

CITY OF BUHL PLANNING & ZONING MINUTES

203 BROADWAY AVE N

DECEMBER 4, 2024 MEETING

<u>PRESENT:</u>		<u>STAFF:</u>	
Barbara Gietzen	Commission Chair	Karen Drown	City Clerk
Jeff Gabardi	Commission Member	Jazmine Mills	P Z Administrator
Bob Vande Water	Commission Member		
Reme Pullicar	Commission Member		
Maggie Himmelberger	Commission Member		
			<u>ALSO PRESENT:</u>
		Concerned Citizens	

PUBLIC HEARING SESSION

OPENING—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. Jazmine spoke on behalf of the applicant, Kurt Mason, regarding the zoning code amendment that requests permitting RV and boat storage in a B-3 zoning district. She explained that the applicant intends to purchase a property within the area of impact but had his proposal rejected by the County, as this specific use was not included in the Buhl City Code land use chart. The staff recommends allowing this use with a conditional use permit (CUP).

Jazmine clarified why this application was before the Commission again by noting Idaho Code 67-6511(2) (a), which details that political subdivisions that provide public services, including school districts, within the planning jurisdiction must be notified of amendment requests. This requirement was previously missed, so she now confirmed that the affected political subdivisions were notified about this hearing via mail.

Barbara requested testimony in support of this application; none was provided.

Barbara requested testimony in opposition to this application.

- Sandy Gleason of Buhl stated she is concerned that the property Kurt Mason purchases would cause Blue Lakes-type traffic on Hwy 30.
- Marvin Probasco of Buhl stated he would be in favor if this applied to the county as well since Area of Impact (AOI) residents are only represented by the county commissioners and he was concerned about his water rights, Mr. Mason’s design, and jurisdictional authority.

Barbara explained the AOI agreement, while Karen clarified Idaho Code 67-6504 and Buhl Code 9-1-3, which outline the jurisdictions between Buhl and Twin Falls County. Each entity has its own authority, and the County’s regulations do not supersede the City’s land use rules. Jeff highlighted that this is why the Commission is having serious discussions about adding a Conditional Use Permit (CUP) requirement to this amendment. Reme emphasized that this hearing is not property-specific.

Barbara closed the public hearing #1 at 6:15 p.m.

NEW BUSINESS:

1. Review and Consideration of the Zoning Code Amendment Request: Bob moved to approve the zoning amendment for RV and Boat Storage facilities as a conditionally permitted use in the B-3 zone. Jeff seconded. All voted in favor. The motion passed.

COMMISSION CONCERNS — Reme asked staff how recommendations are formulated. Karen explained that the Council receives the planning and zoning minutes with their packet. Jazmine added that depending on the type of application, a letter of recommendation is included as well.

CITIZEN CONCERNS — Ray Mahlberg of Buhl asked the Commission if the Kurt Mason property will be required to have a curb and gutter. The Commission stated that they cannot answer at this time because multiple agencies will need to review his application when he submits it.

Marvin Probasco from Buhl stated his experience from 60 years ago about accessing his property on Highway 30. He built his house before zoning codes were in place and noted that without these codes, the area would be a mess. He recounted his dealings with the Idaho Transportation Department (ITD) when he added his second driveway.

MEETING ADJOURNED — Reme moved to adjourn. Jeff seconded. All voted in favor. The meeting was adjourned at 6:30 p.m.