

Buhl Planning & Zoning

May 18, 2022
203 Broadway Ave N

MINUTES

COMMISSIONERS PRESENT:

Barbara Gietzen	Commission Chair
Jeannie Gannon	Commission Member
Gary Dannenhauer	Commission Member
Jason Richardson	Commission Member
Margaret Himmelberger	Commission Member
Patricia Beltran	Commission Member
Jeff Gabardi	Commission Member

ALSO PRESENT:

Aaron Bingham	Wilbur-Ellis Representative
---------------	-----------------------------

Concerned Citizens

CITY STAFF PRESENT:

Scott Bybee	P & Z Administrator
Regie Finney	Public Works Director
Teresa Robbins	Public Works Clerk
Jazmine Mills	Assistant Clerk

OPENING

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

Barbara Gietzen moved to approve the amended agenda to make new business items #2 and #3 action items. Jeanne Gannon seconded. There was no discussion; the motion passed unanimously.

REGULAR MEETING

CONFIRMATION OF QUORUM: Scott Bybee confirmed a quorum.

OLD BUSINESS:

Minutes of April 20, 2022: Gary Dannenhauer moved to approve the minutes; Patricia Beltran seconded the motion. There was no discussion; the motion passed.

NEW BUSINESS:

Consideration of the request by Wilbur-Ellis to vacate public access to 13th Ave S to Walnut St, and 12th Ave S to Walnut St:

Scott Bybee informed the Board that Wilbur-Ellis bought Rangen Inc and have been operating this business for the past few years. Upon acquiring it, there was traffic flow concerns. 12th Ave S runs through this property. There has been an increase in railroad traffic. The request of vacating public access to these streets is to ensure the safety of Buhl citizens and Wilbur-Ellis employees. Vacating

Buhl Planning & Zoning

these streets would change the use from public to private. He stated that Regie Finney has observed the traffic flow at this industry property and has noticed the increase of traffic. Scott Bybee stated that Wilbur-Ellis and the City have discussed an experiment or trial-run to raise public awareness and train the citizens to avoid these roadways; whether it be with signs or other means. If the experiment works, then steps can be taken to have Planning & Zoning recommend the vacation to City Council.

Aaron Bingham, a Wilbur-Ellis representative, stated that there has been an increase in industrial traffic at their property with semi-trucks and forklifts. The concern is the mixing of public traffic within their industry traffic. Wilbur-Ellis (Rangen's) wants to ensure the safety of their employees and the public. They have set a traffic flow plan to manage their industry traffic. They would like to keep semi-truck traffic off the intersection of Main St and Broadway Ave. They propose to have semi-trucks come in on Hwy 30, turn left on Elm St up 11th Ave S and access the truck staging area on Walnut St while the semi-trucks wait for the scale on 12th Ave S. For semi-trucks coming into town through Burley Ave, they can drive up 12th Ave S, turn right on Burke St, turn left on Hwy 30/Broadway Ave S, and turn left on Elm St. This is to limit crossing through the railroad tracks on 12th Ave S because Wilbur-Ellis's rail use has increased with longer stop times. There are an estimated 8 to 13 railcars per week. The busiest hours are between 12 pm to 2 pm.

Barbara Gietzen stated that Artisan Auto Body is on 12th Ave S. She asked how will the vacation of this street affect this business. Aaron Bingham explained that they'll request to vacate the roadway that is up to the Wilbur-Ellis property and that the roadway by the auto body shop would remain public.

Barbara Gietzen asked about who would assume responsibility of road maintenance. Aaron Bingham stated that upon approval of vacating, Wilbur-Ellis will take over maintenance, street repairs and snow removal. There will continue to be utility easements in place if roadways are vacated.

Jeff Gabardi asked who owns the old coal-yard behind Idaho Trailer Sales. Scott Bybee stated that the railroad owns it. Regie Finney stated that Blick Trucking contracts out with the railroad. Aaron Bingham stated that Blick's rail traffic has also increased and that he anticipates future rail traffic growth. Jeff Gabardi stated that the railroad crossing on 12th Ave S has been a maintenance problem for many years and that limiting and redirecting traffic will help this issue. Aaron Bingham agreed and stated that depending on the day of the week, the train switching activities take a lot of time. On May 17, 2022, one activity occurred from 1 pm to 5:30 pm.

Gary Dannenhauer asked if the new traffic plan will increase the traffic on Broadway Ave. Aaron Bingham stated that the proposal is for traffic coming in from the west. Patricia Beltran stated that the alternate route off of Burley Ave leading to the corner of Burke St and Broadway Ave S is a

Buhl Planning & Zoning

difficult area to make a left turn due to visibility and west-bound traffic. She stated that it'd be preferable that the Burley Ave semi-truck traffic go up Main St instead of heading toward Burke St. Regie Finney stated that there needs to be a traffic study and that he'll make contact with LTAC regarding this traffic proposal. He stated that Elm St gives Wilbur-Ellis traffic a great area for semi-trucks to sit while they wait their turn. Aaron Bingham stated that the goal of the traffic plan is to avoid the railroad crossing on 12th Ave S and that the modification suggestions will be considered to maintain safety.

Barbara Gietzen agreed that a traffic study and having the signage experiment first would be beneficial and would like to recommend that.

Gary Dannenhauer stated that he lives nearby and that this request for vacation is for Rangen's convenience and not safety. Aaron Bingham stated that the main reason for the request is the safety of individuals coming through the Wilbur-Ellis properties because not everyone is aware of their surroundings. He stated that semi-truck drivers have limited line of sight and there have been several times where he's observed confused people trying to navigate the industrial traffic.

Jeanne Gannon moved to accept the traffic flow and signage experiment. Jason Richardson seconded. There was no discussion; the motion passed unanimously.

Discussion of Jason Richardson's Planning and Zoning Membership:

Barbara Gietzen stated that she and Jason Richardson have spoken about the importance of being in attendance at Planning & Zoning meetings. There was no discussion. No motion was made on this action item.

Planning & Zoning Chairperson election:

Barbara Gietzen stated that she is open to continuing chairperson duties if the rest of the Board wants that. Jeannie Gannon moved to have Barbara Gietzen retain Planning and Zoning Chair. Jason Richardson seconded the motion. There was no discussion; the motion passed unanimously.

COMMISSION CONCERNS—There were none.

CITIZEN CONCERNS—There were none.

MEETING ADJOURNED

Jason Richardson moved that the meeting be adjourned; Patricia Beltran seconded the motion and all were in favor. The meeting was adjourned at 11:02 AM.

Minutes prepared by Jazmine Mills, Assistant Clerk