

**CITY OF BUHL PLANNING & ZONING MINUTES**

203 BROADWAY AVE N  
JUNE 19, 2024 MEETINGS

<b><u>PRESENT:</u></b>		<b><u>STAFF:</u></b>		<b><u>APPLICANT(S):</u></b>
Barbara Gietzen	Commission Chair	Scott Bybee	City Engineer	David Fisher
Jeff Gabardi	Commission Member	Teresa Robbins	Public Works Clerk	
Maggie Himmelberger	Commission Member	Jason Scott	Public Works Director	
Reme Pullicar	Commission Member	Jazmine Mills	P & Z Administrator	<b>ALSO PRESENT:</b>
Bob Vande Water	Commission Member			Concerned Citizens

**WORKING SESSION**

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**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. May 20, 2024 Minutes: Maggie moved to approve. Jeff seconded. There was no discussion. All voted in favor except Reme, who refrained from voting. The motion passed.

**NEW BUSINESS:**

1. Staff Presentation Of Patterson Trust’s Joint Preliminary & Final Plat Subdivision Application: Jazmine noted a clerical error in the publication notice, which listed eight (8) lots instead of the correct seven (7) proposed lots in the subdivision application made by Patterson Living Trust for the property at approximately 401 Church Ave. Jazmine confirmed that the public hearing notice requirements were complied with. She added that the application was complete and paid in full. Jazmine stated the availability of city water and sewer systems for the proposed lots. She noted that the developer will install an 8-inch sewer line from Fruitland Ave through Church Ave and connect it to the main on Poplar St at his own expense. The application packet includes the letter of approval obtained from the DEQ.

There was a discussion about the layout of Lot 2 and the irrigation ditch, followed by a clarification request from Bob regarding the sewer line connection, as mentioned in the City Engineer's letter.

The discussion also touched upon setbacks and bulk control areas, with Bob noting a clerical error in the TD&H notes. Additionally, there was a discussion about minimum dwelling sizes, variances, and height maximums for this zone.

Jeff asked about the existing 6-inch sewer line on Poplar St. Jazmine stated there aren't plans to change its size at this time, and only the new pipeline will be an 8-inch line.

There was a discussion about the meaning of the medium-low density designation and the presence of a wellhead at Lot 3, with raised questions about the requirements for abandoning it. Jazmine stated she'll research and provide more information about the wellhead at Lot 3 at the hearing. She suggested that the Commission ask the applicant about their plans for it and the setbacks for Lot 6.

Maggie expressed her concern about having a driveway coming out to Fruitland due to the high traffic in that area. The Commission also discussed traffic concerns for the area. Bob highlighted the traffic from arterial roads for several churches, Arrow R Mobile Park, Highway District, and the baseball field, emphasizing the importance of following the setbacks to ensure visibility at intersections.

There was a discussion about the distance of Lot 6's driveway from the corner, with Reme suggesting that the driveway should be required to be set back further along Church St instead of being directly at the corner.

Bob mentioned that the design of a 50-foot-wide street from Poplar to Fruitland to 14th Ave N may be to direct traffic to the south side of town. He highlighted the importance of complying with setbacks since he's from this neighborhood and has seen the traffic flow in this area. Barbara mentioned the ample parking at the Catholic Church on Poplar.

There was a discussion of frontage setbacks and driveways as the Commission viewed a Google Map view of the proposed area. Barbara proposed installing a 3-way or 4-way stop at the intersection of Church and Poplar, which Jazmine agreed to bring up to Public Works.

There was a discussion about the newly installed stop sign at 14th and Poplar St and a bent speed limit sign near this area.

2. Review and Consideration of Maggie Himmelberger's 2<sup>nd</sup> P&Z Commission term: Reme moved to accept Maggie Himmelberger's 2<sup>nd</sup> term. Bob seconded the motion. There was no discussion. All voted in favor. The motion passed.

**RECESS**— Jeff moved for recess until 6:00 p.m. Bob seconded the motion. All voted in favor.

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### **PUBLIC HEARING SESSION**

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**RECONVENE**—The meeting was called to order at 6:00 p.m.

