



AGENDA

PLANNING AND ZONING REGULAR MEETING

Monday, March 06, 2023 at 7:00 PM

CAREY CITY HALL, 20482 MAIN STREET, CAREY, IDAHO

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVE CONSENT AGENDA ITEMS

1. Attached are the Meeting Minutes from January 3rd, 2023

ACTION ITEMS

2. Swearing in of Alex Simpson as new Planning and Zoning Commissioner for the City of Carey.
3. Motion to set time to adjourn meeting for 10 pm at the latest. This means that if we reach this designated time the meeting will be adjourned and all remaining items on the agenda will be Tabled for the Next Meeting (majority vote) or Postponed Indefinitely (dismissed completely, majority vote). The time to adjourn can be amended and requires a 2/3 vote. If, after you have already passed a set time to adjourn, you would like to extend or proceed past that time; make a motion to "extend set time of adjournment" or "dismiss time of adjournment". (majority votes).

Discussion

4. Complete and priorities the list of actions to be reviewed by commission in 2023. This has been requested by the City Council and will be reported to them upon completion.
5. Add the following definition into the City Ordinances:
Human occupancy/habitation: a structure designed for eating, sleeping, living, cooking and other daily living uses.
6. Edit Zone Ordinance 2.2 from:
2.2 AGRICULTURAL BUILDING: A structure designed and constructed to house farm implements, hay, grain, poultry, livestock, or other horticultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated, or packaged, nor shall it be a place used by the public.
Amended To:
2.2 AGRICULTURAL BUILDING: A structure designed and constructed to house farm implements, hay, grain, poultry, livestock, or other horticultural products. CAN BE USED TO MAINTAIN AND SERVICE PERSONAL FARM RELATED EQUIPMENT. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated, or packaged, nor shall it be a place used by the public
7. Adding the following to Ordinance 6.4:
Tri-plex housing complexes, Four-plex housing complexes
So that it reads as follows:
6.4 CONDITIONAL USES. Conditional uses in this district are limited to: 6.41 Childcare facilities; Carey Zoning Ordinance 2022 Edition 15 6.42 Public facilities, and public utility and public service facilities for the protection and welfare of the surrounding area, provided business offices and repair and storage facilities are not included; 6.43 Mobile home parks. 6.44 Schools; 6.45 Tri-plex housing complexes and Four-plex housing complexes.
8. It is proposed that we discuss the merits of lowering the minimum acreage requirement for the Agricultural/Low Residential districts from 1 acre to .5 acres to accommodate more development and growth within city limits.

9. Attached is the proposed ordinance for renewable energy use within our City.
10. Delete the following ordinance from Subdivision ordinance since it conflicts with Ex Parte non-communication regulations:
3.3 PRE-APPLICATION MEETING. A person desiring to subdivide property may request a preapplication meeting with the Commission. The purpose of the pre-application meeting is to provide the applicant with an opportunity to preview the proposal to and receive comments from the Commissioners. At the time of requesting the meeting, the person shall pay a such pre-application fee as established by resolution of the Council. No decisions or binding commitments can be made by the Commission at the pre-application meeting.
11. Update local fire code ordinance to align with state and national regulations. Also edit languages for greater accessibility.

NEXT MEETING SCHEDULE

12. Next scheduled meeting is April 3rd, 2023, 7 pm, City Hall
13. Public Hearing:
 - Human Habitation Definition
 - Ag Structure Amend
 - High Density Conditional Use
 - Renewable Energy Ordinance
 - Ag/LR Minimum Requirement
 - Delete Subdivision Ord for Pre-Application Meeting
 - Fire Code Adoption

ADJOURNMENT

Sidnee Rose Hill/ Planning and Zoning Administrator

MEETINGS ARE OPEN TO ANY INTERESTED PARTICIPANTS. MEMBERS OF THE PUBLIC AND THE PRESS ARE WELCOME AND ENCOURAGED TO ATTEND. SHOULD YOU DESIRE TO ATTEND A MEETING, AND NEED A REASONABLE ACCOMMODATION TO DO SO, PLEASE CONTACT SIDNEE HILL IN ADVANCE BY CALLING 208-720-9981, EMAIL: pandzadmin@cityofcarey.org OR WRITING TO 20482 N. MAIN ST., CAREY, IDAHO 83320.

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