

**CITY OF BUHL PLANNING & ZONING MINUTES**

203 BROADWAY AVE N

**OCTOBER 16, 2024 MEETING**

<b><u>PRESENT:</u></b>		<b><u>STAFF:</u></b>	
Barbara Gietzen	Commission Chair	Karen Drown	City Clerk
Jeff Gabardi	Commission Member	Teresa Robbins	Public Works Clerk
Reme Pullicar	Commission Member	Jazmine Mills	P&Z Administrator
Bob Vande Water	Commission Member		
Concerned Citizens			

**WORKING SESSION**

**OPENING**—Barbara called the meeting to order at 10:30 a.m.

**CONFIRMATION OF QUORUM:** Jazmine Mills confirmed a quorum.

**OLD BUSINESS:**

1. September 25, 2024 Minutes: Reme moved to approve. Jeff seconded. There was no discussion. All voted in favor. The motion passed.

**NEW BUSINESS:**

1. Schedule of Uses Discussion: Jazmine inquired if the Commission would consider changing the land use designation for “Boarding and Rooming Houses” in an R-16 zone from permitted to conditionally permitted. Jeff agreed, noting that this change would allow for more Commission input regarding this higher-density use. Reme also recommended classifying multi-family housing as a conditional use.

Jeff then moved to designate boarding and rooming houses as conditionally permitted for use in the R-16 zone. Bob seconded the motion. A discussion followed regarding the definitions of boarding and rooming houses. The Commission voted in favor, and the motion passed.

Jazmine pointed out that zoning amendments would need to go through a public hearing with the Planning and Zoning Commission and then proceed to the City Council.

Reme moved to amend the classification of multifamily dwellings to be a conditionally permitted use in the R-16 zone. Jeff seconded this motion. A discussion ensued about the definition of this use and the minimum size requirements for apartments as outlined in the code. The Commission voted in favor, and the motion passed.

There was a discussion about mini-storage units in a B-3 zone, during which Reme recommended prohibiting Conex containers for commercial storage facilities. The group also discussed reviewing the wording in the Ada County ordinance regarding storage facilities to align it with Buhl’s standards.

Reme then moved to table the discussion about the storage facilities ordinance until the January Planning and Zoning meeting. Jeff seconded this motion, and all voted in favor. The motion passed.

**COMMISSION CONCERNS**—There were none. Karen informed the Commission about the town hall meeting location and time.

**CITIZEN CONCERNS**—There were none.

**MEETING ADJOURNED**—Jeff moved to adjourn at 11:00 a.m. Reme seconded. All voted in favor. The motion passed.