

**BUHL CITY COUNCIL AND PLANNING & ZONING MINUTES**

203 BROADWAY AVE N

**AUGUST 21, 2024 JOINT WORKSHOP MEETING**

<b><u>PRESENT:</u></b>		<b><u>STAFF:</u></b>	
Barbara Gietzen	Commission Chair	Karen Drown	City Clerk
Jeff Gabardi	Commission Member	Scott Bybee	City Engineer
Maggie Himmelberger	Commission Member	Autumn Jones	City Treasurer
Reme Pullicar	Commission Member	Jason Scott	Public Works Director
Bob Vande Water	Commission Member	Jazmine Mills	P&Z Administrator
Michael Higbee	Council President		<b><u>ALSO PRESENT:</u></b>
Kelly Peterson	Council Member	Brent Reinke	Twin Falls County Commissioner
Amanda Hawkins	Council Member	Angie Oparnico	Buhl School Superintendent
Marla Sisson	Council Member	Jenny Hopkins	Buhl School Board Trustee
		Cameron Arial	Clearwater Financial
		Concerned Citizens	

**WORKSHOP SESSION**

**OPENING**—Michael Higbee, City Council President, called the meeting to order at 6:00 p.m.

**PLEDGE OF ALLEGIANCE**

**CONFIRMATION OF QUORUMS:** Karen Drown and Jazmine Mills confirmed a quorum for Council and P & Z, respectively.

**INTRODUCTIONS**—Everyone present introduced themselves.

**COMPREHENSIVE PLAN 101**—Cameron Arial from Clearwater Financial stated that per the Idaho Code 67-65, Local Land Use Planning Act (LLUPA), cities must have a Comprehensive Plan. He emphasized it is essential to implement it, not just leave it on the shelf. He covered the stages of the planning process, emphasizing the importance of considering future community benefits, and showed the 18 requirements for a Comprehensive Plan.

There was a discussion about the roles and responsibilities of City Council members, Planning & Zoning Commission, and staff, as well as the significance of communication between these groups in creating the plan. Legislative and administrative decision types were described, along with the suggestion to look at developmental design review standards for effective plan implementation.

Cameron stated that the Comprehensive Plan serves as an aspirational guide, whereas the Zoning Code is regulatory and site-specific. He added that Clearwater Financial will handle specific tasks, while the City of Buhl will take on others for each stage of the Comprehensive Plan project.

Barbara and Maggie asked about the event series the City is responsible for and how to include senior and youth citizens. Various community engagement methods were discussed, including online platforms and physical events. Cameron mentioned the importance of respectful listening to passionate residents' opinions and the need for the City to have clear, concise, and consistent communication. He stressed this project should not fall solely onto staff.

During the Q&A, several concerns were raised ranging from urgent city code issues, upcoming EPA wastewater standards, growth, traffic, agency jurisdictions, and text message meeting notifications.

There was a discussion about applying for grants as the next step after this presentation.

It was noted that the presentation showed the extent of involvement from Clearwater Financial and the City with the \$30,000 budget. Michael mentioned that this is a lot of work.

There was a discussion about the City's compliance status with LLUPA.

Reme offered aid from the Chamber of Commerce for the grant application and Cameron confirmed Clearwater Financial's support.

**MEETING ADJOURNED**—Councilman Kelly Peterson moved to adjourn. Commission Chair Barbara Gietzen seconded. There was no discussion. All voted in favor. The meeting adjourned at 7:44 p.m.

Minutes prepared by Jazmine Mills, Planning & Zoning Administrator