

**City of Shoshone
Planning and Zoning Commission
Shoshone City Hall
September 22nd, 2020 6:00 p.m.
Regular Meeting**

Present: Chairman William Marsh, Commissioner Connie Brass, Commissioner Nick Wallace, Commissioner Chuck Rutler and Commissioner Justin Schoolcraft

Others present: Jennifer Rumble, Deputy City Clerk, Lauri Maher, Developer, Janet Appleton, Developer and Jeff Loomis, Galena Engineering

Absent: Commissioner Ernie Vasquez

Regular Meeting: Opened by Chairman Marsh at 6:04 p.m.

Motion by Commissioner Brass to approve minutes from the August 25th, 2020 regular meeting, second by Commissioner Rutler, all in favor, no opposition, motion carries.

Amendments to Agenda: None

North Park Subdivision Discussion, Lauri Maher, Jeff Loomis and Janet Appleton: Present at this meeting were Lauri Maher, Jeff Loomis and Janet Appleton. Lauri Maher and Janet Appleton had an Improvement Agreement with the City of Shoshone in 2007 to develop the North Park Subdivision but it was never completed and the agreement is no longer valid.

They would like to start the development process over again and wanted to talk to the Planning and Zoning Commission before drafting an official plan to see if the City would be open to their new ideas for the North Park Subdivision. The original development would have been stick built, single family units. Lauri had a slideshow showing that she now would like to try and build a manufactured housing community because she believes this is the only option out there right now to build affordable housing. Commissioner Marsh asked if these manufactured homes would be on permanent foundations and Lauri wasn't 100% sure. Commissioner Schoolcraft mentioned that he thinks the City would be open to the idea if the houses look nice and they were permanent. There was a point, later on in the meeting when Lauri Maher mentioned that the lots in the subdivision would have lot rent.

Chairman Marsh told them that they would need to meet with City Council to see if the City would be open to their new plan or not, as it is not up to the Planning and Zoning Commission to decide what the City wants in the subdivision. The Commission's purpose is to follow the definitions set forth in the planning and zoning ordinance. Both Chairman Marsh and Commissioner Brass recommended they speak to the City Council before proceeding further. Jeff Loomis expressed concern that he didn't want a meeting with the City Council to be the official beginning of the application process. Jennifer Rumble, Deputy City Clerk, assured him that when she spoke with the City Clerk about putting them on the City Council agenda, she would make sure that it would be presented as just a discussion and not a formal presentation.

Chairman Marsh pointed out that the property is located in a flood zone that does require the subdivision be built up above the BFE (Base Flood Elevation). Jeff Loomis was aware of this and did have a few questions about it.

There was some discussion about the Subdivision Ordinance and how it has since been updated since the first Improvement Agreement from 2007. There was discussion about the subdivision needing to possibly be a PUD (Planned Unit Development), based on the wording in the Subdivision Ordinance. There was also discussion about possibly needing to do some re-zoning based on some of the ideas that Lauri presented.

Chairman Marsh had to excuse himself from the meeting before it was over due to a prior engagement and asked Commissioner Brass to take over as Chairwoman in his absence.

There was further discussion revolving around other planning and zoning ordinances, such as minimum lot size requirements and minimum house size requirements. There was also discussion about road size, street lights and various other infrastructure related topics.

Jeff Loomis had questions about the City sewer and water system having the capacity to be able to handle 100 to 200 new homes if this subdivision project were to be approved. He was told this would be a good question to ask at the City Council meeting as they are ones who would know this information.

Before Lauri, Janet and Jeff left the meeting, Jennifer confirmed with them about meeting with the City Council and set the date for the next City Council meeting on October 6th.

After Lauri, Janet and Jeff left the remaining Planning and Zoning Commission member briefly discussed what Lauri had presented and the things that were talked about during the meeting.

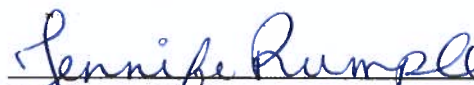
Motion by Commissioner Rutler to adjourn, second by Commissioner Schoolcraft, all in favor, no opposition, motion carries. Commissioner Brass called meeting closed at 6:56 p.m.

Approved:



William Marsh, Chairman

Attest:



Jennifer Rumpke, Deputy City Clerk

Dated: 10-27-20