

A regular Meeting of the Planning and Zoning Commission of the City of Lava Hot Springs, Idaho will be held on Tuesday, May 28, 2024 at 6:00 pm, Lava City Hall 115 West Elm Street, Lava Hot Springs, Idaho.

Present:

Mark Lowe – Chairman

Lisa Guthrie

Jeff Jones

Diane Beckstead

City Clerk/Treasurer Amantha Sierra

Office Assistance Mandy Frandsen

Excused: James Page

Guests: Susan Thomas

## **Regular Agenda**

Mark Lowe, I'd like to call the regular meeting of Lava Hot Springs Planning and Zoning Commission to order roll call please.

## **Roll Call**

Lisa Guthrie, Here

Mark Lowe here

Diane Beckstead here

## **Rodney Burch**

Rodney: Thank you for tonight you don't have any official business items we have to decide tonight. But it's so we got three items tonight. All three of them is the agenda item is discussion and the agenda order they are really driven by necessity to mapping and land use items the agenda item two materials. Legislation that state passed this year relative to the annexation of the city impacts both of which they are to make sure that those two pieces of legislation, Item C is just sort of revisions. So that in mind as we step through these items, I'll just try and give a precursor of why it's listed that my view of what the concern is and how we may rectify that concerns the first one is related to our future land. The first map that's in your packet refer to that by also the table for reference yes that is on your left or my right is what is listed as the future land use map of 2013. Let's not necessarily confuse it with different tools get can identify relevant drill down is C one C two r one r two R three uses broader categories like medium housing, Commercial Office Professional those types. Yeah, we modify the definitions to each of these categories to note that. So, again, this is the correct future land use map. What has brought it to our attention is the new ACI ordinance has a desire to short or compound or impact, a smaller geographic area than most cities Get our relationship with the county we'd like that geographic area to reach out as far as possible so that we have some influence on the state legislature has reduced or put in play mechanisms to reduce that for one of the things that both previous legislation and the current now speaks to is the relationship between our future so the second attachment in your package, or what I have left is a reflection of our current area of city and it's this great big square polygon and right now our future land use map stops short of our areas so I think the issue of concern there is if we went to the counties and asked for some influence in these areas that are currently not defining their inner areas we plan doesn't address them I don't think we have much recourse that is where Brian had it. So this one is really pretty simple as we looked at it the Jas mappers this area around the outside is low density residential it appeared that was what was being projected out from city limits these future areas while

we got that I do think this is something that we should take action on not to go through the process to do that but I anticipate it changing again probably in the next nine to twelve months as we negotiate that what I tried to do is get everything lined up and pointing towards this bigger geographic area negotiate coordinate motion and this is a starting point. This so that's all I really have is there anything from the commission members that is concerning about doing so? So that being said we will never had jurisdiction. Our hope is that we ultimately this area development county jurisdiction will have not the rest of the counties that we have some combined version are very

Mark Lowe responded, realistically it would be similar to what counts

Rodney responds, so that would be county subdivision be so efficient it's going to cover best case is that it's like the area of city lava's it's an area of city that there's a set of needs are different that's a that's a big lift for the county to start monitoring multiple zoning ordinances system administrative standpoint it's a lot for them to keep track of. But I would anticipate that same set of standards questions your thoughts? You're pushing it out there as residential which other land uses for that.

Diane Beckstead responds, now the majority of this is Ag land.

Rodney responds, I guess that is grazing. So it's all private. I know there's BLM All this great question, all the future land use map does is it indicates that if the rancher chose to become a developer, with developed under this set of guidelines, relative to low density residential, so yep, so we're trying to set some criteria that we expect what type of development to occur if this map that's proposed, someone went up south Dempsey Creek by the cemetery and actually not a whole different scenario and wanted to put him at Jackson's food store. Right our future land use is immediate it's the residential it doesn't mean dissolving. So either the answer is no or they're going to have to change this map back to the code where they have to apply for a variance so it's, it does have some restrictions, but those of us will be but the goal is that we keep this low density residential

Diane responds, Ok and that would apply to campsites and campgrounds?

