

**MINUTES OF THE
Planning & Zoning Work Meeting for the City of Menan held June 28, 2018.**

Present: Jason Watson, Roy Storer, Rand Watson, Victor Cammans, Jeff Gunderson, Allyson Pettingill, Noel Raymond, Brian Storms, Ron Jones, Danielle Andrew, Mark Andrews, Greg Nelson, Mike Vansteenkiste, Greg Vansteenkiste, Tad Haight, and Tim Hale.

Planning and Zoning Special Meeting called to order at 7:03 pm.

Meeting called to order.

Jason welcomes everyone.

Greenspace Ordinance: Allyson explains why the issue was sent back to the P&Z from the Council. It was noted by the Council that because of the splitting of the Nelson property, they would be required to offer greenspace as the property is not within the original town plat. The Council would like the P&Z to try to find a way to make the ordinance work or find a way to use impact fees or something. There is discussion of this. There is discussion of adopting the Idaho State code dealing with Impact fees. There is discussion of an alternate fee in lieu of greenspace. There is discussion of holding the fee in a separate account for a larger park when a larger piece of land is donated. There is discussion of looking at the Idaho State Code for lot splits. There is suggestion of having Development Impact fees and the cost and analysis of this. There is a suggestion of a Density Bonus to developers. There is discussion of Greg trading ground in another spot in town or for an extension for the walk path. There is discussion of talking to Renee McGee about the issue as she has an expertise in this area. The discussion turns to the Density Bonus as the best option. The Commission decides to work on the issue of a Density Bonus as that seems to be the best suggestion at the regular meeting on July 5.

Possible Re-Zone of Property: There is discussion of the re-zone of the property north of the Teton House on 3565 E. It is discussed to re-zone from Traditional Residential 1 to Village District. It is decided to have the Public Hearing on the Re-Zone at the meeting on August 2 so the notice can go out. Kevin Thompson states he will get the list of residents to be notified to Allyson so she can get all of the notices out for the Hearing.

Easement of County Roads: Brian Storms was going to look into the issue with the County, but he had to leave.

There is discussion of what to place on the Agenda for the meeting the following week.

Roy Storer makes a motion to adjourn. Jeff Gunderson seconded the motion. Motion passes.

Planning and Zoning Work Meeting adjourns at 9:11 pm.

Allyson Pettingill
Clerk/Treasurer