

APPROVED

CITY OF GRACE
PLANNING & ZONING COMMISSION
REGULAR MEETING HELD ON
JULY 11, 2024, @ 7:00 P.M.

PRESENT: Chairman Ralph Spackman
Commission Members: Scott Rasmussen, Sherry McCurdy, Larry Thomas
Zoning Clerk: Loy Raye Phillips

Chairman Spackman called the regular meeting of the Planning & Zoning Commission to order at 7:00 p.m.

Excusing Commission Member Crabb.

Invocation: Commission Member McCurdy

Pledge of Allegiance: Clerk Phillips

Chairman Spackman asked if the Planning & Zoning Commission had read the minutes of the regular meeting held on June 13, 2024, and if there were any corrections or changes? There were none.

Motion to accept the minutes of the June 13, 2024, regular meeting of the Planning & Zoning Commission was made by Commission Member Rasmussen. Motion was seconded by Commission Member McCurdy. Motion passed unanimously.

Report from City Council:

Commission Member Rasmussen stated that the city council had nothing for the Planning & Zoning Commission.

Chairman Spackman welcomed the new Commission members Sherry McCurdy and Larry Thomas, to the Planning & Zoning Commission thanking them for their willingness to serve.

Chairman Spackman asked for nominations for Vice Chairman. Commission Member Thomas nominated Scott Rasmussen. Commission Member McCurdy seconded the motion. Motion passed unanimously.

Commission Member Rasmussen stated that he was scheduled for the city council meeting on July 17, 2024, but would not be able to attend the meeting. Chairman Spackman stated he could cover the July 17, 2024, city council meeting.

Chairman Spackman stated that assignments need to be corrected for Planning & Zoning Commission members to attend city council meetings. Commission Member Rasmussen asked if the new Planning & Zoning Commission Members would like to fill those dates. Commission Member Rasmussen stated that there were two meetings a month. Commission Member Thomas stated that December would work.

Commission Member McCurdy will cover the October city council meetings and Chairman Spackman will cover the January 2005 city council meetings. Commission Member McCurdy asked when the city council meetings were held.

Commission Member Rasmussen stated that the meetings were on the first and third Wednesdays of the month at 6:00 p.m.

Chairman Spackman stated that the phone and email list need to be corrected, removing a home phone number.

Chairman Spackman opened discussion on the notice for Planning & Zoning. Commission Member McCurdy stated that the day of the week was not correct. Commission Member Thomas stated that it stated Wednesday and needs to be Thursday. Question was asked if this needed to be taken to the city council? Chairman Spackman stated that it should be presented to the city council.

BLK 43:

Chairman Spackman stated that the property owner thinks the property is listed commercial but the tax notice for 2023 that the property is a type R. Chairman Spackman stated that if the property owner wants it to be commercial, he would have to petition for a change. Advice from Attorney Wood was that it would be best to have a public hearing so that all the citizens within the area are aware of the change and have a say. Chairman Spackman stated that everybody involved in the change needs to be aware and their rights protected. Chairman Spackman stated that along with being fair the Planning & Zoning need to be legal.

Chairman Spackman stated that he feels that verification needs to be made and narrowed down to find out when there was a change and why it changed. Commission Member Rasmussen stated that he could understand the property owner where it was a commercial property when it was purchased. Chairman Spackman stated that the property owner would not do anything different. Commission Member McCurdy stated that it was quite a span between 1997 and 2023. Chairman Spackman stated that if a clerical error was made then the correction needs to be addressed.

Commission Member Rasmussen stated that it is a process stating that the survey might encourage the citizen on the lay out of the property, there was a question on the lay out and there is a question of feet from homeowners next to the property, which might clarify the issue of other property involved. Question was asked if there was an alley that went through the property? Commission Member Rasmussen stated that the alley comes up alongside CHS to center street.

Commission Member Rasmussen stated it is a good idea to let everyone have a say so that hopefully in the end everyone feels good about the decision. Chairman Spackman stated that the Planning & Zoning Commission needed to decide what needs to be done.

Chairman Spackman asked about the update on the zoning map that the Planning & Zoning Commission were working on. Discussion was had on a new map to replace the year 2000 map for an update. Commission Member Rasmussen stated that Keller & Associates have access to the information. Commission Member Rasmussen stated that there has been new property added to the city with the Burton Canyon Phase 2.

Chairman Spackman stated that the Planning & Zoning Commission need to make sure that the Zoning map will not be obsolete next year. Chairman Spackman stated that the Commission is trying to clean up the zoning areas.

Discussion was had on the new Senate Bill No. 1403 for the impact area. The new statute states that the area can only be two miles from the city limits. When Planning & Zoning Administrator Ashley proposed the Gibson Lane as the impact area it went through the airport and down the farm ground bordering the Forest Service ground. Question was asked if the Planning & Zoning Commission needed to go to the county commissioners and discuss the issue or make the change and then go and present the change to the county commissioners.

Commission Member Rasmussen asked if the Impact Area could remain out by the cellar? Commission Member Rasmussen stated that when the attorney stated it only makes sense to leave in the respects that if a change was made it could be moved which would be a waste of time, just leave it where the area is now. Commission Member Rasmussen asked where the two miles would start, out by Last Chance Lane, or the bridge. Chairman Spackman stated that the Rich Road would be close to two miles. Commission Member Rasmussen asked if it were five miles from the intersection of highway 34 and 30? It is posted as four miles from the intersection. Commission Member Rasmussen stated that this needs to be addressed before a decision is made. Commission Member Rasmussen stated that if there were several wells and septic systems and a large feed lot these could not be controlled unless it is in the impact area. Commission Member Rasmussen stated that someone could do an odometer reading when traveling from the city to the intersection on highway 34, it was about two miles to where the railroad crossed the highway before the rail was removed. Commission Member Rasmussen stated that from the intersection to the Landfill road should be about a mile, and then Rich Road is the next mile which would be two and four to the city from the intersection.

Chairman Spackman asked how the Commission Members felt about the impact area. Commission Member Rasmussen stated that he would like to see the impact area remain the same if this is possible. If the impact area is within the two mile area leave it as it is. Commission Member McCurdy stated that she didn't have much information of what can be put in that area of impact, talking about a feed lot, etc. Feeling that the odor could become a problem when the wind blows. Commission Member McCurdy stated that why not leave it at Rich Road. Commission Member Rasmussen stated that splitting property is an odd split, part of the airport is in the impact area and part would not be included. Chairman Spackman stated that the east line is the property line next to the forest service property. Chairman Spackman stated that the two mile mark would start from center street.

Chairman Spackman stated that the next meeting would be August 8, 2024. Discussion was had that this date would be during the fair. Chairman Spackman stated that if there was no business the meeting could be canceled so the Commission Members could attend the fair.

Chairman Spackman asked if there was any more business? There was none.

Motion was made by Commission Member Rasmussen to adjourn. Motion was seconded by Commission Member Thomas. Motion passed unanimously.

Meeting adjourned at 7:50 p.m.

CLERK

APPROVED: _____
CHAIRMAN/VICE CHAIRMAN

DATE: _____