

**CITY OF GRANDVIEW
PLANNING & ZONING (P&Z) MEETING MINUTES**

Meeting time: 6 PM

On: September 21st, 2015

Meeting location: Grand View City Hall, 425 Boise Ave., Grand View Idaho

P&Z Commissioners

Present: Chairman Dan Thompson, James "Jim" Burnett, Opal Ward, Nola Boone

Absent: Bob Swenson

City staff present: Tammy Payne

Public/guests in attendance: Debbie Thompson and Sandy Burnett

1. 6:10 PM -Chairman Thompson called the P&Z meeting to order, and led the Pledge of Allegiance.
 - a. Roll call of membership. All P&Z members, except Bob Swenson present. Quorum met.
 - b. Opal Ward motioned to accept the agenda as presented. Nola Boone 2nd the motion. Voice vote. Unanimous Yes, approval by all members present.
2. Chairman Thompson called for review and consideration of the August 2015 P&Z meeting minutes. Opal Ward motioned the minutes be accepted as presented. Nola Boone 2nd the motion. Voice vote. Unanimous Yes, approval by all members present.
3. Chairman Thompson provided the members with an overview summary of the August 26th, 2015 meeting with Jerry Mason, ICRMP Attorney, regarding the area of impact and annexation questions. Per Mr. Mason, 1) the city is not required to annex properties on city services, and, 2) Mr. Mason suggested a 3 mile radius for a proposed area of impact, which only requires the county to notify the city of a new proposed development. Opal Ward said the attorney also recommended all future customers requesting city services be required to agree to and sign a "consent to annexation" agreement prior to services being granted. customers. In addition, Mr. Mason advised the city that all customers outside the city should be under written contract for services, with specific terms outlined.

The clerk explained Mary Huff, Owyhee County P&Z Administrator, did not like Mr. Masons suggestion for the 3 mile proposed area of impact and referred the P&Z commissioners to Ms. Huff's September 9, 2015 e-mail. Commissioners had a discussion about the area of impact process and the length of time the process will require. After discussion, Opal Ward motioned to address the area of impact at a later date, and to edit the existing comprehensive plan version for final draft without an area of impact being defined. Jim Burnett 2nd the motion. Roll call vote. Unanimous approval by those member present.

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4. Chairman Thompson asked for consideration of the proposed Future Land Use maps. Members agreed the maps approved at the August 2015 P&Z meeting were fine for inclusion in the final comprehensive plan.
5. Chair Thompson suggested the P&Z commission move forward with comprehensive plan public meetings/hearings and recommendation to the City Council for adoption of the comprehensive plan. Commissioners considered the calendar and asked the clerk to put it on the October 14th city council meeting agenda.
6. Chairman Thompson called for public comment. No public comment.
7. At 6:40 PM, Chair Thompson called for a motion to adjourn. Opal Ward motioned the meeting adjourn. Nola Boone 2nd the motion. Unanimous approval.

Dan Thompson, P&Z Chairman

Attested:

Tammy Payne, P&Z Clerk