

## Tetonia Planning and Zoning Meeting

February 1, 2010

Present: Andy Von Gleick, Josh Weltman, Kari Desser, Emily Nichols, Jan Gallup, **Planning Consultant**;  
**Citizens**: Rhea Fullmer, Bob Zavodny.

Call to Order: Meeting was called to order at 7:05 p.m.

Desser moved to amend agenda if needed, Von Gleick seconded. **Motion carried.**

Desser moved to approve meeting minutes from January 4<sup>th</sup>. Von Gleick seconded. **Motion carried.**

Bob Zavodny presented the commission with drawings of a proposed deck that he hopes to build on the south side of his home. He thought the permit fee he was quoted by the city was excessive. Jan and commission members could not find a set fee for decks, and advised Mr. Zavodny to check with the county to see what they charge, then share those findings with the Tetonia City Council at their meeting next Monday. P & Z plans to add a deck fee to the permit sheet.

Gallup presented changes to the comprehensive plan on sections 9-5-6, 9-5-7, 9-11-04, and the transportation map. **Title 9 Revisions**

### **9-5-5: ANNEXATION**

- A. Annexation Provisions: Annexation by the city shall follow the general provisions provided by section 50-222 and 50-223 of the Idaho Code and the following provisions under this Chapter.
  1. Prior to city council approving an ordinance for annexation, the planning and zoning commission shall hold a public hearing (see 9-5-4).
  2. The commission shall receive testimony regarding the annexation, comprehensive planning policies, where necessary, and zoning classification of the lands to be annexed. A zoning district classification of the property is required prior to the public hearing.

### **9-5-6: RECOMMENDATION TO CITY COUNCIL**

- A. No later than two (2) regular meetings from a planning and zoning public hearing, a recommendation shall be submitted to city council. (Ord. 2010-?)
- B. The planning and zoning commission may recommend that the amendment, reclassification, annexation, supplement, provision or regulation request be granted as submitted or it may recommend a modification of the request, or recommend that the request be denied. The planning and zoning commission shall ensure that any recommendation for amendment, reclassification, or annexation is in accordance with the comprehensive plan.

### **9-5-7: ACTION BY CITY COUNCIL**

- A. Public Hearing: Prior to adopting, revising, or rejecting a proposed amendment, reclassification, annexation, supplement, provision or regulation, the city council may conduct at least one public hearing within sixty (60) days of the planning and zoning commission's recommendation. The city council shall use the same notice and hearing procedures used by the planning and zoning commission.
- B. Material Change: If there is a material change from what was presented at public hearing, further notice and hearing shall be provided within sixty (60) days of the planning and zoning commission's recommendation before city council renders a decision.

- C. Acceptance Of Recommendation: The city council shall accept the recommendation of the planning and zoning commission, unless rejected by majority vote. Such action by the city council shall be taken within forty-five (45) days of the planning and zoning commission recommendation if city council does not conduct a public hearing.

9-10-06-7 Animal Regulations

ANIMAL	DISTRICTS													
	A	TA	R1	R2	R3	MU	CD	C1	C2	C3	BP	M1	M2	OS
Cat	P	P <sub>3</sub>	P <sub>2</sub>	P <sub>2</sub>	P <sub>1</sub>	C	P <sub>1</sub>	P <sub>1</sub>	P <sub>1</sub>			P <sub>1</sub>	P <sub>1</sub>	C
Chickens	P	P <sub>a</sub>	A <sub>5</sub>			C								
Cows	P	P <sub>a</sub>				C								C
Dog	P	P <sub>2</sub>	P <sub>2</sub>	P <sub>2</sub>	P <sub>1</sub>	C	P <sub>1</sub>	P <sub>1</sub>	P <sub>1</sub>			P <sub>1</sub>	P <sub>1</sub>	C
Goats	P	P <sub>a</sub>	A <sub>1</sub>			C								
Horses	P	P <sub>a</sub>				C								C
Llamas	P	P <sub>a</sub>				C								C
Rabbits	P	P <sub>a</sub>	A <sub>5</sub>			C								
Sheep	P	P <sub>a</sub>												
Other domestic animals	P	C				C								C
Non-domestic animals <sub>b</sub>	C													C
<b>P – PERMITTED</b>	<b>A – ANIMAL PERMIT</b>			<b>C – CONDITIONAL USE</b>						<b>BLANK – NOT PERMITTED</b>				
1, 2 or 3 Maximum number of cats and/or dogs allowed per unit or household.														
A <sub>5</sub> Maximum number of rabbits or chickens (no roosters). A <sub>1</sub> Maximum number of goats per ½ acre.														
a Maximum number of animals allowed per acre in a TA district:														
Chickens and/or rabbits		Accumulative total of 25 penned rabbits and/or chickens												
Cows, horses and/or llamas		Accumulative total of 2 cows, horses and/or llamas and their attendant young												
Goats and/or sheep		Accumulative total of 5 goats and/or sheep												
b Non-domestic animals include elk, deer and other wildlife.														
R1 District: Permitted farm animals shall be maintained in buildings or enclosures not less than minimum setbacks as listed under 9-10-4-2.														