Rodney responds, good, also good question so that the use is defined in our ordinance right so if during the zoning ordinance conditions don't match up, so sometimes it gets hard to define to be low density residential is our R1 and R2 zones but again, none of this comes into play until someone makes an application that says we want to develop it so this is really just a planning tool that's my desire to expand it is to align it with us this is my recommendation because we were going to start to get to choose parcels and declare them some different ideas I think it's a whole different exercise planning infrastructure and transportation and that's not what we intended to do. Yeah, so the process to move forward if you guys are okay with this concept, and just try to expand this out to the ACI we'll work on ordinance change the future land use map.

Diane responds, what's so Okay, did we have to have those ordinances in place?

Rodney responds, once this passes, it just becomes by ordinance. It's an amendment to the current plan. It just becomes the new map that we use. Okay. Are two people

Jeff Jones asks, would that go up for vote for the residents?

Rodney responds, it's a public hearing process for the approval but it's not a ballot issue.

Jeff Jones responds, ok

Rodney asks, any other thoughts or concerns about what to accomplish here?

Diane responds, Right that anticipates questions that I'll get from some of these people that I know that live in this area.

Mark Lowe comments, this low density purple area, because we've already been determined to

Rodney responds, correct anything other than

Diane responds, Just to light lavender and how did you determine this again?

Rodney responds, what the limits are, that's already defined by agreement. That's our current agreement with the county or area, our area of city impact ordinance negotiated with the county is that's the limits of it.

Diane asks, so they still have to okay, this or no, they can pull out. I'm confused

Rodney responds, No don't they don't have to okay this. This is just an action. City of Lava hot springs.

Diane responds, Okay. They have no say over it.

Mark responds, but this is what we use to start. Special ordinances into consideration Yes, they would develop

Diane responds, See, 90% of this is AG if it goes into what did you call it a high density or low density that all has to be changed that tax?

Rodney responds, No, it does not change their zoning. Their zoning this is only a planning document not a zoning document. Okay, so their zoning stays within the county and whatever its current zone is. It's, its which recreation is. Okay, I don't hear any big concerns we'll, we'll move this version forward in the process. Let's go to Agenda Item number two, relative to Idaho code for annexation and area of city impact. I have a couple documents in here. So as I said at the start, there is new legislation for annexation or maybe the annexation piece first. Yes. Legislature changed the annexation rules for the entire state. So I'm looking at this map, labeled the proposed annexation plan. It's just behind the legislation. So I've highlighted two or three sections of the new annexation code that I wanted to just briefly share with you let me say this, I think it does not it does not correspond to the map. Dang it it does not have high expectations. That's just the way my brain thinks I can't put two yellows next to each other because it might be the same subject. And it's not. So let me start by saying I think that the new annexation code is good for both private property and for the cities. It does strengthen private properties rights to resist not only that formally but to resist annexation, right, it empowers private property rights sets a higher bar or a higher standard for cities to achieve as they pursue annexation. But on the city's behalf, it also clarified items of process that were being debated, no one can quite decide what the real intent is. So it cleaned up some of that type of language also, but on the very first page, highlighted in that yellow color, it talks about implied consent. Implied Consent is defined as a landowner has given an implied consent if they receive utility services from the city water or wastewater services. And if that there's an or in the middle here. So it says if they made that request in writing, prior to July of 2024, so upcoming. So if someone came into City Hall today and said, we would like water and sewer we would respond with that's fine. But you're right, we're providing city services. That property needs to be annexed. The other part of this, and this has been in the legislation for a long time is that if that connection of water or sewer, it's an either or doesn't have to be both. That have not occurred before July one 2008. That's called implied consent. We don't have to have their permission or authorization. We don't have to have a separate agreement, the fact that we've been providing services to them for that period of time.

Diane responds, that's sufficient to state they're automatically annexed. If we okay it.

Rodney responds, if we Okay it, yep, they are subject to annexation.

Diane responds, so

Rodney responds, I think so. Water connections? I know. Tony, go through all the parcels that were outside receiving services. So that's what this is currently based on. But that may deserve another .No, I think the number was like 11 or 12, or something like that. So I'm turning to page three now. And it talks about if the city is going to hit X is the city's going to execute an adaptation plan, we do have to have a

