

Buhl Planning & Zoning  
203 Broadway Ave N

November 15, 2023 **MINUTES**

**PRESENT:**

Barbara Gietzen	Commission Chair	Karen Drown	City Clerk
Maggie Himmelberger	Commission Member	Scott Bybee	City Engineer
Patricia Beltran	Commission Member	Jazmine Mills	P & Z Administrator
Jeff Gabardi	Commission Member	Teresa Robbins	Public Works Clerk
Bob Vande Water	Commission Member	Jason Scott	Public Works Director
Reme Pullicar	Commission Member		
		Mike Morales	Applicant
		Nate Benson	Applicant Rep
		Concerned Citizens	

**OPENING** The meeting was called to order at 10:30 AM.

**CONFIRMATION OF QUORUM for Public Hearing #1:** Jazmine Mills confirmed a quorum.

**PUBLIC HEARING #1**

Barbara Gietzen asked the applicant to make a statement. Mike Morales of Twin Falls, is requesting to subdivide the parcels 935 and 955 Aiken into four lots. He stated that, currently, there are two lots. His proposed lot size consists of three lots with 10,000+ square feet and one 11,000+ square feet.

**STAFF REPORT**

Jazmine shared the plat map on the Mondo board and stated the house at 935 Aiken Ave no longer exists due to deterioration, and the lot was known locally as the "llama lot" because of the livestock that used to be kept there. Jazmine mentioned that in July 2022, the property owner, Joseph Fleck, divided the 0.96-acre lot into two parcels and sold them to Mike Morales. She added that the city water and sewer systems are readily available for the proposed lots on Aiken Ave and Milner St. Jazmine stated the Board could approve as-is, modify, table, or deny the request.

Barbara asked if there was any testimony in support or in opposition to this application. None was given.

Barbara invited the Board to ask questions. Maggie asked the applicant if he wanted to develop two parcels with four houses. Mike stated yes. He confirmed that the city required 8,000 sq. ft. per dwelling, ensuring enough space on his proposed lots.

Jeff asked if he plans to build four single-family homes. Mike stated he plans to develop four duplexes, and noted that the city requires a lot size of at least 10,000 sq. ft. for duplexes. Mike stated the zone is R-4, which allows duplexes. Jazmine confirmed the property is in the appropriate zoning district.

Maggie clarified if it would be a two-family duplex. Mike stated yes.

Barbara asked about parking. Mike stated there was plenty of room to build a garage and driveway for parking. Barbara expressed her concern about parking availability due to the high number of cars that park on the street in this area. Mike stated that there is ample space on the property to avoid the problem.

Jeff asked about curb and gutter requirements. Jason Scott stated there wasn't curbing in that area and would not require the applicant to add it to his four lots.

Barbara asked about the city's water and sewer systems availability. Jason confirmed they are accessible.

Barbara closed Public Hearing #1 at 10:37 AM.

## **PUBLIC HEARING #2**

Barbara Gietzen asked the applicant to make a statement. Nate Benson, a civil engineer from Tate & Associates, is requesting the annexation of the east parcel of the future O'Reilly's Auto Parts Store. There are two parcels involved in this project, but one has not yet been annexed. He noted that both lots are in the same zone - the Neighborhood Biz district - and are intended for commercial use, including the retail sale of auto parts. Annexing this lot into the city would allow for a lot line adjustment and enable the development of an O'Reilly's Auto Parts store.

## **STAFF REPORT**

Jazmine presented the annexation map on the Mondo board and stated the parcel had been approved for an RV Park in 1990. She stated that Oasis Stop N' Go expanded the park in 2000. She noted concerns were raised about the length of RV stays, addressed in letters in the file. Jazmine stated O'Reilly's Auto Parts is under contract with Oasis for the parcels corresponding to the Car Wash and RV Park and to proceed with their plans, one whole parcel is needed, which requires a parcel lot line adjustment. Jazmine stated both parcels must be in the same taxing district before doing so and she didn't know why the parcel hadn't been annexed into the city limits previously. She stated the staff recommends approving the annexation application, which would extend city boundaries as adjacent properties already correspond to city limits and it would remove the island parcel and enable the applicant to proceed with their plans for O'Reilly's Auto Parts store. A public hearing notice was published in the October 28, 2023, issue of Times-News, and property owners within 300 feet have been notified. Jazmine stated the Board can approve or deny the application.

Barbara asked if there was any testimony in support or in opposition to this application. None was given.

Barbara invited the Board to ask questions. There were none.

Barbara closed Public Hearing #2 at 10:40 AM.

## **PUBLIC HEARING #3**

Barbara Gietzen asked the applicant to make a statement. Jazmine spoke for the City as the applicant requesting annexation of the parcel north of the Oasis RV Park that contains the city water towers. She stated she doesn't know why this parcel is not inside city limits. She showed a map on the Mondo board from the Twin Falls County website that indicated which properties were inside or outside city limits. Jazmine stated annexing this parcel would be a logical expansion of city limits.

Barbara asked if there was any testimony in support or in opposition to this application. None was given.

Barbara invited the Board to ask questions. There were none.

Barbara closed Public Hearing #3 at 10:43 AM.

## **REGULAR MEETING**

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

### **OLD BUSINESS:**

Minutes of October 18, 2023: Maggie moved to approve the minutes. Patty seconded. There was no discussion. All voted in favor. The motion passed.

### **NEW BUSINESS:**

Review and consideration of Mike Morales' Subdivision request: Jeff asked Mike to clarify the type of structure that is planned to be built on the four lots. Mike said four duplexes, one on each lot. Jazmine explained that for duplexes, the zoning restrictions require 900 sq. ft. for each side and 10,000 sq. ft. minimum lot size. Bob checked if that meant 1800 sq. ft. on a 10,000 sq. ft. parcel.

There was a discussion about car garages and the number of stories.

Bob moved to approve the application based on the standards, findings, conclusions, and recommendations stated in the staff report. Reme seconded. Reme stated his support for the duplexes as affordable housing.

Barbara asked if there were any community statements submitted to City Hall. Jazmine stated no.

There was a discussion about the parking concern in the area. Mike stated the lots were big enough for parking. He's built homes in Buhl before and thinks this development will be valuable to the neighborhood.

There was a roll call vote; Jeff yes, Bob yes, Reme yes, Maggie yes, and Patty yes. The motion passed.

Review and consideration of O'Reilly's Auto Parts Annexation request: Jeff moved to approve the application based on the standards, findings, conclusions, and recommendations stated in the staff report. Bob seconded. There was no discussion. All voted in favor. The motion carried.

Review and consideration of the City of Buhl's Annexation request: Maggie moved to approve the application. Patty seconded. There was no discussion. All voted in favor. The motion carried.

**COMMISSION CONCERNS** — Jeff mentioned attending a meeting that addressed concerns about the road conditions at 1500 E & 4000 N. He suggested holding a meeting with all the Board members to discuss possible solutions. Barbara pointed out that workshop meetings have been held in the past, which are open meetings, but no decisions can be made during these meetings. Barbara asked Jazmine to schedule a workshop meeting for the first of the year. Jeff requested a meeting with the Board, Public Works, and City Engineer to discuss these issues.

**CITIZEN CONCERNS** — There was none.

**MEETING ADJOURNED** — Bob moved to adjourn. Jeff seconded. The meeting was adjourned at 10:55 AM. All voted in favor. The motion carried.

Minutes prepared by Jazmine Mills, Planning & Zoning Administrator