

**MINUTES OF THE
Planning & Zoning Hearing and Meeting for the City of Menan held August 2, 2018.**

Present: Jason Watson, Roy Storer, Rand Watson, Victor Cammans, Noel Raymond, Ron Jones, Brian Storms, Tad Haight, Tim Thueson, Tim Hale, Will Hartleben, Lacy Hanson, Neil Jensen, Grant Taylor, Chris Taylor, Gary Maples, Dennis & Kathleen Storms, Kent Clark, Greg Vansteenkiste, Kevin Thompson, Mike Vansteenkiste, Bradley & Ronnie Burns, and Allyson Pettingill.

Planning and Zoning Meeting called to order at 7:02 pm.

Jason Watson conducts the meeting.

Elect New Commission Chair:

Roy Storer made a motion to nominate Jeff Gunderson as the new P&Z Commission Chair. Victor Cammans seconded the motion. Motion carried.

Bill Hartleben-Questions on property: Bill addressed the Commission about possible building around his home. He states his concern with the water available and the need that may arise for the drilling of a new well if someone builds too close to his property and drills their own well. There is discussion of this. The discussion turns to new growth and the effect it may have on the water/wells around his house. Bill thanks the Commission for listening to his concerns.

Discussion of Sewer Dump Conditional Use Permit: The Commission reviews the Conditional Use Permit application submitted by the City for the location of the sewer dump. There is discussion of this. The Mayor states the City's reasoning for the application. He states it was a temporary fix for the mass of people expected for the Eclipse in 2017, then many residents voiced their desire to keep it in the City as a convenience to those who are in need of a dumping site for recreational vehicles. There is some discussion of this.

Jason Watson opens the Public Hearing. He then explains how the Hearing will work. Those wishing to speak either For, Neutral, or Against need to sign the appropriate sheet. Allyson reads part of the Conditional Use Permit submitted by the City.

Enter Public Hearing at 7:21 pm.

Those in Favor of granting the Conditional Use Permit:

Tim Thueson: Tim states he is for the dump. He stated he has used it and it can have a slight odor, but if the rubber seal is used properly it will keep the smell in. He further states that it is very convenient for him and a benefit for the community.

Tim Hale: He states he is for it and that it will help to keep vehicles that are too full from leaking on the roads.

Lacey Hanson: She stated she is for it for the convenience and also because there was money spent on it already the City might as well keep it and use it.

Neil Jensen: He is in favor, he wants a place to dump his RV. He further states that he doesn't see that there will be long line. His only concern would be not having gravel in place for the water to drain. He also understands that some are concerned about the smell, but he lives close and hasn't smelled anything yet.

Grant Taylor: He states he is for, he would like to see it because he would use it. He stated that he doesn't see a lot of people using it and it would be a benefit to the locals.

Chris Taylor: Chris is also for, she states she thinks it would be a great benefit and doesn't see a problem.

Those Neutral to the Permit: There are none on the Neutral sheet.

Those Opposed to the Permit:

Gary Maples: Gary states he is opposed to the dump permit and also states that the hearing process should have happened before any money was spent to put the dump where it is. He further stated that he watched trailers lined up after the Eclipse so he did see a line on the street. He stated that this area is a residential street and there should be nothing like this in a residential area. He also stated that he is not against a dump in other areas of the City, just not in a residential neighborhood. He also states that he is worried about the kind of precedent this could set.

Dennis & Kathleen Storms: Dennis states he agrees with Gary. He also states that he has been to other stations and seen that there can be matter left and this could be a hazard to the area. He states that he would like to see it in another spot.

Kent Clark: He states he is not against the dump, it was placed in the wrong place. He states that there is a need for it, but the dump in question should never had been allowed in the current spot. The City did not go about the proper steps to put the RV sump where it currently sits. The Traditional Residential 1 District doesn't allow for this use in the CUP for the district. HE then states that the precedent set by allowing the CUP would be like opening Pandora's Box. He then states that there are other areas around the City that would be much better places for the dump to be put.

Letter read into record from Scott Crane: Scott writes that he is against the sewer dump. He states that the dump is basically in his backyard. HE also states that he believes that it will be used more by non-residents and the money brought in will not cover the costs to keep it running.

Mayor Haight is given a chance for rebuttal for the City of Menan: Mayor Haight states that no one in the City will want it by their house. No one will want it by them. He further states that the City could put in gravel and trees. He would then have the City maintain it and possibly put in grass and make it look good.

Greg Vansteenkiste states that he has owned a dump station in Idaho Falls and with the proper seal and upkeep it can keep the smell and residue from being an issue.

Exit Public Hearing at 7:46 pm.

Jason Watson states that the Commission will now deliberate the issue before making the decision. The Commission discusses and deliberates the issue.

Victor states that the money has been spent, the smell can be controlled, and trees and gravel can be added to make it nice. He then states that it could just be shut down also. Rand states that an RV Dump is not listed in the CUP for Traditional Residential 1. He further states that just because the money was spent doesn't mean that it should be considered. He then states that the area of the dump is a possible city street in the future and if the street is developed it would have to be relocated. He states that there should be a better place in the City, not in a residential area. Roy states that the process wasn't done the proper way. He further states that the citizens need a place to use as a sewer dump, so there needs to be some thought put into finding a place to put a dump within the City. He states again that if it isn't possible to allow with a CUP then the P&Z shouldn't even be looking at the issue. Jason states he would like clarification of what is allowed for CUP's in the code for the district. Rand reads 7-3-2(c). There is discussion of this. The commission discusses the pro's and con's.