written annexation plan. So this this is a formal process for us to create the plan. When I say us, it's a combination of this body and the city council. But it lists the criteria A through F there that have to be included in the plan. And so it talks about, we need to explain what services we're going to provide pack support services we're going to provide needs to identify what the change in taxation would be. It needs to identify what fee services so clarity the difference in the two tax base services might be. EMS streets and fee based services would be water and sewer to provide those services. It asks us to identify and do an analysis of if we annex the property, what impact does it have on other taxing entities, school district or the sheriff's department or the ambulance history? Just typically, there's no negative impact, but they're asking fairly asking us to look at what impacts we may have on those other entities. It makes us deal with the future land use plan. Then, we have to prepare a statement how this what the public purpose of or benefit from the annexation. Okay, now, number five is an exemption annotation with consent. This is why we're dealing with the land use kind of maps. Let me start with the paragraph. That's the sentences that are not highlighted. When we when there's a prospect for annexation, although subject landowners have requested annexation, or where consent has been given in parcels are contiguous. The provisions of subsection three and four shall not apply three, consent B. Three being requirements for annexation four being this annexation plan. Now, here's the part that's important to us. If that's the case, the land may extend beyond the city's area of impact. If it's in the city's comp plan, it has to be included in our contract. To me, that's a conflicting statement.

Diane responds, Ok now say that again.

We can annex beyond our area of city impact if it's included in our comprehensive plan. That's kind of strange. Yeah, we typically wouldn't do a bunch of land use planning outside our area of city impact zone.

Mark responds, which you can demand your??

Rodney responds, and there's I didn't highlight if there's language that says we have the authority and the right to plan beyond our fair use. Well, I shouldn't say typically wouldn't but if we had a water source or a reservoir or test ground, we may we may look at that. Driven by infrastructure. That's the hurdle that we're against. So we're trying to create an annexation plan what does that look like? How do we identify those parcels and so that's what has created and we have four categories. In the black line, it's a little hard to see but the black line identified on that map is our current city. It includes the Junto property and then we have the orange gold color the solid green color, a solid blue color and then hatched the great big huge area of South Dempsey Creek. Those we've identified as four different sets of standards or conditions that the orange gold color we have received that implied consent because they are receiving services for the city and there may be multiple parcels in that but that's the areas that we believe qualify for.

Diane responds, so people other people are which is but I don't know that Oregon Trail road as city waters

Rodney responds, know that that parcel is all associated with the gas station.

Diane responds, we have all of that

Rodney responds, all of that is one great big parcel check with Tony to identify those

Diane responds, these gray areas

Rodney responds, Yeah, neither one of those are okay.

Diane responds, Okay. That's everybody on Oregon. Okay, now is green. The new house out on Maughan road. Yep.

Rodney responds, so the green, the green is I don't know what its joys is category. We have an existing development agreement with those parcels. So splash hollow. Although they're building in the county now, as soon as we can become contiguous, they have given us the right to annex by agreement. Okay, they're not earlier than that. 2008 So required a special agreement, but those are eligible for annexation only after an IF WE annex orange gold can ask to be contiguous. So the orange goal was also path to splash hollow.

Diane responds, Splash hollow was the one up there far from my house. Okay, but I'm talking about the ones off of Maughan Road where they sold all that. That's not green. That's

Jeff comments, that's the green.

Mark responds, were the new houses just been built?

Diane responds, there's like five, five or six out there. Yeah. That's the silos that's a bed and breakfast

Mark responds, No that's Lava West

Rodney responds, Yeah, that's way out west.

Diane responds, Further out this way. Okay. Holy cannoli.

Rodney responds, Okay. And then the little piece down here. South of Junto is CJK development. They've been around and around and around with the city and the county for multiple years, we have reached an agreement with them that they're going to annex developed city standards. They have

Jeff responds, like if they want to throw in a bar or something

Rodney responds, no if it again, we've been back and forth, there's even been a legal component to that. It's probably been 60 days ago, they were in front of Council. Number of housing unit's full time that they're going to seek annexation city. The blue the solid blue is the Holladay property. They have a desire to develop and do so inside the city into city standards. I list that as a proposed development agreement because it has a condition we're drilling a test well on their property in hopes of being able to expand our water system. And if that test well proves successful we'll allow that Holladay piece to be annexed and develop to city standards with water and sewer. I only saw that was listed as a proposed development agreement. We're on the same page. We just are waiting for the test well piece needs to be declared good or bad. And then potential development agreement. The big blue area hatched up here this is the south Dempsey development that chatters running through town of Mr. Jones and his group want to develop that entire area. We have not received an application from them we've had a lot of discussions with them. And there's nothing there nothing. But that's the area that.

