

APPROVED

CITY OF GRACE
PLANNING & ZONING COMMISSION
CONDITIONAL USE PERMIT HEARING AND REGULAR MEETING
HELD ON MARCH 10, 2022

PRESENT: Chairman Dave Pristupa
Commission Members: Kim Welch, Mark Crabb, Scott Rasmussen

OTJHERS PRESENT: Kim Spencer

Chairman Pristupa called the Conditional Use Permit hearing to order at 7:00 p.m. asking those present to state their names for the record.

Scott Rasmussen, Kim Spencer, Mark Crabb, Kim Welch, Loy Raye Phillips, Dave Pristupa

Chairman Pristupa stated that the purpose of this hearing is for Conditional Use Permit # 2022-222. Kim Spencer, petitioner, is requesting approval of a Conditional Use Permit #2022-222 to place a storage container to be located in an A (agriculture) Zone. The address of the parcel is 841 N. Main, Grace, ID., Parcel number 014700, legal description TR IN SE ¼ NW ¼ , 1.24 AC, SEC 1, T10SS R40E., CPICL, GRACE, ID 83241

Mr. Spencer stated that the storage container was a 10'X30' container weighing 1500 pounds. There are no utilities to the container. The container is a brown color. The container is sitting on a gravel surface.

Chairman Pristupa called for comments. There were none.

Chairman Pristupa closed the Conditional Use Permit hearing.

Hearing adjourned at 7:05 p.m.

Chairman Pristupa called the regular meeting of the Planning and Zoning Commission meeting held on March 10, 2022, to order at 7:10 p.m. excusing Commission Member Bingham.

Invocation: Commission Member Rasmussen

Pledge of Allegiance: Clerk Phillips

Chairman Pristupa asked if there were any amendments to the agenda.

Motion was made by Commission Member Welch to add discussion on Conditional Use Permit #2022-222 for Kim Spencer. Motion was seconded by Commission Member Rasmussen. Motion passed unanimously.

Chairman Pristupa asked if the Commission members had read the minutes of the February 10, 2022, regular meeting and if there were any changes or corrections.

Motion to approve the minutes of the regular meeting of the Planning & Zoning Commission held on February 10, 2022, was made by Commission Member Welch. Motion was seconded by Commission Member Rasmussen. Motion passed unanimously.

Chairman Pristupa stated there was no business from the City Council meeting held on March 2, 2022, for the Planning & Zoning Commission. Chairman Pristupa stated that a special hearing on the budget will be held on April 6, 2022, to install and purchase an aerator. Chairman Pristupa stated that the Subdivision Ordinance would be discussed at the next meeting of the City Council. The City Council added 3 years to the substantial complete ordinance to complete a setting permit. The setting permit is renewed every year. Discussion was had that the permit could be renewed 3 times before there is a fine on completing the structure.

Chairman Pristupa opened the discussion on Conditional Use Permit # 2022-222 for Kim Spencer a storage container.

Letters of approval or disapproval were read as follows:

Craig Corbett	Neutral
Cody Spencer	Supports applicant
Grace City	Neutral

Comments: No issues, wasting time, doing this paper!

Chairman Pristupa stated that there were 5 letters mailed and only 3 were returned.

Chairman Pristupa asked the Commission Members to go through the Findings of Facts for Conditional Use Permit # 2022-222 for Kim Spencer.

Check List For Findings of Fact: Conditional Use Permits: Case # 2022-222 Kim Spencer a Storage Container in an A (agriculture) Zone.

- (1) The proposed conditional use is necessary for the public convenience at that location
Yes, the storage container is in an A (agriculture) Zone.
- (2) The proposed conditional use is so designed, located and proposed to be operated that the public health, safety, and welfare will be protected
Yes
- (3) The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located,
No
- (4) The proposed conditional use is designated by this code as a listed conditional use in the zoning district in which the property in question is located
The Conditional Use is allowed in the A-2 (agriculture) Zone. Storage Containers are not allowed by ordinance in an R 1 (residential) zone.
- (5) The effect of the Conditional Use on the County's Comprehensive Plan
No effect

(6) The effect of development would have on schools, traffic, streets, shopping, public utilities, and adjacent properties

None

(7) Is the application necessary for the public convenience

Yes, under Ordinance 3-2-2 Storage/Cargo Containers

(8) In the case of an existing nonconforming use, will a conditional use permit make the use more compatible with surroundings

Yes, the storage of equipment

(9) Will the conditional use be detrimental to the essential character of the district in which it is located

No

Motion made by Commission Member Welch to approve Conditional Use Permit # 2022-222 for Kim Spencer a storage container in an A2 (agriculture) Zone. Motion was seconded by Commission Member Rasmussen. Motion passed unanimously.

Chairman Pristupa asked the clerk to have a packet with a letter of approval for Conditional Use Permit # 2022-222 for Kim Spencer ready for the Grace City Council meeting to be held on March 16, 2022.

Chairman Pristupa asked Commission Member Crabb which city council meeting assignments would work for his schedule? Commission Member Crabb stated that he would be able to attend the May 4 and May 10, 2022, city council meetings.

Chairman Pristupa stated that the Planning and Zoning Commission work on different elements in the Comprehensive Plan and update information and changes in the community annually. The Comprehensive Plan is a guide to make improvements within the community. Chairman Pristupa stated that Krystal Harmon from Southeast Idaho Council of Governments (SICOG) replaced Susan Lorenz when she retired. With the COVID mandates in place Ms. Harmon has been unavailable. Chairman Pristupa stated contact is needed to find out what the cost would be for SICOG to help the Planning & Zoning Commission on the updates to the Comprehensive Plan. There are changes to be made in the school district, businesses and changing the population from the census. The Comprehensive Plan helps improve long range improvements to the city and the community to encourage people to move into the community.

Chairman Pristupa asked if there were any unfinished business? Commission Members had none.

Chairman Pristupa stated that the next meeting of the Planning & Zoning Commission would be held on April 12, 2022, at 7:00 p.m.

Chairman Pristupa asked for a motion to adjourn.

Motion to adjourn the regular meeting of the Planning & Zoning Commission was made by Commission Member Crabb. Motion was seconded by Commission Member Rasmussen. Motion passed unanimously.

Meeting adjourned at 7:30 p.m.

ZONING CLERK

APPROVED: _____
CHAIRMAN OR VICE CHAIRMAN

DATE: _____