

APPROVED

CITY OF GRACE
PLANNING & ZONING COMMISSION
REGULAR MEETING HELD ON
MARCH 13, 2025

PRESENT: Chairman Larry Thomas
Commission Members: Cathy Rasmussen, Karen Kladis, Lee Wilkerson, Sherry McCurdy
Zoning Clerk: Loy Raye Phillips

Chairman Thomas called the regular meeting held on March 13, 2025, to order at 7:05 p.m.

Invocation: Commission Member McCurdy

Pledge of Allegiance: Clerk Phillips

Chairman Thomas asked if the members of the commission had read the minutes of the February 13, 2025, meeting and if there were any corrections or changes.

Commission Member Kladis made the motion to approve the minutes of the Planning & Zoning Commission meeting held on February 13, 2025. Motion was seconded by Commission Member McCurdy. Motion passed unanimously.

Report from city council:

Commission Member Wilkerson stated that there was nothing from the council. The city council had worked on the zoning map.

Zoning Business:

Chairman Thomas asked if there were any questions on the Comprehensive Plan. Discussion was had on the updating of the Comprehensive Plan every 5 years. Discussion was had on the Pocatello Regional Transit (PRT) bus and a schedule being available for citizens. Commission Member Rasmussen stated that there is no schedule available, and it is an available on demand service. Commission Member Kladis asked if the PRT Bus was a county bus? Commission Member Rasmussen read from the Comprehensive Plan that the PRT Bus is available from Grace on a regular basis for transportation to and from other communities.

Commission Member Wilkerson asked who supplied the PRT Bus? Discussion was had that it has come from Soda for residences to and from appointments.

Commission Member Kladis asked if there was a use for the PRT bus? Commission Member Wilkerson stated that this should be for the city council, it is part of the plan, but it doesn't really apply to the Planning & Zoning. It would be more of a demand for the community, it is more of a city council issue than the Planning & Zoning Commission. It can be listed in the Comprehensive Plan but not necessarily as part of the Planning & Zoning Commission decision making doing what and where, the city council would be more involved in making this decision.

Chairman Thomas stated that the PRT Bus should have an adequate schedule available. Some of the comments on the survey questions taken suggested a schedule.

Chairman Thomas asked if there were any new apartments being built? Chairman Thomas asked about the apartment in Burton Canyon Phase 2. Nothing has been received, possibly coming back in the spring. Commission Member Kladis asked where it was going to be built? Discussion was had that it was going to be on Lot 11 in Burton Canyon Phase 2 which is R 1 (single-family residential) Zone.

Zoning Map

Chairman Thomas lead a discussion that the city council approved the zoning map. Commission Members viewed the changes that the city has approved.

Clerk Phillips presented information on the procedure to do an update on the map, there will need to be a public hearing, which will be published in the newspaper prior to the hearing, citizens within three hundred feet (300') will need to be notified of the hearing (see Attachment for Zoning Map amendment).

Commission Member Wilkerson stated that he would hate to see all the citizens with barns in the area to be in R 2 (multi-family residential) Zone and inflict rules on them, when they are all agricultural.

Commission Member Wilkerson stated that Superintendent Crookston wanted the line to go up 5th West. Discussion was had with Mayor Barthlome and Superintendent Crookston on a correction being done so that property was not separated into two different zones and making the correction to 4th East to avoid the separation of property in the zone. Commission Wilkerson stated that those people that show up to the public hearing will argue that they do not want the change. Commission Member Wilkerson stated that he could not see the citizens not wanting agriculture.

Discussion was had on doing the Facts and Findings from the hearing and then the information is sent to the city council, and another hearing will be held.

Commission Member Kladis stated that the Planning & Zoning Commission will hold a hearing first. Commission Member Wilkerson asked if notifying the citizen within three hundred feet (300') was a county rule or city rules? Discussion was had that the change is required by city ordinance (3-1-2: Official Zoning Maps and the Comprehensive Plan and 3-3-1: Amendment and Reclissication: (C): 2 Zoning Ordinance map amendment.

Commission Member McCurdy stated that there was an alley between Hardy and McCurdy on a map that had been found. Discussion was had that there is no alley between the two homes the alley runs north and south behind the homes. Commission Member McCurdy stated that it was brought up on a Zillow map and was just wanting to check to make certain there was not an alley between the two homes.

Commission Member Wilkerson stated that it depends on what the plat is, any of these sites like google, etc. can add whatever they want.

Commission Member McCurdy asked if the alley ways on this side of the city are different than on the other side of town. Discussion was had on going north to south.

Chairman Thomas stated that it is elevation which way the property flows. Commission Member Kladis stated that there is an alley that runs behind her home going north and south.

Clerk Phillips asked permission from Chairman Thomas to remind the Planning & Zoning Commission of the meeting to be held on April 10, 2025, to bring questions that the Commission is concerned about for Attorney Wood when Mr. Wood does the training for the Planning & Zoning Commission.

Chairman Thomas asked if the Planning & Zoning Commission had any other business.

Commission Member Kladis asked when the hearing would be held for the changing of the zones. Discussion was had as quickly as possible.

Discussion was had on a new map that will be available on March 17, 2025. The map will be plain with only the city limits marked, the streets and the plates of the city, to be used for the hearings and to update the zoning areas of the city.

Commission Member Kladis stated that there are a lot of new people in the area with many new children at school, wondering what was bringing them to the area? Commission Member McCurdy stated that Bayer is not hiring. Commission Member Kladis stated that there are not any new businesses in the area.

Commission Member Wilkerson stated that there are changes in the whole intermountain west, from Spokane to Pheonix, and further south, the intermountain west is rapidly growing. Any intermountain west city has filled up because of the rapid influx of people coming from other cities, also people coming in from the eastern states and midwestern. Even though the economy in Idaho is down, the housing market in the intermountain west is on an upturn with prices in the \$600,000 to \$800,000 range. People in their fifties have their children aged twenty moving back to live at home because they cannot afford housing or rent. These are changes that have happened in three years. The pressure is on zoning for the cities. There is a sifting and separation of people.

Announcements:

Chairman Thomas discussed the Planning & Zoning assignments for city council meetings. Commissioner Wilkerson is scheduled for March 19, 2025, and Commission Member McCurdy is scheduled for April 2 & 16, 2025. Next Planning & Zoning meeting will be April 10, 2025, at 7:00 p.m.

Chairman Thomas asked for a motion to adjourn.

Motion was made by Commission Member Rasmussen to adjourn the regular meeting. Motion was seconded by Commission Member Wilkerson. Motion passed unanimously.

Meeting adjourned at 7:45 p.m.

ZONING CLERK

APPROVED: _____
CHAIRMAN/VICE CHAIRMAN

DATE: _____