#### **9-11-04-4: LOT SPLIT**

- A. Lot Split: A lot split may be approved using metes and bounds descriptions if the following conditions are met:
  - 1. There shall be no more than four (4) lots, including the remainder of the original tract.
  - 2. All lots abut an existing local or minor collector street and there is no opening, widening or extension of any street, road or easement of access. No major special development considerations are involved, such as development in a flood plain, on a hillside, etc.
  - 3. The proposed lot split is not an obvious part of a larger parcel of land, which may be subdivided, following procedures otherwise set forth in this Title.
  - 4. The proposed lot split, if approved, will not conflict with the intent of this Title, the Comprehensive Plan or other existing regulations.
  - 5. The public interest, including installation of any required offset improvements such as curb and gutter, sidewalk and street surfacing, or water and sewer infrastructure can be properly met if the lot split is approved.
- B. Lot Split Application: A completed lot split application with required documentation and a fee shall be submitted to the administrator.
- C. Review By Agencies: The Administrator shall transmit application documents to city departments and agencies for review. If no written reply is received from any of the various departments or interested agencies within fifteen (15) days from the date of notification, approval of the proposal by such department or agency will be considered granted.
- D. Planning And Zoning Commission Action: The application shall be placed on the planning and zoning commission agenda for consideration at the next regular meeting. The planning and zoning commission shall approve, approve conditionally or disapprove the plat. Reasons for action shall be specified in writing within thirty sixty (60) days.
- E. City Council Action: At the next regular meeting of the Council, the city council shall act upon the recommendation of the planning and zoning commission within thirty sixty (60) days after the meeting. The city council may approve, approve conditionally or disapprove the recommendation.
  - 1. Approved or Approved Conditionally: A development agreement listing specific conditions shall be approved by the city council.
  - 2. Disapproved: The applicant may submit a new proposal to the planning and zoning commission.

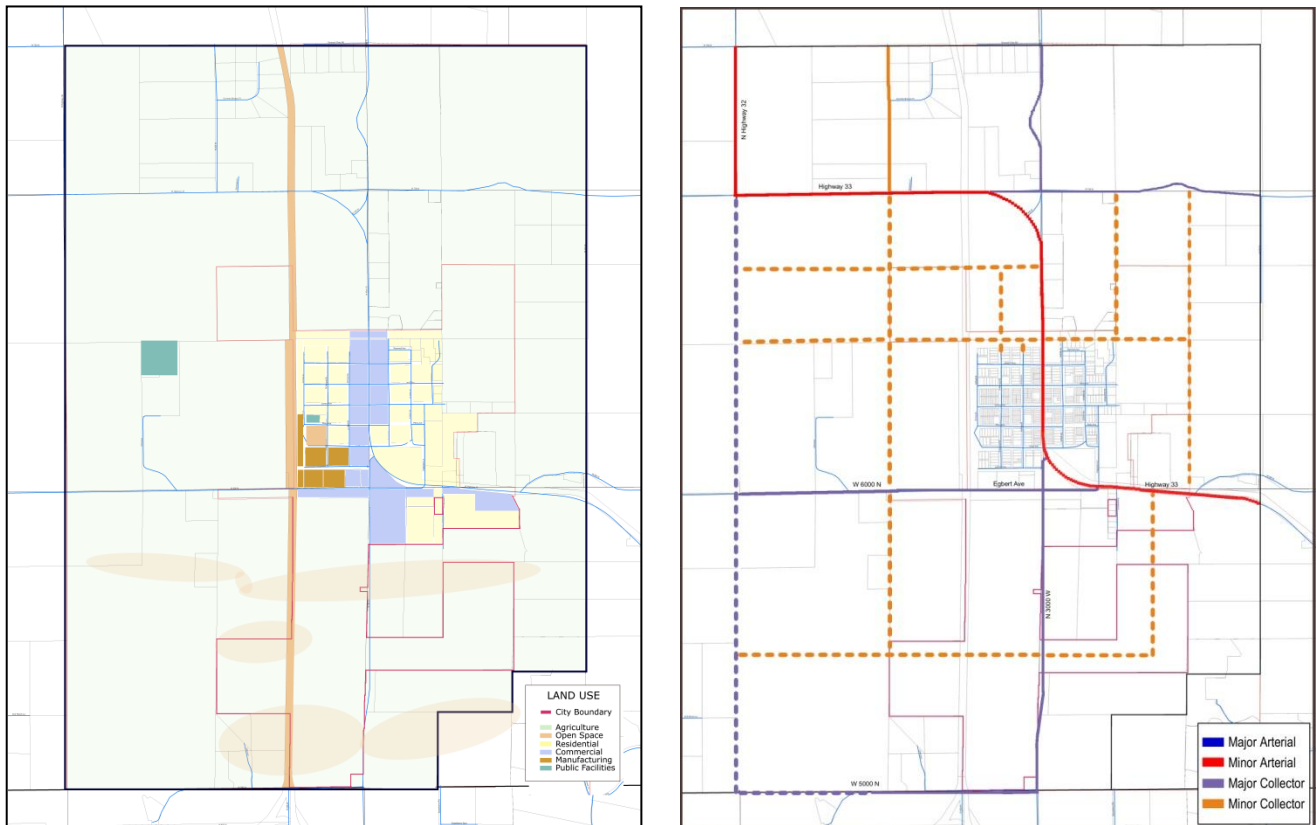
#### **Definitions**

**LOT LINE ADJUSTMENT:** A minor movement of a property line(s) between two or more adjacent parcels.

**LOT SPLIT:** The division of land, not involving the opening, widening or extension of any street, road or easement of access and does not involve more than four (4) lots, including the remainder of the original tract.

**SUSTAINABILITY:** A long term approach to environmental protection and process improvements.

## Comprehensive Plan Land Use Map and Transportation Map



Desser moved to send all information presented to public hearing. Von Gleick seconded. **Motion carried.**

Gallup shared slides on sustainability and the EPA.

Gallup presented commission members with a copy of "Call to Order" a collection of articles relating to planning and zoning. The book will be available for check out **from the city clerk.**

Von Gleick moved to adjourn the meeting. Desser seconded. **Motion carried.**

Meeting was adjourned at 8:50 p.m.

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Emily Nichols, Chair

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Kari Desser, Secretary