

AGENDA
IDAHO CITY PLANNING AND ZONING COMMISSION
REGULAR MEETING
IDAHO CITY HALL
511 MAIN STREET, IDAHO CITY, ID 83631

December 13, 2021

6:00 P.M.

MINUTES

Join Zoom Meeting

<https://us02web.zoom.us/j/83946994641?pwd=ZS9hVkJVUVRuNFhodkIhenlmY0VWZz09>

Meeting ID: 839 4699 4641

Passcode: 520464

1. **ROLL CALL - ESTABLISH A QUORUM**

Present: Rora Canody, Tyrell Jewell, RC Hayes, and Gary Secor. Absent: Jim Nicholson Chairman
Canody declared a quorum was present.

2. **CALL TO ORDER**

Chairman Rora Canody called the meeting to order at 6:02 p.m.

3. **REVIEW AGENDA**

The Commission reviewed the agenda and made no changes.

4. **APPROVAL OF MINUTES – ACTION ITEM**

A. AUGUST 9, 2021, REGULAR MEETING MINUTES FOR APPROVAL.

Jewell made a motion to approve the minutes dated August 9, 2021, seconded by Hayes. All in favor.

5. **DISCUSSION ON ZONING MATRIX/TEXT AMENDMENT RELATED TO THE HUBBLE STORAGE PROPOSAL IN MORES CREEK.**

City Attorney Joan Callahan updated the commission regarding the situation of a parcel that has since been sold to Hubble, it was originally approved for commercial by council; however, since then it was put on the Planning and Zoning map as a residential area and the map has since then been approved by city council and was not noticed. Planning and zoning will need to take steps in correcting the map and allowing for commercial. The current owner would like to potentially build a storage facility. The zoning ordinance would also need to be changed or added to allow this to be permitted. The commission would like to have the original documents and maps to be able to move further on this item. At that point they could recommend to the council some changes to the ordinance and have clearer definitions for storage facilities and RV parks. This will carry over to following items on this agenda. Tabled for January meeting.

6. **RV ORDINANCE/ZONING ORDINANCE CHANGES AND THE PROCESS, INCLUDING PUBLIC HEARING**

City Attorney Callahan updated the commission on the short-term RV ordinance the city council has currently been discussing. This ordinance could include prohibit long-term living in recreation vehicles in the city limits not in a RV or Trailer Park. The part for the commission to consider would be to define what a RV park would look like, long term living? Standards to go with them, space size and possible additional requirements for those using as a living dwelling long term or permanently would have health and safety issues followed by city code. Chairman Canody suggests looking into other cities and get some information on similar situations and characterizations. Tabled for future agenda.

7. **AMENDMENT TO COMP PLAN (CONTINUING FROM WORKSHOP)**

The comprehensive plan needs to be looked at and updated to fit the upcoming issues of RV's and affordable housing, Attorney asked if our current plan addresses these issues and if not changes may need to be done to the comp plan. Tabled for future agenda and set a workshop to work solely on the Comprehensive Plan.

8. **DISCUSS THE BUILDING MORATORIUM AND THE ONGOING WATER ISSUE. THE MORATORIUM IS IN PLACE UNTIL MARCH**

Administrator Ptak informed the commission their role in the continuation of the Moratorium and Attorney Callahan explained in detail the reason for planning and zoning to do so. In March, the moratorium would be lifted and would allow for new subdivision applications to come in and ask for water and sewer hook-ups. The need for the city to do an Interim Ordinance will be the case, so it would need to go through planning and zoning first, hold a public hearing on the matter, recommend one way or another if the moratorium should continue or not. The city still needs extra water rights to meet the current growth and any potential growth. This will need to be on the agenda for January and February for the commission to work on.

9. TINY HOUSES, YURTS, AIR B&B IN RESIDENTIAL AREAS ZONING QUESTIONS – RIDGE CONSTRUCTION

Tiny homes not on wheels are subject to residential building codes. Definitions for the residential portion of the zoning matrix will need to clarify what is considered a permanent livable structure. Future comp plan issues and zoning ordinance issues for future agendas. There may be a way to limit short term rentals in a way to protect residential areas to maintain and preserve the character of the neighborhood with air bnb’s. More information is needed

10. GARY SECOR-ANNEXATION DISCUSSION OF PROPERTY ALONG HWY 21

Gary Secor addressed the commission and explained he would like to annex one acre into the city limits. He at this time has not turned in any information or application. He is just looking to see what his options might be. Chairman Canody mentioned some issue that might come up for not annexing in the whole 8 acres. They are currently not split and still in county limits. This may be an action that would have to go in front of the county before splitting up and annexing only a portion into the city. More information will need to be provided by Mr Secor.

11. UPCOMING MEETINGS:

A. NEXT REGULAR MEETING: JANUARY 10, 2022, AT 6:00 PM.

The next meeting will have consent to annexation and will need to have a public hearing.

12. ADJOURN

7:30

Approved this _____ day of _____, 2021.

Chairman/Co-Chairman

Attest

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