

PLANNING & ZONING COMMISSION



Wendy McClure
Commission Chair

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~Meeting Minutes~
November 13, 2019

Mike Ray
Staff Liaison

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The meeting was called to order at 7:00 p.m.

MEMBERS PRESENT: Wendy McClure, Chair; Joel Hamilton, Mike Nelsen, Robb Parish, Nels Reese, Victoria Seever, Dennis Wilson

MEMBERS ABSENT: Scott Gropp, Connie Kimmel

ALSO IN ATTENDANCE: Mike Ray, Anne Peterson, Brandy Sullivan

1. Approval of minutes from October 23, 2019 [ACTION ITEM]

Parish moved approval of the minutes as corrected, seconded by Seever. Motion carried by acclamation.

2. Public Comment

None.

3. Final Review of Draft Ordinance Regarding Manufactured Home and RV Parks [ACTION ITEM]

The Commission has been discussing amending the Mobile Home and RV Park chapters of the City Code in order to remove the 6-month stay limitation for RVs and allow modular buildings within mobile home parks. After review of the existing mobile home park ordinances, it was determined that the codes should be updated to be consistent with Idaho State Code. The City Attorney has reviewed the draft Ordinance and has made minor modifications throughout.

ACTION: Review the draft ordinance regarding changes to the Mobile Home and RV Park chapters of the City Code and provide Staff further direction as deemed necessary.

Ray quickly reviewed the proposed revisions, noting the City Attorney had expressed concern about the owner-occupancy requirement. Some commissioners thought it paralleled the owner-occupancy requirement for ADUs; others thought the concern about the potential results of non-owner-occupied RVs was a park management issue and such a requirement would put a greater onus on RV owners than other rental property owners throughout town. Staff said owner-occupancy might be considered a round-about way to assure better maintenance, but it isn't guaranteed and it would be difficult to enforce. Nelsen pointed out the ordinance already includes requirements of how park owners maintain their properties. Staff was directed to eliminate the owner-occupancy requirement and notice the ordinance for hearing.

4. Review of Draft Sign Code Tables [ACTION ITEM]

The Supreme Court Case, Reed vs. Town of Gilbert, in 2015 clarified when municipalities may impose content-based restrictions on signage. There are various places within the Sign Code which apply content-based restrictions and need to be amended to comply with the Supreme Court's ruling. Staff has started to convert portion of the sign code into table format and will review the progress with the Commission.

ACTION: Review the draft Sign Code tables and provide Staff further direction as deemed necessary.

Commissioners applauded the move from text format to table format. There was discussion about billboards, signage lighting, and dynamic display signs. Sullivan suggested the City Attorney should more

clearly define how a “wall” is defined, such as whether a spherical building should include the entire circumference or just the visible side. Parish requested that in future presentations staff provide examples of various-sized signs in relation to existing signs to provide perspective. Hamilton asked how political signs will be handled. Ray said political, real estate, yard sale, and other temporary signs will probably now be referred to as portable signs. Ray encouraged Commissioners to review the draft further and bring forward additional thoughts or concerns.

5. Continuing Education

Discussion of the housing study and local housing demand will follow the December 2 Council workshop with a presentation to the Commission by Paul and Connie Kimmel. Sullivan said the Council intends to use the report to actually make decisions and take actions, which the Commission could help with. Parish volunteered to attend the Council workshop and report back to this Commission. There was also discussion about further study of form-based codes.

6. Transportation Commission Meeting Report

Hamilton announced that tomorrow’s meeting agenda includes reports on Transportation Safety Improvement Grant Programs and the D/Main Street Intersection Study.

7. Announcements

None.

The meeting adjourned at 8:32 p.m.


Wendy McClure, Chair