

**MINUTES OF THE  
Planning & Zoning Meeting for the City of Menan held February 26, 2026.**

**Present:** Noel Raymond, Gerald Brown, Brian Storms, Milton Ollerton, Jake Clark, Blair Hunting, Allyson Pettingill, Alysha Anderson(phone), Ron Jones, Laurel Bloomfield, and Danielle Andrew.

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

**Questions Regarding Home Businesses-Jared Gibbons-Action:** Jared introduces himself to the Commission, and states he moved into Menan recently. He further states that his property has an apple orchard and he would like to do a few things to make it profitable. He would like to process the apples. He would like to offer seasonal activities, like possibly having Christmas lights in the orchard and offering apple cider, as an example. Also, he is looking at offering classes on how to trim and take care of apple trees. There is discussion of this. He states he has done things like this before and knows he will have to work with the Public Health department and get the permitting to do so. There is discussion of the city code being fuzzy in certain areas, and changes may have to be made in the requirements. There is discussion of the city being favorable for these kind of home run businesses. There is discussion of making changes to the Conditional Use Permit process to make it easier and more helpful. Gary states that he will work with Jared to help him put it together. There is a discussion of possible requirements.

**Discuss the Conditional Use Permit Application Prior to Public Hearing-Anderson Retail Stand:** Noel explains that in this portion of the meeting it is appropriate to ask any questions anyone has, as during the Public Hearing only statements may be made, no questions will be answered. Gary goes through the staff report he has prepared. Noel states that the city is intent on helping them be successful. Noel asks if there are any questions from the public to be answered. Ron Jones states that he is all for small businesses, and asks if before you open your door for your business, do you need to check with the city to see what is needed to open? Gary states that yes, you do. There is discussion on whether CUP's are permanent or if they expire. There is discussion that there are conditions that must be met, and the city will work with entities if there are problems to become compliant. Jake asks if there are any other applications or permits for similar stands in the city. No, there are not. Laurel asks if farm stands have to check with the city every time they open to sell things, or if they just go by the cottage laws. Gary states that if in a city, yes you have to check. There is discussion of the process.

Noel explains the process of the Public Hearing and how it will proceed.

**Enter Public Hearing at 7:28 pm.**

Commission Chair Raymond states that the intent of the Public Hearing is to review an application for a Conditional Use Permit submitted by Alysha Anderson for the Call Me Delicious Farm Stand Retail space.

He then asks if the Public Hearing was properly noticed, Allyson replies yes, it has.

He asks if any on the Commission have a conflict of interest to declare. No one does.

He asks if there has been any exparte communications in the between members of the Commission regarding this issue. The answer is no.

Commission Chair Raymond asks if there is any one present who would like to speak that is Opposed to the Conditional Use Permit Application. No one would like to speak that is Opposed.

Commission Chair Raymond asks if anyone would like to speak who is Neutral to the Conditional Use Permit application. No one would like to speak who is Neutral.

Commission Chair Raymond asks if anyone would like to speak who is in Favor of the Conditional Use Permit application.

Austin Smith: Austin states that he is new to the area and is in favor of the stand. He also states that it is very convenient and likes that if he needs bread he can just run down and grab it. He likes to support local.

Grace Lehman: Grace states she is very supportive and is 100% behind the stand. She also states that she enjoys the community trust the stand brings. She has enjoyed the hearing process and it has helped her to feel a part of the community.

Ron Jones: Ron states that he is in Favor of small business, as long as the correct protocols are followed and the process is done correctly. He is all for it.

Allyson states that she received 42 emails from mostly residents and the community, all in favor of Call Me Delicious.

**Exit Public Hearing at 7:32 pm.**

**Discussion and Decision from Public Hearing on Anderson Retail Stand Conditional Use Permit- Action:** Noel states there are very strong testimonials in favor of approving the CUP, and he states he feels that is where the decision is going. There is discussion of Public Health requirements. There is discussion of one of the conditions for the permit being everything is reviewed by the Health Dept. There is discussion of it not being a cottage food or farm stand, but a small retail store. There is discussion of not worrying about the Health Dept issues, just worry about the conditions asked for. There is discussion of having someone in the city police the stand to make sure the permits from the Health Dept are current. There is discussion of with it being a CUP, making a requirement to produce copies of the licenses yearly. Alysha states that every vendor has to have a license and she checks every one and verifies. She also states that the vendors go by the cottage laws and she has been working with them and they have complied. There is further discussion of having a yearly review for Health Dept information as a condition. There is further discussion of why would the city want to put in conditions and have to regulate. Gary goes through the conditions list on the request letter. There is discussion of the hours of operation. There is discussion of the request for building and power inspections. There is discussion of Alysha reaching out to the state for the electrical and being told that because it is a non-permanent structure, it doesn't need one. There is discussion of operational conditions vs. what is on the requested list sent to be submitted with the application. There is continued discussion of requiring yearly ok from the Health Dept. James states that he has been researching the issue, and according to what he has found, this check is not required by law. There is further discussion of cottage law and what it required and needed, and if not needed, don't waste attorney time looking into it.

**James Zolman made a motion having found that the application for a Conditional Use Permit complies with Menan City Code, he moved to recommend approval of the Conditional Use Permit Application from Alysha Anderson to operate a retail store under 5,000 sq/ft, at 664 N 3500 E, Menan, Idaho, as outlined in application materials as attached, with the addition of a requested letter from an electrical inspector stating it meets code. Blair Hunting seconded the motion. All aye, motion passed.**

**Discussion of Conditional Use Permit Length of Time-Action:** There is discussion of how long CUP's should last. There is discussion of a year being too short, but some needing a lot more time. There is discussion of each permit being different, so can't regulate one size fits all. Gary states he would like to get rid of most CUP's , as

they can be unpredictable. He states that there should be one general CUP. There is discussion of looking at what is in the application before putting a time limit on it. There is discussion of current CUP's. There is discussion of going through the CUP process after the Comp Plan process as that will be addressed in the plan and the following city code revision.

**Jake Clark made a motion to table the discussion until the issue is addressed in the Comprehensive Plan and City Code revision. Blair Hunting seconded the motion. Motion passed.**

**Noel Raymond made a motion to amend the motion to add the tabling of the Open Building Permits discussion until then as well. James Zolman seconded the motion. Motion carried.**

**Public Discussion:** There is no public discussion.

**Discussion of Proposed Items for Future Agendas:** Gary states there may be a Public Hearing next month regarding and application to amend the city code to allow Accessory Dwelling Units. There is discussion of this.

**Discussion of Assignments for Commission Members:** There is no discussion.

**Minutes:** There are no minutes to discuss or approve.

**Calendar:** Next month's meeting will be on March 26, 2026.

**Jake Clark made a motion to adjourn the meeting. Brian Storms seconded the motion. Motion carried.**

Planning and Zoning meeting ends at 8:56 p.m.

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Allyson Pettingill  
Clerk/Treasurer