

CITY OF BUHL PLANNING & ZONING MINUTES

203 BROADWAY AVE N

MAY 15, 2024 MEETING

<u>PRESENT:</u>	<u>STAFF:</u>	<u>ALSO PRESENT:</u>
Barbara Gietzen Commission Chair Jeff Gabardi Commission Member Maggie Himmelberger Commission Member Bob VandeWater Commission Member	Jason Scott Public Works Director Jazmine Mills P & Z Administrator	Concerned Citizens

WORKING SESSION

OPENING—The meeting was called to order at 10:30 a.m.

CONFIRMATION OF QUORUM FOR WORKING SESSION: Jazmine Mills confirmed a quorum.

OLD BUSINESS:

1. April 17, 2024 Minutes: Bob moved to approve. Jeff seconded. There was no discussion. All voted in favor. The motion passed.

NEW BUSINESS:

1. Schedule of Uses Discussion:

There was a discussion about what areas are zoned AG-20 and AG-R5. Jazmine noted that the city code still applies to the Area of Impact (AOI), and one land use that isn't listed is subdivisions. This omission has been difficult for AOI residents in the AG-20 zone who want to subdivide their land. Jason suggested that if such land is close to city limits, it should be annexed and rezoned to be able to subdivide.

There was a discussion about I-1 and I-2 zoned areas. Jeff suggested including cell towers as a land use and be conditionally permitted in all zones.

There was a discussion about what areas are zoned B-3. Barbara and Jason suggested prohibiting commercial storage units that use metal containers instead of being stick-built. Barbara requested clarification regarding the "Dwelling Units?" definition in the schedule of uses chart. Bob asked about land use changes in a zone and how to control that. Jazmine highlighted the importance of the schedule of uses outlining the wishes of the Commission to match their vision for the city, whether it be more or less restrictive. Changing the commercial mini-storage units in B-3 zones to a conditionally permitted use was discussed.

There was a discussion about R-P and R-16 zoned areas. Jazmine noticed that the zoning map needed updated zone colors for the Harvest Hills subdivision. Adding vape shops and tiny homes as land uses were suggested, but the Commission did not discuss what zone(s) to allow them in.

Barbara requested to see these suggested changes for future discussion.

COMMISSION CONCERNS— There was a discussion about the process for updating the Comprehensive Plan.

CITIZEN CONCERNS—Colyn Ward asked if the zoning map was available online. Jazmine stated she was working on getting it on the website.

MEETING ADJOURNED — Jeff moved to adjourn the meeting at 11:25 a.m. Maggie seconded. All voted in favor. The motion passed.