Jeff responds, I heard they have you see

Diane responds, this I heard someone just bought that maybe

Rodney responds, you get that have both these projects in your contract

Jeff responds, there's one over here for sale

Rodney responds, five year lease that's the North piece I think the southeast there's two owners and then this is Fish Creek capital over here it's also for sale Yeah.

Jeff responds, that goes to Fish Creek Road. If I had money I'd have bought both of those and put a fence up to Henderson road.

Rodney responds, so the importance of this map is we need to identify in our plan what the status of parcels are. Including I put the big one on here might be pie in the sky. I don't know. But inside of our annexation plan we need to be able to identify those potential parcels also. Ultimately I think piece of it is going to end up outside of our blue area of city impact. I'm trying to position us to have the greatest influence and the most flexibility as we deal with the county.

Diane asks, how many acres is this?

Rodney responds, Twelve hundred and three or something? Are you looking at the comparison? Yeah. They take like we're right in here somewhere. It's the south boundary Yeah. So this this hatched pieces that's probably So the issue here as the same, it's what we're considering putting into our annexation plan bringing it to you guys to see if we're missing something or there is any thoughts or questions or concerns that you may have about it before I guess I should say is please keep in mind this is a planning document type of work still right? We're not changing their zone. We're not. This is this is just us trying to look into the future of what.

Jeff responds, so this is Buddy Campbell Park.

Rodney responds, He said that orange was buddy Campbell that's underneath Yep, the city owns it, but it's not the city.

Jeff responds, that's where the rodeo grounds used to be.

Rodney responds, Yup that's to the rodeo grounds

Diane responds, you're talking about the rodeo grounds Behind the Park

Rodney responds, correct Okay, main concerns are we're just trying to represent what we think is the best guess what may happen, but

Diane responds, we don't have like sale gravity houses they want to put on some of this.

Rodney responds, and we if we annex those, that's our interest in annexing is that then it develops to our standards and we have the biggest seat at the table. Right if we don't if we don't move forward with an annexation plan that includes this and they go to the county and developing the red zone we're out we're history Yeah, I don't mean this derogatory and becomes another Lava ranch other mental states and we just don't have any influence over so I'm not suggesting that we should just go approve whatever they're doing but I am suggesting that we have a seat at the table okay, unless there's any comments I'm going to pass that one up. Now let's look at area of city impact. Excuse me. Again, I do also think this is a good piece of legislation is gifts more gives strength to the county in determining the geographic area. But it also gives direction to the county to work with the city's right so from a process standpoint, I think this is good legislation that defined roles, responsibilities and authorities it's pretty clean, there's no more room for interpretation every agency kind of interpreted the way they wanted. So I think those things have been cleaned up. But the piece that I want to focus on is on page two rolls over into Page Three a little bit and then it touches on page six for a second I think this we had this document when we visited with planning staff and commissioner Crowder so it's it may be a little bit repetitive but in the in the yellow, it talks about our ability to one we need to establish the area of city impact and make modifications as needed but it talks about we can adapt adopt a comp plan and conduct infrastructure capital improvement and other planning activities that extend beyond our areas city impact we talked about the use of strong words but it forces the county and cities to revisit this every five years the legislation defines that timeline. So I think that's positive.

Mark responds, seems likely to annex lands within that area.

Rodney responds, Yeah, page six we're going to start to position ourselves. Then I'm see in the brown there it talks about we should work together to define this process. Okay. So let's flip to page six. And here's the here's the criteria that is somewhat limiting to the city's. It indicates that if identifying or modifying our area of city impacts, we shall consider that list of things, anticipated commercial residential growth, geographic factors, transportation and infrastructure factors. Where can we provide water and sewer in the next five years, that's a pretty small window, talk about the map. And then other public service districts. In section B, it limits us there's two categories there indicates that the area of city impact should not be bigger than what we think we may annex in five years and cannot be bigger

