. His ability and expertise will be missed. Further thanks and discussion took place with the Comm. Members and **Comm. Williams**, wishing him well in his new endeavors.

The next meeting date was tentatively set for November 10th, 2016 @ 7 p.m.

With no further business or discussion, it was moved by Comm. Warner to adjourn. The motion was seconded by Comm. Williams. Motion was unanimous and the meeting adjourned at approximately 8:46 p.m.

Robert Warner - Comm. Chairman or Vice-Chairman

Kevin Hathaway - Attest, Kevin Hathaway- P&Z Administrator

Dated- 11/9/16