

CITY OF BUHL PLANNING & ZONING MINUTES

203 BROADWAY AVE N

NOVEMBER 20, 2024 MEETINGS

<u>PRESENT:</u>		<u>STAFF:</u>		<u>APPLICANT(S):</u>
Barbara Gietzen	Commission Chair	Karen Drown	City Clerk	Dave Thibault
Jeff Gabardi	Commission Member	Teresa Robbins	Public Works Clerk	Scott Dayley
Maggie Himmelberger	Commission Member	Jazmine Mills	P & Z Administrator	
Reme Pullicar	Commission Member			<u>ALSO PRESENT:</u>
Bob Vande Water	Commission Member			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.

Reme moved to approve the amended agenda. Jeff seconded. There was no discussion. All voted in favor, and the motion passed.

OLD BUSINESS:

1. October 16, 2024 Minutes: Bob moved to approve. Maggie seconded. There was no discussion. All voted in favor. The motion passed.

NEW BUSINESS:

1. Staff presentation of North Canyon Medical Clinic’s Annexation Request:

Jazmine informed the Commission about the applicant's request to annex their undeveloped parcel #RP09S15E316780, located northeast of 718 Hwy 30. She explained that this annexation is a logical extension of the city's boundaries and that the city's water and sewer systems can provide services to the area. Jazmine also noted that the public hearing noticing requirements have been fulfilled, as the notice was published in the Times-News on November 2nd. She mentioned that the Comprehensive Plan encourages development in areas eligible for annexation to the city, with this parcel being designated as Rural Residential and Commercial.

There was a discussion about North Canyon Medical’s clinic location, the surrounding areas, and access to the potentially annexed parcel.

Jeff asked about irrigation rights upon annexation. Karen explained that those rights are transferred to the City; if a development is using irrigation for pressurized systems, then the water rights stay with the developer.

There was a discussion about whether Williams St. N will be extended.

2. Staff presentation of North Canyon Medical Clinic’s Rezone Application:

Jazmine informed the Commission about an annexation request for a parcel of 8.26 acres from North Canyon Medical Center, which also seeks to rezone that parcel along with two others (totaling 17.549 acres) to the B-3 Community Business District. She clarified a previous mistake regarding the agenda; she initially thought the applicant wanted to continue with the B-2 zone, but they are requesting a B-3 zone, which allows for community-oriented commercial businesses and ambulance services with a conditional use permit. Jazmine noted that rezone approvals or denials should focus on compatibility with the area rather than proposed use. The request aims to expand the commercial gateway along Highway 30.

There was also discussion about the Buhl Rural Fire District's interest in some of North Canyon’s land and the proposed expansion of the eastern city limit line to the canal.

There was a discussion about what uses are allowed in B-3 zones.

3. Cancellation of the P Z Meeting on December 18, 2024:

Maggie moved to cancel the December 18th meeting and have a special meeting on December 4th at 6 p.m. Jeff seconded. There was no discussion. All voted in favor. The motion passed.

Jazmine stated there will be a public hearing on December 4th because the hearing notice was not sent to the political subdivisions as required by state law, so the process must be restarted.

RECESS — Bob moved for a recess until 6:00 p.m. Reme seconded. All voted in favor at 10:50 a.m.

PUBLIC HEARING SESSION

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. Dave Thibault from EHM Engineers in Twin Falls represented North Canyon Medical Center in their request for annexation. He pointed out that North Canyon Medical Center already owns several properties within the Buhl city limits, so annexing the eastern parcel would create uniformity among all their properties. He highlighted the different zoning overlays on these properties and referenced the next item on the agenda. Additionally, he mentioned that the clinic is serviced by city water and sewer.

There were no questions from the Commission nor public testimony in support, opposition, or neutral position.

Barbara closed the public hearing #1 at 6:02 p.m.

PUBLIC HEARING #2—Barbara invited the applicant to make a statement. Dave Thibault from EHM Engineers in Twin Falls represented North Canyon Medical Center in their rezoning request. He stated that all three parcels in their request have different zoning classifications. They believe that a B-3 Community Business District designation would be more beneficial, particularly because North Canyon Medical Center has a community-focused mission, proximity to the highway, and can be serviced by city water and sewer. He noted that medical clinics are permitted in this zone and mentioned that the Fire District has expressed interest in some land in this area, which is also allowed under B-3 zoning.

Maggie asked Dave about access to the property. Dave pointed on the map, Williams St. N leading into an access easement facing east and west, to be designed in the next steps.

Jeff asked if there were plans to continue Williams St. N and Karen stated that was the plan in the past, but isn't the intent right now.

Reme inquired about any restrictions and whether there were plans for a heliport on the property. Dave Thibault responded that, to his knowledge, North Canyon Medical Center does not have any plans for a heliport. Scott Dayley from North Canyon Medical added that a heliport would only be necessary if a hospital were located on the property. Reme sought insight on this topic from Andrew Stevens, the Buhl Fire Chief. Andrew mentioned that there are no air restrictions for medical helicopters landing in that area, whether for training or operational use.

There was no public testimony in support, opposition, or neutral position.

Barbara closed the public hearing #1 at 6:10 p.m.

NEW BUSINESS:

1. Review and Consideration of North Canyon Medical Clinic's Annexation Request:
Reme moved to approve as proposed. Jeff seconded. There was no discussion. All voted in favor. The motion carried.
2. Review and Consideration of North Canyon Medical Clinic's Rezone Request:
Reme moved to approve as proposed. Maggie seconded. There was no discussion. All voted in favor. The motion carried.

COMMISSION CONCERNS — There were none.

Karen informed the Commission about an update to the zoning map colors to better differentiate the zones.

Reme asked which applications don't require City Council approval, and Jazmine noted that Conditional Use Permits, lot splits, and lot line adjustments do not. Karen explained that most applications need Council ordinances, resolutions, or motions and that staff is addressing specific requirements outlined in city and state codes as application numbers rise.

There was a discussion about updating the zoning map, plans for an online version for citizens, and having GPS recognize addresses.

CITIZEN CONCERNS — There were none.

MEETING ADJOURNED — Jeff moved to adjourn. Reme seconded. All voted in favor. The meeting was adjourned at 6:20 p.m.