than two miles, I don't think we're never going to annex greater than two miles within five years. In fact, I think if we apply that to lava, our area of city impact, probably just shrink to the next, outside city. I don't think that's the appropriate tool for planning. And so we're looking to justify that growth in the next five years to be a little larger footprint. And some of that is going to be based on a bit the blue section or ability to provide the infrastructure. So if you'll flip to the first attachment. Lava hot spring area of city impact. There's three different colors on here. And the green is excuse me, three different colors in the boundary. So the red box is the current area of city impact. The green is our current city limits. That yellow gold color is what when, when the most recent area of city impact negotiations fell through that was what the county preferred. And that's their position today is they see our area of city impact should be. What the blue is what I am suggesting we should, that's what I think our area of city impact should be. I acknowledge I think the Red Square is too big. Also from the county that's in yellow, and gold is too small. What that indicates is that we can't grow north south or east, we don't have any influence on our property that's immediately adjacent to our city, the granite it may not be developed because of terrain and geography. Nonetheless, we shouldn't give up our right to have Okay, so the next map the one with the hatched colors, to define why. Why am I choosing the big blue area on the previous map I'd break them into three categories. The green being our urban service boundary, meaning where can we realistically provide water and sewer and that's from a planning perspective, we are working on updated facilities plans and capital improvement plans are both water and wastewater and we are identifying and how would we provide water and sewer in these areas? Doesn't mean that we have the money to go do it. But I'm trying to strengthen our position and saying we do have a plan for that area and we could execute the plan in that area.

Lisa Guthrie responds, that's where we would have the new wells at.

Rodney responds, we have we've got two of them. Yes

Lisa responds, so if those wells are there then we would have that?

Jeff Jones asks, Are they hopeful?

Rodney responds, we are hopeful

Lisa responds, we've got to get some water

Rodney responds, then sewer expansion into the green area that's upside Dempsey Creek, we can achieve with the sewer infrastructure that we have now. So this is a, this is a realistic area that we think we can plan to provide water and sewer. And that's if, if we go back to the legislation, that's one of the criteria, what's the realistic expectation that we can provide water and sewer? So we're going to align our capital improvement plans to identify those areas?

Mark responds, Holladay's well, that which were put in there. Everything come up correct?

Rodney responds, absolutely.

Mark responds, and that's realistically

Lisa responds, that's the Holladay's.

Rodney responds, area that's listed in red here, what I'm identifying I'm trying to just identify adjoining parcels. So right, if they're touching the current city boundary, I think they should be in our area of city impact. I did expand that to say, also just a contiguous parcel but a contiguous owner, meaning, if you look at the one that's to the south, its two parcels, but it's one. So trying to justify the expansion of the boundary based on that, the blue, and Mark, identify, depending on our infrastructure, and capacity, it could be included in the green, I'm taking the approach with the blue, I don't know if this is right or wrong, but I've taken the approach in the blue is that those are parcels that are very unlikely to develop based on ownership and current land use, in a short period of time. My fears, right, but, but as we go

drill, new wells downstream on Dempsey Creek, I want to take the approach with the county that we have a significant interest in groundwater and surface water resource protection. At and that's a huge interest to the city, and likely not an interest to the county. It's not that they're against it's just not on their radar. Right. It's not what the county government does or pays attention to. So I'm looking at that area from the context of research potential. The debate will be with the county is Do you think you can realistically go out and execute all these annexations in the next five years? And our approach is, I think the realistic answer is probably likely. But we, as the city we need to take strategic. I said strategic, I don't mean in opposition or conflict, but a desire to protect our community as a whole, including the properties outside of our current boundary. And we could go seek annexation of those parcels that are in blue, acknowledging that we'll sell them agriculture. We're not going to impose any new rules or regulations upon you. But we do have the ability to make sure that our downstream resources are protected, does that make sense? So we're we would do all we can to minimize the impact of the landowner. They can continue their operations the way that it is. If at some point they did decide to sell out and develop, they would be better positioned if they were in the city. So there is some benefit there, if that's on their radar, and my guess is it's not. But if it is, that's the strength there. So I do think with some negotiation, we can go acquire. That's the wrong term, we can go annex some of these subject parcels without needing to provide services nor having a negative impact on the existing worksheet. But that was a big long speech about why we're creating These areas the way that we are this really, if I can have a summary statement it goes back to our desire to make sure our concerns are met our needs are identified and that we have a bigger planning footprint than the county would like us to not keep saying that we need conflict. Right now we have a good relationship with the county staff and the commissioners. I think we're going to move this forward. I just don't think this is the right elbow is not the right boundary. So we need to justify something different and I'm trained Oh, I can't justify something

Mark responds, so the plan is with this property but when they put that in that will become a lot more attractive.

Jeff Jones asks, where would they put it?

Rodney responds, the roadway they've already bought the majority of the right to do it. The new the new highway 30 goes like this right bypasses the city.

