

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

Meeting time: 6 PM

On: July 20th, 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, and Nola Boone

Absent: Bob Swenson

City staff present: Tammy Payne

Public/guests in attendance: None.

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 present, except Bob Swenson. Quorum met.
 - b. Opal Ward motioned to approve the agenda as presented. Jim Burnett 2nd the motion. Roll call vote. Unanimous approval.
2. Chairman Thompson called for review and consideration of the June 15th, 2015 P&Z meeting minutes. Opal Ward motioned the minutes be accepted as presented. Nola Boone 2nd the motion. Roll call vote. Unanimous approval.
3. Chairman Thompson asked the commission to continue with review of newest version of the Comprehensive Plan, Draft #2, dated July 15, 2015. Commissioner's Boone and Ward said they had read the whole document and stated they would like to review the new additions, to include; the airport section beginning on page 20, the education or school section on page 21, agricultural section beginning on page 24, and the rewrite of the historical section beginning on page 26. Commission members collectively did a line by line review and offered the following edits:
 - i. Page 21, Section 15: the first paragraph needs reworded to reflect the education section and the reference to the historical background deleted.
 - ii. Page 25, Section 17.B.. Third sentence in the paragraph edited, omitting "Definitions" and rewriting the sentence to begin, "Agricultural operation must be in accordance with generally...".

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- iii. Page 26, Section 19, second paragraph, first sentence, edit and correction, new text will read, "the C.J. Strike Hydroelectric Dam and Reservoir."
- iv. Page 26, Section 19, second paragraph, second sentence rewritten to read, "The Owyhee Mountain Range, about 27 miles south of Grand View, and the restored mining town..."
- v. Page 27, first paragraph, add Paiute to the tribes listed.
- vi. Page 27, third paragraph. Strike Ruby City and replace with Silver City.
- vii. Page 27, fifth paragraph, capitalize the L in Snake River land and Irrigation Company
- viii. Page 28, A., delete the extra words, "was" and "at".
- ix. Page 28, add the Grand View Fire Station, Grand View Senior Center, Valley Health Clinic and Eastern Owyhee County Library to the list of notable additions to the city.
- x. Page 28, strike the second policy. The commission unanimously agreed they did not want to pursue identifying a structure of the National Register of Historic Places.

Commission members then reviewed the draft Proposed Future Land Use Map regarding establishing a Commercial Zone, leaving the rest of Grand View zoned Multi-use. After lengthy discussion, Opal Ward motioned Main Street, from Roosevelt to Riverside Avenue, as depicted in the draft Future Land map, be included in the comprehensive plan as a proposed Commercial Zone. Nola Boone 2nd the motion. Roll call vote. Unanimous approval.

Chairman Thompson asked for review of what the proposed area of impact lines on a map might look like. The commission acknowledged that protocols need to be followed per Idaho Code and that defining a Grand View area of impact requires negotiation and partnership effort with the Owyhee County Commissioner's. Members reviewed maps provided by the county and discussed that the proposed impact areas should definitely be extended to properties the city already provides water and/or sewer services to. Commissioners continued, and agreed that property where owners have approached the city about future development should also be included in the proposed impact area. After lengthy discussion and consideration, Opal Ward motioned the Proposed Future Area of Impact map include down River Road to Mr. Eric Rood's property and south down Riverside Avenue to Mr. Raymond Robison's residence, plus, behind the city well's on and beyond Burkhardt Road, to

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include the Cunningham property, Owyhee County Shop, and Simplot's property. Nola Boone 2nd the motion. Roll call vote. Unanimous approval.

4. No public comment.

5. At 7:55 PM, Chair Thompson called for a motion to adjourn. Opal Ward motioned the meeting adjourn. Nola Boone 2nd the motion. Voice vote of the commission. Unanimous approval.

Dan Thompson, P&Z Chairman

Attested:

Tammy Payne, P&Z Clerk