

**MINUTES OF A SPECIAL MEETING
OF THE CAREY PLANNING AND ZONING
COMMISSION CAREY, IDAHO**

December 11, 2023

COMMITTEE MEMBERS IN ATTENDANCE: Adam Lichuk, Landon Knowles, Jamie Patterson, and John Crowder

CITY STAFF IN ATTENDANCE: Dabny VanHook, Kurt Eldredge, Brandi Hennefer and Tess Cenarrusa.

1. **CALL TO ORDER:** Meeting was called to order at 7:02 p.m. by Adam Lichuk.
2. **PLEDGE OF ALLEGIANCE:** Led by Chairman Adam Lichuk.
3. **APPROVE CONSENT AGENDA ITEMS:**
 - a. Minutes of the September 5, 2023, regular meeting. Adam Lichuk made a motion to approve and Jamie Patterson 2nd. Passed
Minutes of October 2, 2023, regular meeting. Jamie Patterson made the motion to approve and Landon Knowles 2nd. Passed
 - b. Set time of adjournment
Adam Lichuk made a motion to have the meeting adjourn no later than 9:00 p.m., Jamie Patterson 2nd. Passed
4. **New Business:**
 - a. P&Z Regular Meeting Schedule for 2024 – Adam motioned to approve with amend the schedule changing September meeting to the 3rd, and December meeting to the 9th, Jamie 2nd. Passed
5. **Public Hearing:**
 - a. Todd and Arriel Hill Subdivision – 3 lot preliminary plat subdivision on a 5-acre parcel of land in the A/RL – Agricultural Residential Low Zone: Located at 20 E. Griffin Loop

Jamie recused herself because she is family.

Staff presentation: Ashlee Koehler is one of the new contract planners for the City of Carey. She had Brandi pull up the staff report. This is a public hearing to review and make a recommendation on a 3-lot subdivision on a 5-acre parcel of property. It's a straightforward request. All the lot sizes comply with the zoning district. There are no improvements proposed with utilities or roads. The owner of the lots will go through the Health Department for well and septic and install the driveway and stub in utilities.

I have recommended 5 conditions but after I put together the report, I realized the first one is not applicable anymore and the 6' foot side and rear setback they have on the plat is sufficient to meet this code. The 2nd recommendation is adding a note on the plat explaining that

the 25' wide access easement is to benefit Lot 2A and also Block A, Lot 1 of the 12 High Sparks Subdivision, now known as Lot 3 of the Lou-K subdivision, and any future development at that location, 3rd recommendation is the driveway encroachment off of Griffin Lp for Lot 2c shall be located within the 25' access easement area to help eliminate to many accesses, 4th recommendation is a 20' wide public utility easement shall be shown on the plat along the lots' property line fronting Griffin Lp. and the 5th recommendation is the plat shall be updated to show a 25' floodplain setback for the building envelope in lot 2A. She asked the Commission to interpret what they think the Subdivision ordinance under 4.7 section (D) is meaning by this setback. She feels there needs to be an extra 25' setback.

Applicant Todd and Arriel Hill – She had questions about some of the recommendations. She showed a map to show the floodway and she wants more clarification on the extra 25' easement so they know how far it will encroach into her building envelope. They asked for the 3rd recommendation that the access to the lots say Griffin Lp.

Public Hearing Open: No comment. Closed Public Comment

Commission Discussion: Adam asked Ashlee on the 25' setback where her opinion on that setback is and she suggested it is 25' from the Floodplain mark. John mentioned looking at google maps it appears that they are farming within that floodplain. They don't want to set precedence. Also, we have regulations if there is something built in the floodplain. John also was clarifying that the other setbacks were correct. It was mentioned they should read the section 4.7 (d) carefully because it says all subdivisions on the Little Wood River or any tributary shall dedicate a twenty five foot floodplain and riparian setback measured from and moving with the ordinary high water mark within which no structure shall be built in order to protect structures from damage or loss due to river bank erosion.

Landon made a motion to approve the Hill Subdivision Plat including recommendations : #2 which reads (Include a note on the plat explaining that the 25'wide access easement is to benefit Lot 2 A and also Block A, Lot 1 of the 12 High Sparks Subdivision, now known as Lot 3 of the Lou-K Subdivision, and any future development at that location) and #4 which reads (A 20' wide public utility easement shall be shown on the plat along the lots' property line fronting Griffin Lp). Then send them to the City Council with those recommendations. Adam 2nd. Passed

b. Blaine County School District – Text Amendment / CUP Allowing Residential Manufacturing on their lot for the Construction Academy.

Staff Presentation: Brandi Hennefer – The school has applied for a text amendment and a CUP. They're adding a text amendment to allow them to build their houses for the construction academy on school grounds then move them to the property once they have a buyer. The text amendment would be in Chapter 2 of the zoning ordinance allowing manufacturing, residential (Low-Volume): The use of land for the low volume production of Manufactured Homes equal to no more than one residence per year. The conditional use is listed as Residential Manufacturing (Low- Volume). This won't affect property owners, is residential and the construction will only be going Mon-Friday 8-3:30 during school hours.

Applicant: Shawn Bennion – Representing Blaine County School District – Director of Buildings and Grounds. They just did this with City of Hailey for Wood River High school, and they are hoping to save time by not having to drive to locations to allow for more time learning.

This location would be right outside the back door of the construction department. It will be designed to move quickly and safely once finished. They have done this before on the grounds, but they just want to go through the formal process to make sure everything is done correctly.

Public Hearing open: Rick Baird – closest neighbor and is in support of this and thinks it's a great idea. The only question he had was does a CUP require an annual review and whose responsibility is it to do those? Brandi – said it is the city to review them, but they can set them up for longer than a year. Tess- confirmed that is correct and it's up to the city to make sure all the conditions are being followed. Rick said there is a current conditional use permit by him, and he thinks it's a good idea to be able to have those reviewed and have public comment once and a while on what is happening. Adam asked who follows up on those and Tess said it's usually the P&Z Administrator, so Adam asked if I was the P&Z Administrator. I said, "kind of and I would look into them, but it may take a little time."

No other public Comment. Public Comment Closed

Commission Discussion: Adam had a question about approximate project location and having enough egress. Shawn said they would make sure there is room for that and that buses can still move around. Adam asked if they had a plan if the house doesn't sale. Shawn mentioned they do have one lot in Carey in the Waterford subdivision that they could move one to. Or the school also has some other property they could look at dividing to put some. Landon asked if anyone had talked to the fire chief just to make sure. I also mentioned I had talked to him, and he didn't say anything. Jamie asked if there was a fire hydrant in that area if they needed one and if the fire trucks would still be able to access that if they were building there.

Jamie made a motion to approve the text amendment. Adam 2nd. Pass

John made a motion to approve the CUP. Jamie 2nd. Pass

5. NEXT MEETING SCHEDULE:

a. January 3, 2024

6. ADJOURNMENT.

Adam Lichuk made a motion to adjourn, Landon Knowles 2nd.
Meeting was adjourned at 8:27 p.m.

Adam Lichuk-Chairman

ATTEST:

Brandi Hennefer City P&Z/City Administrator