Jeff responds, what would that mean. Its right here that's

Rodney responds, actually this becomes good commercial frontage only developable inside the city, really, I mean, realistically, otherwise, it's going to be two years. So there's justifications of why we're not done yet. We're positioning, positioning. Okay, any other comments or concerns on either of those. I don't anticipate this will be the final product and may grow a little bit and may shrink a little bit I mean, it could easily grow out into they have a need for infrastructure, if we can provide infrastructure, we may in extend now with the agreement that you're not going to get infrastructure until we get it out there, we may do it for them. Right. But there is definitely development out there. That is hampered by the lack of ability to provide city may be a good partner. So share that with you. Okay, let's go to number three. This is this is about, I wanted to have a discussion with you about the current subdivision ordinates 2006 dash two what some of the criteria are in each of the steps. And one of the things that stood out to meet to be burdensome both for an applicant and for the city and agencies to deal with are what I'm trying to speak to today. So in our current may help to pay attention to these two reports. One of them is what our current process is the blue one and the green one is worth, potentially. So when we look at Section six of the pre development, or excuse me of the subdivision ordinance, Section six is a



pre development, comprehensive concept of master are someone that come in and submit a master plan or a concept plan. It's really just an idea. They want to sit in front of you, potentially in front of council. So we'll talk about big picture ideas, they probably have a design fair roadway she had their sewer systems, they have some idea of what those are going to be but we require them to submit a list of property owners with 300 feet in the boundary as part of that. We don't use that list until the required to submit it with the concept. We're saying the green item number two to provide us with the labels names on it. Again, I'm suggesting that they should be moved to the preliminary plat phase. When we get down to three h, ownership and land use of subject areas. And I would like to consider then it asks them to reach out, just blue is critical and ask them to reach out to all these agencies. And those include school districts and fish and game and water resources and transportation, and the city itself. What do we think about this development? My concern is that the concept level there is not enough detail for the agencies to do for what they're responding to some level map sketch on it until we drill down into what the project really entails. Floodplain issues we don't know that until we get further along in the process. So I'm indicating that like to consider also moving that forward into the future. Location of the property, land use that would require annexation. City standpoint, can we provide you services? Very high level very basic. Most communities that concept staff level historic historically haven't had staff to do that. And so assessing it,

Mark responds, it's been so closely looked at that.

Rodney responds, Agreed. But what I'm suggesting is if at the concept level may reach out to the core of engineers Department of Water Resources to identify, we have a floodplain, the first thing that they are going to ask is give us a detailed plan that doesn't exist. For example, if we were wanting to feel the lows in the floodplain if we're going to place fail in the floodplain, it triggers all the criteria, upstream studies. Concept level development doesn't have that level of detail yet. So the agency doesn't have the ability to appropriately respond. I think we actually agree accountability. Yeah, that's okay.

Mark responds, No, it's a wonderful concept that the houses in the concept plain should identify half of that property is in the floodplain.

Rodney responds, and I think that's the city's role for the land use. We know when actually we with North as a witness. So when they come in and have that conversation, my staff report to you would be the applicant is looking to build 20 homes on 20 acres for that use, it's subject to the floodplain. I think that identifying what my concern is, like, I don't want a letter back from fishing game from IDW or on a concept that doesn't address all the issues and then we get to the end of this and suddenly they say issue we need to provide the product that we're getting at the end is different. Not necessarily oppose this. I'm just indicating this is I don't think this serves us for the agency's best. That's really the discussion I wanted to have with this group. Mostly from my experience of where do these items usually delay. If we quickly look at the two the charts here that our current development process for this ordinance. This is a little bit of a lie. Right now we required a concept plan to come before this group, you guys make a recommendation to council, by ordinance both have 30 days to process. The application and then it moves to a preliminary plat, which is again heard as a public hearing item for you and your recommendation to counsel 30 days later, it goes to the Council for a public hearing.

Mark responds, which just went through.

