

On September 4, 2018, the Richfield Planning and Zoning Commission held a Public Hearing on a Conditional Use Permit and their regular meeting at 6:00 P.M.

President Jose Loughmiller opened the Public Hearing.

P&Z Commission members in attendance were: Keith Laudert, Diana King, Kathy Kent and Jose Loughmiller. P&Z Administrator and secretary Lu Ann Swainston were also in attendance.

Guest included Rachele Barnes.

The P&Z Commission received no comment written or oral. Jose Loughmiller closed the public hearing.

The regular meeting was called to order at 6:05 P.M., by Jose Loughmiller.

Roll Call: Keith Laudert, Diana King, Kathy Kent and Jose Loughmiller P&Z members were in attendance. Pat Riley and Lu Ann Swainston were also in attendance.

Agenda: Keith Laudert made the motion to approve the agenda as mailed out to members and posted, 2nd by Diana King. Motion Carried.

Minutes: Keith Laudert made the motion to approve the minutes from the previous months meeting, 2nd by Diana King. Motion Carried.

Jose Loughmiller and Pat Riley gave the reason for the public hearing for Mike and Rachele Barnes (Friday's Market). They have purchased Piper's Store from Mike Piper. The conditions for Mike Piper were if the store changed ownership the new owner would have to apply for a conditional use permit in their name. With no public comment Keith Laudert made the motion to recommend to the city council approval of the conditional use permit with 3 conditions (1) ownership change (2) permit for 10 years and renewable after the 10 years (3) a buried irrigation pipe is under the cold storage container and if a problem arises the container would have to be moved, 2nd by Diana King. Motion Carried.

Pat Riley brought up that the commission needs to review the zoning ordinance. It is required that the zoning ordinance be reviewed biannually, review will be added to next months agenda.

The cities source water protection plan needs changed to add that all new construction hooking to the city water supply will be required to have a back flow preventer installed at the owner's expense. The City Council and P&Z Commission will need to contact Adriana Hummer from Idaho Rural Water for assistance.

Discussion was held on tiny houses and what the zoning ordinance states for a building permit. Pat Riley will talk with the State Building Inspectors on the regulations that would be required to issue a permit.

Building Permit: James Ray Construction applied for a building permit for a stick built home Block 42 Lots 1 and 2 each lot is 50 X 122. Address is 225 E. Elmore Avenue. Water and Sewer Permits were also applied for in the amount \$1,000.00 each. Keith Laudert made the motion to recommend to the City Council to approve the building permit, 2nd by Diana King. Motion Carried.

At 6:30 P.M. Keith Laudert made the motion to adjourn the meeting, 2nd by Diana King. Motion Carried.

Meeting Adjourned

President Jose Loughmiller P&Z

Secretary LuAnn Swainston P&Z