

**MINUTES OF THE
Planning & Zoning Meeting for the City of Menan held July 7, 2016.**

Present: Jason Watson, Ron Merrill, Roy Storer, Ben Schiess, Allyson Pettingill, Jeff Geisler, Helen Watson, Ron Jones, Noel Raymond, and Tad Haight.

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

Meeting called to order.

Jason welcomes everyone.

New Business

Jeff Geisler, County Building Inspector: Jeff Geisler addresses the Commission. He reports on the finalizing of the Valley Wide Coop store. He explains that he visited the store the day before on 7/6/2016 and other than the final electrical permit for the back of the store, everything is in order. He expects the electrical inspection/permit by the weekend. Roy would like to make sure the fencing goes up around the trash/dumpster area as stated in their Conditional Use Permit. Jeff then asks the Commission what the current code is that the City has adopted. Roy and Ron respond they think it is the 2006 or 2007. Jeff then states that the State of Idaho will adopt the 2015 code on January 1st of 2017. This leads to a discussion of building codes and setbacks. The Commission decides to look at the codes and update to 2009 by proposal. Jeff will bring in the 2009 code and Allyson will email it out to everyone to look at. There is more discussion of the 2009 code. Roy mentions that the Commission would like to know what the Inspectors job or role is for the City. There is discussion of what Jeff does. He states he must go by the City codes and ordinances. This is discussed. There is discussion of where the setbacks begin. There is discussion of different energy enforcements. Jason asks if anyone has any questions for Jeff. He then thanks Jeff for all he does.

Helen Watson, Land Annexation: Helen begins by stating she has nothing against land annexation into the City, but she believes it has to be in the City of Menan's best interest. She then asks the Commission if the P&Z recommended the annexation of the Nelson property to the City Council. The Commission answers yes. She then asks if the P&Z Commission felt it was inappropriate to change the City ordinance to allow the annexation. The Commission responded that there was no ordinance change, the annexation went by the book. Helen again asks why there was a change of the ordinance. The Commission explains that the land annexation was a Category A annexation. This states that if the property owner requests the annexation, there is no hearing required. It is then pointed out that all the City did was annex the land, any further development on said land will require public hearings. There will have to be subdivision plans submitted and zoning hearings and so forth. The discussion turns to the sewer hook ups of the newly annexed land. There is discussion of the land and the possible subdivision. Helen does make the statement that there are several subdivisions in Menan that have taken 18 years to finish. Her biggest concern is the fact that whatever the City does right now must be done correctly for future developments. There is discussion of streets in the proposed subdivision and how they will run. The Commission assures her that everything will be done according to the codes and Ordinances of Menan. There is discussion of how the sewer lines will hook up to the City sewer.

Market Street Sub. Road: Allyson explains the concern about this subject. Matt brought it to her attention that when a developer builds a new home, the developer is responsible for paving the road in front of the home. It is in our City Code that way. The problem is, when the Developer started the Market Street subdivision, the City put in the road up to the cul de sac and the Developer paved the cul de sac. Matt is concerned that the home currently being built is facing a non-paved road. There is concern that a precedent was set, that the developer might be able to come back and say that since the City paved the road to the cul de sac, it should pave the rest. It is stated that this is the reason the Codes and Ordinances must be followed. There is discussion about the City being obligated. The decision is made to send the issue to the City Council and the City Attorney.

City Sign Ordinance: Allyson explains about the sign permit application. Valley Wide filled it out and sent it back quickly. It worked well. There is discussion of where to move on to next in the ordinance. It is discussed that this will be an ongoing project for the Commission. Roy discusses how he would like to have better communication with the County P&Z. He would like to see better communication with Jeff. It is decided to keep working on the ordinances, just take it a little at a time. There is a discussion of the building permit violations Jeff brought. This starts a discussion of building permits and the reason for an expiration date on a building permit. There is then discussion of the building codes. It is stated that the Codes are for the City to stay ordered and looking nice. There is more discussion of the reason for expiration dates on the building permits. Allyson passes out the City building permits so the Commission members all have a copy.

Minutes: Allyson explains that since there was no meeting in June, the Commission needs to approve May's meeting minutes.

Victor Cammans made a motion to accept the Minutes from the Planning and Zoning Meeting from May 5, 2016. Ben Schiess seconds the motion. Motion passes.

Calendar: Next month's meeting will be held on August 4, 2016.

Items for the agenda next month will be; selecting a new Commission Chair, Valley Wide shop building plan/permit, and the City Sign ordinance.

Ronnie Merrill makes a motion to adjourn the Planning and Zoning meeting. Ben Schiess seconds the motion. Motion carries.

Planning and Zoning meeting adjourns at 8:34 pm.

Allyson Pettingill
Clerk/Treasurer