



WASHINGTON COUNTY PLANNING & ZONING REGULAR COMMISSION MEETING MINUTES

February 16, 2021

COMMISSION MEMBERS:

Connie-Roze Burr
Mark Moura
Gary Frederick
Lisa Horzen
John Jensen

Mindy Sands
Jeff Chance
Tim Wrightman
Sherry Young

ADMINISTRATION: Bonnie Brent, Planning & Zoning Administrator - Present

P & Z ATTORNEY: Delton Walker, Washington County Legal Council – Present via ZOOM

VISITORS:

- Jeri Soulier • Karen Wright • Jerod Odoms • •
- Bob • Jacyn Gallagher • • •

MEETING CALLED TO ORDER:

The February 16th, 2021 regular meeting of the Washington County Planning and Zoning Commission, held at the Washington County Courthouse Commissioner’s Chambers in Weiser, Idaho was called to order at 7:00 PM by Chairwoman Connie-Roze Barr. The following proceedings took place:

PLEDGE OF ALLEGIANCE:

Led by Commission Chairwoman Connie-Roze Burr

ROLL CALL:

Connie-Roze Burr - Present
Mark Moura – Present - Zoom
Gary Frederick - Absent
Lisa Horzen - Present
John Jensen - Present

Mindy Sands - Present
Jeff Chance – Present - Zoom
Tim Wrightman - Present
Sherry Young - Present

APPROVAL OF MINUTES:

- Chairwoman Burr asked for discussion and approval of the minutes of the October 20th, 2020 & January 19th, 2021 regular meetings.
- Floor opened for discussion – No discussion.
- Mark Moura moved to approve the minutes as written and submitted.
- Seconded by Sherry Young.
- Motion carried.

DISCUSSION:

Chairperson Burr opened the floor to further discussion on proposed code changes and current issues at 7:02 PM. The following discussion was given:

- Bonnie Brent opened the discussion with an explanation and overview on A1 zoned ground and the original parcel issue. Bonnie opened by confirming that the Commission had previously decided to keep the original parcel part of the code as is. She stated that since Delton had advised that all currently available splits/building permits will be grandfathered in, we may want to consider leaving the A1 zone and original parcel as it is in the current code. She wanted to clarify that this is still what the Commission wants to do. Bonnie stated that in her opinion anything the Commission does to the A1 zone would only add more splits and consume more ag land. She urged the Commission to look at ways to focus future growth in the areas where we want growth by adding a new zone or other means.
- Impact areas, A2 zone, subdivisions, and other alternatives to manage growth were discussed.
- Tim Wrightman brought up that back in October or November, the Commission had voted 9 to 0 to keep the original parcel as is in the current code. Tim continued and stated that he felt that the confusion was that the Board wanted the Commission to do something but the Commission decided that it was better for the County to leave the section as is. He brought up that he was not sure if there was enough growth currently to warrant a change at this time. He stated that the issue could be revisited at a future date when growth warranted a review. Tim stated that we still have the special use process and subdivision process to accommodate current growth.
- Bonnie reiterated that she was only seeking clarification on the Commission's wishes and status on the issue. Tim stated that he felt the status was unchanged and that the Commission wanted to leave the code section as is.
- John Jensen stated that the Commission can approve any use but that the Board has the final say as to if it is allowed. Only the Board has the power to approve or disapprove any proposed use in the final decision. He felt that the system failure comes from the Board not the Commission, since they have the final say in all matters.
- A consensus was stated that this is a new year, we have a new Commissioner, let's go forward.
- Jeri Soulier gave public comment on the issue. She stated that the Commission may consider having an outside professional and/or specialist come in and present information on these issues and educate the commission on what's happening in other areas around the state that face similar problems. This might give some insight in to new answers to the pending questions.
- Further discussion was had by Jeff Chance on having a hearing on some of the code changes previously discussed. Namely sections 4-2-1 thru 4-2-7 that apply to Midvale City, and 4-3-1 thru 4-3-7 that apply to Cambridge City, concerning the City Impact areas. Jeff recommended sending those on to the Board.

- Bonnie stated that she could schedule a hearing on the above sections. It would be in a few months due to other hearings already scheduled.
- Bonnie stated that there are other issues that also need to be discussed, one being tiny homes. Currently our code does not address tiny homes and the Department is starting to get questions on the placement and use of tiny homes in the county. We are in need of regulations governing these.
- Lisa Horzen stated that she liked Jeri Soulier's idea, but she would like to see a list of persons willing to come in and speak to the Commission.
- Sherry Young asked that if a hearing was to be scheduled, could the information be sent out to the Commission prior to the hearing date. Bonnie advised that it would be sent out at least a month in advance of the hearing date.
- Chairperson Burr asked for any further discussion. None given.

ADJOURNMENT:

- Chairperson Burr asked for a motion to adjourn.
- Sherry Young moved to Adjourn,
- Seconded by Lisa Horzen.
- Motion carried. Meeting adjourned at 7:23 PM.