



City of Donnelly

169 Halferty Street
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Donnelly, ID 83615

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CITY OF DONNELLY PLANNING & ZONING COMMISSION'S

**Regular meeting for 2/6/12 was cancelled due to lack
of a quorum and rescheduled for a Special Meeting on**

**Monday February 27, 2012 at
6:00 pm**

**At the
DONNELLY COMMUNITY CENTER
Agenda**

ROLL CALL

PREVIOUS MINUTES:

- P&Z meeting minutes dated, November 7, 2011

STAFF REPORTS:

- Clerk, Commissioners, P&Z Administrator

OLD BUSINESS:

- Area of Impact (AOI) – update discussion
- Donnelly Zoning Code – Text amendments - discussion

NEW BUSINESS

ADJOURN:



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Special Planning & Zoning Commission Meeting

Monday February 27, 2012 at 6:00 pm

AT

THE DONNELLY COMMUNITY CENTER

MINUTES

ROLL CALL:

Call to order 6:10 pm. Chair Gilbert present, Commissioners Jahn, and Mangum present. Commissioner Smith absent. Quorum Exists.

Staff members present were: Clerk Linman and P&Z Administrator Joel Chaudoir

PREVIOUS MINUTES

Motion by Mangum, 2nd by Jahn to approve the previous minutes dated November 7, 2011 as written. Motion Carried.

STAFF REPORTS

Clerk reported on: up coming Special City Council meeting on Wednesday Feb 29th which was due to a holiday this month and City discussion with water treatment options for the City to treat the high iron and manganese content in the City water.

Commissioners: Chair Gilbert reported on letter she submitted to City Council on behalf of the P& Z Commission to put an ad in the paper for a new P&Z administrator and open Commission seat.

P&Z Administrator Joel Chaudoir reported on the fact that he was taking a construction management job in Vermont and leaving within the week. Joel said it was an honor to serve the Commission and that he has seen a lot of progress in the last 3 years that the City has been making.

Joel stated that as far as the AOI was concerned in his view it has the potential for the most important planning document the City could have, and without it there will be sprawl and the City will not have a pedestrian oriented City that the new Draft Comp Plan envisions. The AOI is the back bone of planning and increases the City's chances of acquiring grants.

Joel also felt without the AOI updates it will be very difficult for people to invest in the area because the County CUP process holds a lot more uncertainty on how or what will be your neighbor. If we are not allowed to plan then the City will stay the same.

OLD BUSINESS

Area of Impact (AOI) – update discussion

The Clerk passed out extra packet material which included a memo from consultant Bob Horn dated 2/27/12 on pending AOI questions the Commission had. From what Joel and Bob's memo stated there did not seem

to be a default “automatically-revised” boundary distance from the City limit. But Joel stated that if no agreement with the County is made then it ultimately can go to a judge’s ruling after a commission is formed to solve the problem. Joel reiterated reformatting stigmas in reactionary comments against the AOI such as:

1. Delete Tier I and Tier 2 language but keep the boundaries
2. Current draft agreement states pass-through professionals for Donnelly were to administer an AOI for non-conforming development applications but it could be changed to have the County administer it all
3. Ask County P&Z how they would like it to be administered or perhaps put 2 people on the County P&Z for AOI applications in addition to the County P&Z Commissioners

Clerk reiterated that after the County workshop [that was not a public hearing and only opposition people were allowed to speak] the County P&Z asked to have a new map drawn up to scale with an accurate current 1998 AOI boundary on it. Joel and the Commission discussed also the pending grant funds available how to best utilize that resource in lieu of Joel’s departure.

Text Amendments for Zoning Code

Chair Gilbert had a list of her text amendments dated 1/9/12 that the other 2 Commissioners got a copy of. Joel stated that his text amendments that were not written down would be to:

Remove off street parking requirement for Central Business District (CBD) – there is more parking on Front and Corbet Streets available for the public and it is a burden for new development in the CBD to carve-out parking lot space.

Signs: Banners square footage and general standards state a permit is required for any sign over 4 sq.ft. there is a conflict in the text language there.

Enforcement: keep flags out of the zoning code which is how it is currently written but now just needs more enforcement time.

Stinker signs: they are at a moratorium and they have a pending banner application which should be denied or told that they can still use a sandwich board if it is less than 4 sq.ft. or if they put the sign inside the building. The Commission said they have put it up in the windows, but the Clerk asked if window signage was included and thought there was a 50% cap on window usage for signs.

Chair Gilbert wanted the rest of the code split up between members to be reviewed by the next meeting.

Clerk went over the codification process for the City Code and said she would mention to Council that P&Z Commission is going through the zoning code page by page for any needed revisions.

Motion by Mangum, 2nd by Jahn to adjourn until the next regularly scheduled meeting on March 5, 2012.
Motion Carried

Meeting adjourned at 7:30 pm