Rodney responds, Yeah. Now, if we step back from that, I felt like we saw the exact same thing. Every single time, because we're going to the next step. That's the same map that was the same picture of the same. That's some of that's because they had a development agreement that was likely to detailed. But yeah, we pushed them through this process. Currently, that we've got a final plat which comes to you

and goes to council. In most communities, the way that works is, is on the Green bullet charts, concept plan would go through a design review process. And for myself, the mayor are currently working on that process. That's what we spoke about today. What that does is brings together, the engineers, the planners, the building inspector, the Public Works group, the clerk, we all looked at that project and say what are the issues? What are the experts in the room to try and work through that then it moves forward to preliminary plat, which is a very appropriate to have your this body's input and recommendation to council in that public? Excuse me, then the preliminary plat is also heard by counsel. Typically a final plat doesn't come back to us. Saying that, again? It does in our current ordinance. Usually at that point, time, preliminary plat, we've resolved all the issues. Right. Right. So what happens between the preliminary plat and the final plat is usually construction, they've now put a design to their detailed design a biddable design to their roadway water and sewer. Usually there's not anything that would be you may ask questions, but you're probably not going to recommend a different type of pipe or a larger water line or those things because those have all been taken care of internally by the professional staff. And then it goes to council for final changes our 180 day process into a 95 day process. That's beneficial to the developers to help do that project. It's also beneficial to volunteer time and our staff time consuming resources to step through these processes.

Mark responds, Junto process there really wasn't any value added to those???

Rodney responds, Think we, my recommendation would be that we move towards this changing process. And this isn't going to be immediate. It's going to require ordinance changes and adoption of a design review ordinance or something some workflow things that we need to work through that that's typically seen and done in other communities we should consider here

Mark responds, so you'll bring suggested changes for the ordinance to us say

Rodney responds, yes. Yes, absolutely any subdivision, zoning development.

Diane asks, so you actually write the ordinances?

Rodney responds, will probably offer a probably have the attorney review. But yes,

Diane responds, okay.

Rodney responds, we'll write that we will plagiarize other we're not going to invent anything we're going to find the success stories and try and model our actions after them with some influence

Diane responds, just checking

Rodney responds, and the other thing that I think this does which I think is super beneficial is it allows us to do what we're doing here tonight your time and your planning and zoning meetings are not consumed these repetitive processes and we can look actually that's a long range planning vision direction for our community so there we go, that's what I have for tonight. Thank you for your questions, any of those items I would be hopeful that we will be through this in probably 9 months because it seems like a long time it just takes number one focus right now is our city that came out of all the priority discussions that we had are scheduled for the area of city impact is adoption by the Commission. To support that through one year 10 months from now because inside of that we have to develop our annotation to defend for us to be able to defend so we got to get those steps in place Yeah. I'm typically not a very patient person to look at the process because we got to get the commission Yes, yes.

Diane responds, I didn't see the election results that we have changes in the

Rodney responds, Yeah, Commissioner Crowder did not win the preliminary

Diane asks, who?

Rodney responds, Commissioner, Crowder.

Jeff Jones responds, I didn't vote for Ernie

Diane responds, yes yes.

Rodney asks, did you have any questions? Okay,

Susan Thomas responds, No thank you.

Rodney responds, all right that's what I had thank you for your time.

Diane responds, thank you so much

Susan Thomas responds, No I do have one question, this one map where the city is north of the river, how does that work?

Rodney responds, the existing city or you're speaking about this?

Susan responds, yeah, yeah,

Rodney responds, that we crossed the highway

Susan Thomas responds, right

Rodney responds, here so everybody can see a little bit so that's a great question. That's the service station parcel I think its SALT Inc. or something is the name of that. They actually this is a little bit unique, but that parcel also comes clear down to the river and one parcel so they own both sides.

Diane responds, it is really unique

Mark responds, before highway 30 was through there and follow the Oregon Trail road. So that parcel. Highway through their Cattle Crossing.

Rodney responds, fortunately, it remains as one parcel because usually that gets split by the highway and assign to parcel numbers. But the fact that it's one parcel look at it this way that buddy Campbell Park is contiguous to the what the city owns next to it. It's contiguous to the rodeo grounds contiguous to SALT. So it lets us connect those dots to get out to splash hollow.

Jeff Jones responds, throw it out there that way clear past

### **Announce next meeting**

Rodney responds, the meeting next meeting June 24

Mark responds, the materials for that meeting have to be in by the 16th.

### **Adjourn meeting**

Lisa responds, I make a motion that we adjourn

Jeff responds, I second.

Mark responds, Meeting to adjourn has been motioned and seconded all aye

  
Mandy Frandsen, Transcriber

  
Mark Lowe, Commission Chair

  
Amantha Sierra, City Clerk

