

Buhl Planning & Zoning

August 17, 2022
203 Broadway Ave N

MINUTES

COMMISSIONERS PRESENT:

Barbara Gietzen	Commission Chair
Jeannie Gannon	Commission Member
Margaret Himmelberger	Commission Member
Patricia Beltran	Commission Member
Jeff Gabardi	Commission Member

CITY STAFF PRESENT:

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

OPENING

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

REGULAR MEETING

CONFIRMATION OF QUORUM: Scott Bybee confirmed a quorum.

OLD BUSINESS:

Minutes of July 20, 2022: Jeff Gabardi moved to approve the minutes; Patricia Beltran seconded the motion. There was no discussion; the motion passed.

NEW BUSINESS:

Discussion of Prairie Lily Mobile Home Park and permanent RV spot inquiry:

Scott Bybee stated that the mobile home park at 720 Sawtooth Ave is under new ownership from an out-of-state owner. The inquiry is regarding two permanent RV spots—one for a property manager to live at the park and the other for a tenant.

Both Scott Bybee and Patty Beltran stated that the clean-up efforts at this property have been great. Patty Beltran stated that with the high cost of living, there has been an increase in RVs being used as permanent dwellings.

There was discussion about setting a precedent if approval for permanent RV spots would result in a similar situation as Twin Falls Addison.

Regie Finney asked the Board to include Code Services before approving the inquiry because this would affect code enforcement procedure.

There was discussion about other local mobile home parks in town and their RV spots. Regie Finney stated that The Senator has 6 spots and they are temporary stays.

Buhl Planning & Zoning

Barbara Gietzen stated that she doesn't like the idea of permanent RV spots.

There was a comment made about the elevated cost of manufactured homes causing the appeal to live in an RV.

There was discussion about permanent structures needing to be at mobile home parks.

Jeff Gabardi asked how many spaces are at Prairie Lily Mobile Home Park. Jazmine Mills stated that there are 8 occupied spaces—there used to be 11 until the home was demolished and two trailers were removed.

Jeff Gabardi moved to keep Prairie Lily Mobile Home Park as a mobile home park and deny permanent RV spots. Maggie seconded the motion. The motion passed unanimously.

Discussion of mother-in-law homes and second homes:

Scott Bybee stated that as the code stands, two detached dwellings on one parcel aren't allowed; however, having the secondary dwelling be attached to the main dwelling in some way is allowed. He stated that there has been an increase in inquiries regarding this topic.

There was a discussion about requiring separate water meters/wells/septic for detached second dwellings.

Barbara Gietzen stated that maximum lot coverage could be a determining factor for approval or denial found in City Code.

There was discussion about what entities influence approval, denial, or restrictions such as State Code, Health Department, City Code, and City Billing.

There was a discussion about lot splits in the case of selling secondary dwellings.

Patty Beltran asked if existing properties or new subdivisions asked about this topic. Scott Bybee stated that most inquiries are from existing properties in the Area of Impact.

Barbara Gietzen suggested that each Board member make pros and cons list for secondary dwellings.

Jeff Gabardi stated that tackling secondary separate buildings is important, especially with the tiny home issue.

Buhl Planning & Zoning

Scott Bybee stated that his experience with a secondary home in Jerome required the removal of the second home 30-days after the occupant passes away. Jeff Gabardi stated that tracking ‘lifetime occupancy’ and removal of these structures is difficult for code services.

Barbara Gietzen stated that this topic will need further research and discussion at another time.

COMMISSION CONCERNS—There were none.

CITIZEN CONCERNS—Jeff Gabardi asked about bonding requirements for large construction projects and if they’re submitted to the city. Scott Bybee explained why that would be needed and the benefits.

MEETING ADJOURNED

Jeanne Gannon moved that the meeting be adjourned; Maggie Himmelberger seconded the motion and all were in favor. The meeting was adjourned at 11:05 AM.

Minutes prepared by Jazmine Mills, Assistant Clerk