

On February 6, 2019, The Richfield Planning and Zoning held a public hearing at 6:00 P.M.

P&Z members present were: Jose Loughmiller, Keith Laudert, Kathy Kent, Secretary Lu Ann Swainston and P&Z administrator Pat Riley.

Guests included: Design West Bill Hamlin, Richfield School Superintendent Mike Smith, and Becky Kent.

Public Hearing:

Bill Hamlin and Mike Smith gave a presentation to the commission with the details.

The school presented 5 permits.

- (1) HVAC to build mechanical closets and install new furnaces and air conditioning system in existing class rooms.
- (2) Build a pre-engineered building shell to house the future gymnasium.
- (3) Build out gymnasium building and finish construction within previously permitted pre engineered metal building shell.
- (4) Build a pre-engineered building shell to house the future new Vo Ag buildings.
- (5) Complete construction of the Vo Ag building within the previously permitted pre-engineered building shell.

The site has been selected for the Gymnasium and Vo Ag building.

Construction on the HVAC part of permit is to start in August of 2019.

The completion date of the buildings is hopefully March of 2020.

The commission received no comments verbally or by letter for or against the projects.

Conditional Use Permit:

The conditional use permit was applied for by the Richfield School District to relocate the 1981 modular trailer to a different location. The modular trailer was constructed in Oregon but is allowed in Idaho the trailer has no city services. The city ordinance requires that all trailers must be placed on a permanent foundation. They are asking for a conditional use permit to place the trailer at a different location on their property and to not put on a foundation, they feel they will not need the trailer after 2 years.

No comments from the public.

Public Hearing:

Water and Sewer Hookup maintenance fee: The city has held 3 readings of the ordinance to increase the hook up fees from \$1,000.00 to \$1,500.00 for each connection of the line from owner's property up to 100 feet out to the water or sewer main. Any service in excess of 100 feet the property owner will be charged \$25.00 per linear foot to the water and/or sewer main. The Ordinance has been published in the paper. The P&Z will put this ordinance in the Zoning Ordinance.

No comments were made at the public hearing from patrons of the city.

The public hearings were closed by the President of the Commission Jose Loughmiller.

The regular meeting of the Planning Zoning Commission was called to order at 6:30 P.M.

Roll Call:

Commission members in attendance were: President Jose Loughmiller, Keith Laudert, Kathy Kent and P&Z Administrator Pat Riley. Secretary Lu Ann Swainston was also in attendance.

ACTION ITEMS:

Agenda: Keith Laudert made the motion to approve the agenda as posted and mailed to the commission, 2nd by Kathy Kent. Motion Carried.

Minutes: Keith Laudert made the motion to waive the reading and approve the previous months minutes, 2nd by Kathy Kent. Motion Carried.

PUBLIC HEARING COMMENTS FROM THE COMMISSION: ACTION ITEMS:

The 5 Building Permits from the Richfield School District No. 316. to do the HVAC, build the gymnasium and Vo Ag Building.

Keith Laudert made the motion to recommend to the city council approval of the permits, 2nd by Kathy Kent. Motion Carried.

Conditional Use Permit for the Modular Trailer to place on School Property at a different location.

Discussion: Keith Laudert made the motion to recommend from the P&Z Commission to City Council to allow the school district to move the trailer, have a 2 year permit to set the trailer down without a foundation, but if they keep longer than the 2 years they will have to apply for 1 year extension if necessary, 2nd by Kathy Kent.

When the City Council finishes the 3 readings of the ordinance pertaining to Water and Sewer Hook Up Maintenance Fee then the commission will write it into the Zoning Ordinance. At the next P&Z meeting the commission will finish the zoning ordinance additions and will sent it on to the city council for review. The commission will then have to hold a public hearing with the changes. The City Council will hold their own public hearing on the changes of the zoning ordinance.

Kathy Kent asked if the public hearings are published any where to notify people of the public hearing dates. The public hearings are posted at the city office, post office and

published in the newspaper. She would like to see that maybe we put the notification in the Friday's Market flyer each week. This will need to be discussed with the city council.

After no further business Keith Laudert made the motion to adjourn the meeting, 2nd by Kathy Kent. Motion Carried.

Meeting Adjourned

President Jose Loughmiller

Secretary LuAnn Swainston