



PLANNING & ZONING COMMISSION MEETING MINUTES
April 15, 2026, at 10:30 a.m.
Council Chambers at City Hall—203 Broadway Ave N, Buhl, Idaho

PRESENT

Commissioner Jeff Gabardi, Chair
Commissioner Bob Vande Water
Commissioner Nick Popplewell
Commissioner Rodney Netz

STAFF

Jazmine Mills, P&Z Administrator
Candice McCall, Code Enforcement
Jason Scott, Public Works Director

ALSO PRESENT

Members of the Public

CALL TO ORDER

Jeff called the meeting to order at 10:32 a.m.

CONFIRMATION OF QUORUM FOR WORKING SESSION

Jazmine confirmed a quorum. Reme absent.

OLD BUSINESS:

- 1) **Approval of Minutes—March 18, 2026:** Jeff asked for any corrections to the minutes. Hearing none, the minutes were approved as presented.

NEW BUSINESS:

- 1) **Discussion—Vehicle amount at commercial repair or body shops (Buhl City Code 9-13-2(C)):**

Jazmine presented the Buhl City Code regarding the ten (10) vehicle limit at commercial repair and body shops. Discussion included difficulties with enforcement due to vehicles awaiting parts, abandoned vehicles, and differing standards established through Conditional Use Permits.

Staff discussed concerns regarding maintaining the appearance and character of commercial areas, particularly along downtown and highly traveled corridors. Commissioners discussed whether the current vehicle limit remains appropriate and noted uncertainty regarding how the limit was originally established.

Candice reported that staff contacted three (3) mechanic businesses exceeding the vehicle limit. One property came into compliance, while two remain out of compliance. Discussion included whether employee and customer vehicles should count toward the vehicle limit, and challenges businesses face in maintaining compliance while operating normally.

The Commission discussed possible solutions, including exempting employee parking from the vehicle count, basing vehicle allowances on property size, requiring screening or fenced storage areas for vehicles awaiting service, and establishing employee and customer parking areas.

Discussion also included abandoned vehicles, off-street parking requirements, and comparisons to neighboring communities' regulations.

The Commission discussed Barragan Auto, Fields 66, Gasoline Alley, and other repair shop properties currently under review. Commissioners reviewed property conditions and vehicle storage patterns using Google Maps imagery.

Staff was directed to research zoning classifications and existing standards for mechanic repair and body shop properties throughout the city and report back at a future meeting.

During the discussion regarding property care and maintenance, the Commission noted concerns related to residential developments and requested that staff obtain HOA covenants for subdivisions within Buhl and research enforcement procedures related to those covenants.

After further parking discussion by the Commission, Jazmine clarified jurisdictional responsibilities, noting that on-street parking regulations fall under police, state, and/or code enforcement jurisdiction, while off-street parking, property maintenance, and land use matters fall under Planning and Zoning authority.

The Commission discussed recent subdivision developments and directed staff to document in this meeting's minutes that the Harvest Hills Phase 3 final plat packet is completed, and future final plat subdivision applications must be complete before scheduling a hearing.

- 2) League of Idaho Cities P & Z Video Series—Video 3: “Open Meetings, Public Hearings, & Successful Outcomes”:** The Commission watched the training video.

COMMISSION COMMENTS—The Commission directed staff to provide further information about conduct and open meeting law scenarios for the next meeting.

Jazmine informed the Commission about her experience at the 2026 Idaho Power Energy Academy.

CITIZEN COMMENTS—There were none.

ADJOURN—Nick moved to adjourn the meeting at 12:05 p.m. Bob seconded. Voice vote: all in favor. Motion passed.