

**MINUTES OF THE
Planning & Zoning PUBLIC HEARING for the City of Menan held February 9, 2016**

Presiding: Jason Watson

Present: Jason Watson, Jeff Gunderson, Ron Merrill, Roy Storer (phone), Mayor Tad Haight, Jolyn Haight, Robert Poole, Jay Cone, Allen Fullmer, Mike Miller, Sonya Schaat, Donn Bordewski, Jeanne Walker, Harold Hellekson, Lacy Hansen, Ron Jones, Tim Thueson, and Adam Clark.

Planning and Zoning Meeting called to order at 7:07 pm

Jason Watson starts the hearing by welcoming the public. He explains that the purpose of the public hearing is to consider a new Conditional Use Permit applied for by Valleywide to begin building their new store. He then explains the process of how the meeting will go throughout the evening. Jason then turns the time over to Jay Cone the architect for Valleywide. Jay introduces himself and begins walking through the site plans. He explains how they will use the existing building in place, but add to it. They will also add a second building, identical to the structure already there. He goes on to explain the plans and shows pictures of a store just built in Jerome, Id that is similar to the one proposed for this site. HE discusses the two entrances that will give access on the south and east sides, widening the existing entrance already in place. There will also be 51 parking spots, more than originally proposed. All the watts and lumens for the lighting comply with City Ordinances. HE does explain that the building scheme is different than originally presented. They have added automatic doors and the sign on the front is actually green not gray as it appears in the drawings. He shows a picture of the sign/electronic message display. He does explain the sign is a dimming sign set to automatically dim to 30% at sunset, but it can also be dimmed manually and customized. He shows the Quorum pictures of the lighting and fixtures.

Jay then goes on to talk about the lack of curbs or ramps as there will be no step up from asphalt to sidewalk. The asphalt will meet the sidewalk evenly to help lessen the possibility of tripping/falling. Jay explains that the shop/automotive bay will have bathrooms and an office, not much else. There will also be a fence running around property to hide materials/inventory so it won't be visible to the public. He also discusses the landscaping and drainage plans. Jeff asks about the tin on the existing building. Jay tells him it will be recovered, not removed. Roy has no questions so far. Jeff then asks about a sidewalk for pedestrians, as that was supposed to be added to the plans. Jay responds that Valleywide thinks that would be a liability for them because there are no other sidewalks to connect it to and no crosswalks or lights to make it a safe place to cross to. They do concede that when the intersection and road are updated they will re-evaluate the sidewalk.

Jason now opens Hearing up to those in favor of granting permit, if they have any questions. Harold asks if there is going to be concrete or asphalt under the fuel pump island. Jay responds it is going to be concrete. Harold supports that. The diesel island will also have a heating element built in to prevent problems from cold/freezing.

Sonya says she likes the changes in the building. She likes the safety features. She has a concern about the sidewalks for the City. She asks if Menan could possibly add some sidewalks to tie into those that Valleywide could put in. This is something the P&Z is willing to look into.

Tad likes what he sees. He also has a concern about the lack of a sidewalk. He would also like to look into what could be done with the City to put sidewalks to connect somehow to the City from the new Co-Op. Discussion ensues about the sidewalk. All who have spoken so far are in support of the permit.

Jason asks if anyone is neutral who would like to speak.

Jolyn thinks the sidewalk definitely needs to be addressed. Moving the store to the new location will bring more pedestrians.

Lacey also agrees that the sidewalks need to be addressed. If not sidewalks then another safer option for children and other pedestrians.

Tim asks if there is other landscaping around the store and ditch/swale other than evergreens. Jay responds that the landscaping will include evergreen trees and gravel, per City code. He then further elaborates on the landscape design and the drainage plans.

Lacey asks if bike racks are included in the plans. Jay answers that currently there are not, but they would be happy to provide bike racks.

Allen suggests a painted crosswalk on the northeast side of the property. Although most traffic will come from the southeast side. Discussion ensues on crosswalk area.

Jason asks if there are any present opposed to the Conditional Use permit. There is no opposition.

Jay Cone is given the chance to rebut the questions raised. HE states that he has contacted Mr. Berg from the ITD. HE was informed that the ITD had nothing to weigh in on the subject. As of now, no plans on dates for the changing of HWY 48. Also, Jay states that the Railroad and Canal Co. own much of the property being discussed for the added sidewalk. The City will have to address those issues. Valleywide is willing to work with the City of Menan on the sidewalk issue.

Jason then asks the public in attendance if there are any more questions. NO more questions are asked. Jason closes the public portion of the Hearing.

The Commission proceeds to discuss the information received. Ron states that he believes the new store will be an asset to the City. Valleywide has done the research and complied with City codes and ordinances. He does think it is worth looking into the issue of a sidewalk. He would like to know where the lines cross between the City and Valleywide handling the sidewalk issue. Jeff asks if Valleywide would work with the City to handle the sidewalk issue. Robert Poole from Valleywide affirms that they will. Jeff then states he likes the no curb part of the plans, avoiding the tripping issue. He also likes the aesthetics of the buildings, he likes the set up.

Jeff Gunderson makes a motion to amend the Conditional Use Permit to include two new mixed use buildings; one a store building to include a gas station, convenience store and a farm store. The other a shop building including a motor vehicle repair garage and warehouse. Ron seconds the motion. Roll call vote: Jeff Gunderson-aye, Ron Merrill-aye, Roy Storer-aye. Motion carried.

Ron Merrill makes a motion to adjourn. Jeff Gunderson seconds the motion. Motion carried.

Planning and Zoning Hearing ends at 7:47 p.m.

The recorder wasn't working for this Hearing.

Allyson Pettingill, City Clerk/Treasurer/P&Z Secretary