**CONFIRMATION OF QUORUM FOR PUBLIC HEARING(S)**: Jazmine Mills confirmed a quorum.

**PUBLIC HEARING #1**— Barbara invited the applicant to make a statement.

David Fisher of Buhl, Patterson Living Trust representative, stated they would like to subdivide a piece of property on Church St into seven (7) different lots ranging about 8,000+ square feet each. He mentioned that one of the lots has a pre-existing wellhead, which will be abandoned and capped, as all lots will connect to the city water supply located on Church St. He added that there is sewer on Poplar, not Church, so they are planning to put in a sewer line on from Poplar down Church to Birch.

Maggie asked about irrigation. David mentioned they could leave an open ditch with culverts at the driveways, but they are choosing to pipe the whole ditch for aesthetic reasons. Barbara asked if they had water rights, and David responded no.

Barbara asked about entrances for each lot. David stated five lots will be off of Church, and the remaining two will be off of Poplar.

Bob highlighted the reasons for high traffic on Poplar St. and the setbacks for the properties facing Poplar Street. David stated they plan to bring manufactured homes to these lots, and the front door will not be facing the street, but the entryway will be facing Poplar.

There was a discussion about manufactured homes on permanent foundations at this development unless someone purchased a parcel for a stick-built home.

Reme asked about the layout for Lot 2; David stated the house would be further back on the lot.

Maggie suggested that no one have access off Fruitland Ave to their lots due to the traffic, and David agreed.

Maggie asked when they plan to develop. He stated he hopes to break ground by August, assuming the City Council approves the subdivision at the July hearing. After that, he will order the manufactured homes, which takes about six weeks, and that timeframe corresponds with the County surveyor's review of the plat before recording it.

Jeff asked Jazmine if manufactured homes are allowed in this zone. Jazmine stated they are allowed in this zone and must be on a permanent foundation, with minimum square footage for the dwelling being 1,000 square feet and 1982 or newer. David stated that these manufactured homes will be brand new and about 1400 sq. ft.

Barbara asked for testimony in favor of this application. There was none.

Barbara asked Jazmine for a summary of this application. Jazmine reiterated the clerical error on publication and stated this proposed subdivision is for seven (7) lots, five of which will face Church and two facing Poplar. The applicant will bring in a sewer line down Church and has had their plans approved by DEQ. She mentioned several concerns raised by the Commission, including the need for extra stop signs at the Church and Poplar intersection, the corner lot driveway, and the wellhead. Jazmine stated the Public Works Director will bring additional stop signs to make a 4-way stop. After discussing the driveways with the applicant, the driveways are planned to be closer to the property line and centered on Church to improve the traffic line of sight on those corner lots. The applicant also mentioned that they would cap the well.

Barbara asked for testimony in opposition to this application.

- Cory Santos lives at the corner of Poplar and 14th in Buhl. He is concerned about heavy traffic on Poplar Street and a bent speed limit sign. Cory suggests the installation of a speed bump and an additional speed limit sign on Poplar to better control traffic.

Barbara invited the applicant to rebut. David Fisher stated he was unsure how the additional homes would increase traffic on 14th Ave.

Barbara closed the public hearing at 6:12 p.m.

#### **NEW BUSINESS:**

1. Review and Consideration of Patterson Living Trust's Joint Preliminary & Final Plat Subdivision Request: Maggie moved to approve Patterson Living Trust's Joint Preliminary & Final Plat. She added that she didn't see a reason for this to be denied. Reme seconded. Reme appreciated the citizens' comments about the traffic and assured them that the city would take care of the issues to prevent the road from being used as a racetrack. He added the proposed subdivision would be a benefit to the community and is a fair use of the land. There was a roll call vote: Jeff—yes, Bob—yes, Reme—yes, and Maggie—yes. The motion passed.

**COMMISSION CONCERNS**—Jeff stated the split sessions have been beneficial, especially for applications like this, and imagines there will be more hearings in the evenings as time goes on. He noted that more citizens attend the P&Z evening meeting.

Maggie addressed Cory Santos and assured him that the City would address the signage in his neighborhood.

There was a discussion about how many stop signs there were in the area around the proposed subdivision.

**CITIZEN CONCERNS**—Laura Ahlm of Buhl stated her concern about dust and garbage control during the proposed development.

Barbara addressed a Boy Scout in attendance and thanked him for coming. Adam Madalena expressed his desire to attend the meeting. His mother stated he was just made Eagle Scout and expressed how proud she is of him.

**MEETING ADJOURNED** — Jeff moved to adjourn the meeting at 6:25 p.m. Maggie seconded. All voted in favor. The motion passed.