Rand Watson made the motion to recommend denial of the City of Menan Conditional Use Permit it is not listed as an allowed or approved exception per code 7-3-2 (c). Roy Storer seconded the motion. Roll call vote: Rand Watson-aye; Roy Storer-aye; Victor Cammans-aye.

Discussion of Rezone: Allyson explains the rezone request submitted by Thompson Engineering and Mike Vansteenkiste. They would like the property purchased by the Vansteenkistes to be all one zone instead of having the property split in half with one half as Village District and one half Traditional Residential 1. There is some discussion of this.

Enter Public Hearing at 8:08 pm.

Kevin Thompson of Thompson Engineering addresses the Commission. He states that they are petitioning to have one continuous zone for the property instead of two.

Mike Vansteenkiste states that he bought the house on 653 N. 3565 E. to remodel and help to bring back value to the City. He further states that he is looking for the rezone on the north part of the property to build nice, affordable housing in Menan as it is difficult to find homes in the area and it is a very desirable place to live. He views it as solving a problem and helping families. He then states that this hearing is just for the zoning and the development details can be worked out at the next step.

Jason proceeds with the Hearing and asks if those in Favor would speak.

Tim Hale: Tim states he is for the zoning as there is no apartment zoning currently in Menan. He also states he is concerned with there being enough parking for townhomes. He then states that he thinks the townhomes should be 3 bedrooms. He also states that he is concerned about the road and the size of it. He then states that the Comprehensive plan calls for infill within the City limits.

Lacey Hanson: Lacey states that she is for growth. She would like to see conditions for landscaping applied to the project. She would also like to have conditions for parking based on the number of units. She then states she is for but with conditions.

Those who are Neutral are asked to speak.

Tad Haight: Tad states that the Comprehensive plan encourages mixed use in the City. There is nothing about higher density in the plan. He also states that the Comp plan states that the City should have a mixture of home values.

Ronnie and Bradley Burns: Ronnie and Bradley state they are not sure. They are wanting to see what it will look like and how it will be inhabited. They are also worried about the roads and the increased traffic this could bring.

Those Against the rezone are asked to speak.

Dennis and Kathleen Storms: Dennis stated that they don't feel right signing off on zoning this property as commercial or Village. They are having a hard time believing that a large portion will not be developed. He also stated that he likes having open spaces in town. Kathleen expresses her concerns about rezoning without opening the Comprehensive Plan.

Kent Clark: Kent states he is hesitant because he is not sure what will be built on the newly zoned property. HE doesn't want to sign off on something that hasn't been seen.

Kevin Thompson offers a rebuttal. He states that this is the first step in the process. He further states that the Comprehensive plan is broad. The applicant is just hoping to make Menan and the community nice and bring more families to the City.

Exit Public Hearing at 8:37 pm.

The Commission deliberates and discusses the issue. Victor states that the reason for the Hearing is not to discuss parking or streets, the Hearing is strictly for an application for a rezone of a piece of property. He then states that the P&Z has more control than the public is aware and he has no problem recommending a zone change to the City Council. Rand states that he has a different take on the Comprehensive Plan. He states that he sees the Comp plan as the citizens not wanting change and a zone change will alter the look of Menan. He further states that the traffic on the street with the proposed Bed & Breakfast and the Teton House is already bad and this rezone would make it worse. He agrees with options for people to move into Menan but on the outskirts. Roy states that the rezone would maintain the look of Menan, not change it. He states that Menan Lorenzo Hwy is the look of Menan. He further states that there is a housing shortage in the city and that being a community involves all kinds of people. The City needs to be inclusive and bring in new and younger people. He then states he would like to see the whole block changed to Village district to make it more cohesive. He finally states that rezoning would be good for the town to grow and continue as a community. Jason states that the issue is zone change. He states further that personally for him, the Comp Plan is open for interpretation. He views this change as a way to see if it will work and if it does then possibly eventually changing the whole block like Roy said. He then states that a zone change is worth a shot.

Victor Cammans made a motion to recommend a zone change for the property located at 653 N 3565 E from Traditional Residential 1 to Village District to the City Council. Roy Storer seconded the motion. Roll call vote: Roy Storer-aye; Rand Watson-nay; Victor Cammans-aye. Motion carried.

Lot Split Ordinance/Wording: The Commission discusses the item requested of the City Council. There is discussion of the wording for the recommendation given. The reasons decided on for the recommendation were: Minimum lot size of .5 acre; number of splits of property allowed is 4; applies to areas of City not within original town plat; no greenspace is required. There is discussion of this recommendation would allow the City time to work on impact fees. Allyson states she will get the wording to Kris for next week's Council meeting.

Minutes: There is discussion of the minutes.

Roy Storer made a motion to accept all minutes as written. Victor Cammans seconded the motion. Motion passed.

Calendar: The next meeting will be Sept. 6, 2018. Roy states he will not be able to make the next meeting. There is discussion of the next meeting.

Roy Storer made a motion to adjourn the meeting. Victor Cammans seconded the motion. Motion passed.

Planning and Zoning meeting ends at 10:10 p.m.

Allyson Pettingill
Clerk/Treasurer