



City of Donnelly

169 Halferty Street
P.O. Box 725
Donnelly, ID 83615

Telephone (208) 325-8859 Fax (208) 325-4091

Planning & Zoning Commission Meeting

Monday, September 14, 2015 at 6:00 pm

AT

The Donnelly Community Center

MINUTES

Roll Call: 6:01p.m. Chair Larry Mangum in attendance along with Commissioners George Dorris, Gene Tyler, Maggie Bryant, and Sally Gilbert. Quorum exists. Clerk and Administrator were present.

NEW BUSINESS:

Stinker Station Updated Design Review

Jim Marsh from CSQHA presented the addition to the East and Front end of the building, as well as a CMU building near the trash area. Administrator read her report dated September 14, 2015. Commissioner Gilbert asked what Zone the building is in and Administrator stated Commercial District.

Chair Mangum asked for if there were any comments on the project to the audience. Doreen Johnson, owner of the Long Valley Motel asked to speak to the Commission.

She wanted the commission to know that she and her family live on site of the Motel and that there is a permanent residence there, even though it is a Commercial establishment. Noise is a factor and knowing that there is noise with the increased size, etc the noise will increase and be nuisance for the residence. Also would like to point out that most of the people in Valley County drive F350 and not Prius therefore the parking is not of choice size. Drainage would also be a problem if not taken care of. This would be a financial impact if the drainage became a problem on their property. Rumors have been said that they were sold, but they have not sold their business. She is in support of the design and expansion, just would like the city to acknowledge that people live there. She also wants the parking to be adequate in size with proper ingress and egress. She states that it is the City's responsibility to enforce the City Code. Codes are designed for safety.

Administrator stated that the side set back for the CMU building was not sufficient unless there was a written agreement between the property owners. At this time there is no such agreement. Mr. Marsh indicated that they would be moving the structure to the East and making the sidewalk narrower to accommodate the required set-back.

Commissioner Dorris asked what was planned to be in the CMU building. Mr. Marsh said that it would house a small air compressor for the air and water station, which is supplied with a hard line and a boiler for ice melt. All mechanical for the store will be located on the store's roof.

Commissioner Tyler asked about the lighting proposed on the East side of the building. Mr. Marsh stated that it would more than likely be removed since there would not be signage in that area.

Commissioner Dorris requested that all signs should be brought into compliance before a Certificate of Occupancy is issued.

Recommended Conditions:

1. Prior to issuance of building permit, the site plan shall be revised so that the proposed DMU structure behind the trash enclosure is situated to meet the minimum ten (10) foot required side setback (DCC 6.7.5)
2. Prior to issuance of building permit, the submitted grading and drainage plans shall be reviewed and approved by the City Engineer (DCC 5.2.1),
3. Prior to issuance of a building permit, the applicant shall submit plans for erosion control and dust abatement during construction for review and approval by the City Engineer (DCC 5.1.g)
4. Prior to issuance of a building permit, the applicant shall provide lighting fixture type, height, location and lumen output with a photometric analysis for review and approval by City Staff in accordance with Donnelly's Outdoor Lighting Ordinance (DCC 5.2.5)
5. Prior to installation of any new signage, the applicant shall submit a sign permit application in accordance with DCC 9.2.4.2 demonstrating compliance with the Donnelly City Code Article IX, and receive permit approval from the City of Donnelly.

Chair Mangum would like to note that he recused himself from the discussion.

Motion by Dorris, 2nd by Bryant to approve the Design Review with Staff Recommended Conditions noted. Motion carried.

Old Business:

Comprehensive Plan – Staff report from County Commissioners meeting on July 27, 2015.

Review of letter was done. Comments from Administrator stated that there are 13-14 items that the State Statutes require to be covered in a comprehensive plan. Some high level but does not require the City to state how they will be implemented, other plans get further into that detail. The Area of Impact show areas and provides visioning or ultimate future. The vision is the future and every 10 years the comprehensive plan is reviewed and updated to see where the City is going and to keep moving forward.

Gilbert – Zoning to be provided at the same time with the plan to the commissioners. Would like to send an apology letter to the Commissioners for not attending the meeting.

Administrator asked the commission what they want in the comprehensive plan.

Tyler – wants the City to stand on own, what are the requirements from the state? Why does the area of impact have different zoning than that of the county, this may cause issues with property owners.

Dorris – Provided the State statutes on the Impact Area requirements.

Administrator indicated that there will be a Impact Area Workshop in Cascade with County in October.

Motion by Gilbert, 2nd by Bryant to table Comprehensive Plan until completed work sessions have been conducted and reviewed. Motion carried.

Previous Minutes

Motion by Dorris, 2nd by Gilbert, to approve the P&Z Minutes from August 3, 2015 as corrected. Motion carried.

Staff Updates:

Clerk: Provided a clean copy of the proposed Zoning Ordinance for review by the commission to discuss at the next meeting.

Administrator: A draft of the bylaws will be ready for review at the October 5, 2015 meeting.

Gilbert: The bus company has some concrete benches available for the bus stop if the City will pickup in Nampa. Are we relocating the stop near the Food Pantry? Clerk asked that she get more information on the benches and talk to the City Council on their plan with the stop if it will be moved.

Motion by Tyler, 2nd by Bryant to adjourn until the October 5, 2015 regular scheduled meeting at 6:00 p.m. Motion carried.

Adjourned: 7.43 p.m.