

**MINUTES OF A REGULAR MEETING  
OF THE CAREY PLANNING AND ZONING  
COMMISSION CAREY, IDAHO**

January 3, 2023

**COMMITTEE MEMBERS IN ATTENDANCE:** Adam Lichuk and Jamie Patterson

**CITY STAFF IN ATTENDANCE:** Sidnee Hill, Dabny VanHook, Kurt Eldredge and Tess Cenarrusa.

1. **CALL TO ORDER:** Meeting was called to order at 7:03 p.m. by Adam Lichuk.

2. **PLEDGE OF ALLEGIANCE:** Led by Chairman Adam Lichuk.

Sidnee Hill asked Chairman Lichuk to move item #4a to swear in the new commission members. Tess Cenarrusa swore in new commissioners, Dawna Loose and Kathryn Cunningham.

3. **MINUTES PENDING APPROVAL:** November 7, 2022.

Dawna Loose made a motion to approve the minutes of the November 7, 2022 regular planning and zoning meeting with the correction of Ruben Rivera made the motion to adjourn, not Aaron Cook, Jamie Patterson 2<sup>nd</sup>. Passed

4. **NEW BUSINESS:**

b. Approve next years meeting schedule. \*Action item Dawna reported that she will not be in town on February 6<sup>th</sup>, but she could do the 1<sup>st</sup> of February. Jamie said that is a conflict for her. It was discussed that everyone could make a meeting on January 30<sup>th</sup>. Changing September 4<sup>th</sup> to the 5<sup>th</sup> because of the Labor Day holiday.

Dawna Loose made a motion to change the February 6, 2023 meeting to January 30, 2023 and the September 4, 2023 meeting to September 5, 2023, Jamie Patterson 2<sup>nd</sup>. Passed

5. **PUBLIC HEARING**

a. Explanation of Public Hearing Process by City Staff. Sidnee Hill explained how the process of the public hearing will work. Applicant will go first, followed by staff

report, public comment and then commission will deliberate.

- b. Olsen Variance Request. Dean and Terra Olsen are requesting to vary from Zoning Ordinance 7.42 that requires a minimum lot width of 55 feet, so as to be able to build a permitted use building, for the Commercial district, on the lot at 20440 Main St. which is only 51 feet wide. All other setback requirements can be met.

Dean Olsen reported that the lot was subdivided before the city was a city. The property is only 51 feet wide. There is nothing else that the property can be used for. They can meet the setbacks and the parking requirements. Their plan is to put storage units on the property. Sidnee Hill gave the staff report that there are only 6 lots in the city with the width of 51 feet, all but 2 have buildings on them. All other criteria for this lot can be met except for the 55 feet width minimum in the Commercial zone. The Mayor requested that a condition be put on that they cannot sell their two lots separately. They plan to put storage units on both lots. Chairman Lichuk opened public comment. Summer Patterson is in favor of approving the variance without conditions. It is expensive to do a lot line shift and when starting a business expenses are high. She believes the two lots can work separately as is. Chairman Lichuk closed public comment. Commission is in favor of the variance and does not want to put any conditions on the variance request.

Adam Lichuk made a motion to approve the Olsen variance with no conditions, Dawna Loose 2<sup>nd</sup>. Passed

- c. Zone Ordinance Amendment: Proposed Additions underlined and italicized. Zoning Ordinance definitions 2.2: Agricultural building: A structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. Add: Can be used to maintain and service personal farm related equipment. These structures shall not be a place of human habitation. Add: with sleeping quarters or a place..... Sidnee explained that this is a staff request for change. Chairman Lichuk opened public comment. No public comment. Chairman Lichuk closed public comment. Commission asked why are we adding sleeping quarters? They believe not a place of human habitation already says that and do not believe that the sleeping quarters needs to be added. You can have a bathroom, laundry room and a prep kitchen in the ag building. Commission would like to have a definition of human habitation.

Kathryn Cunningham made a motion to take out with sleeping quarters, Dawna Loose 2<sup>nd</sup>. Passed.

Adam Lichuk made a motion to table and continue the public hearing to next month with a definition of human habitation, Jamie Patterson 2<sup>nd</sup>. Passed.

- d. Fire Code Ordinance updates. This was initiated by city staff and the fire chief. Updates to local fire code to meet latest (2018) state statutes and federal regulations. Sidnee reported that the state fire code is updated every 3 years. Fire Chief Richard Kimball suggested wording of amending and adopting the most recent International

fire code. This is a way that we do not have to redo the ordinance every 3 years. We can redo the ordinance if there is a major change. His suggestion was to take out the fireworks and to adopt the state statute. Commission would like to look over the ordinance a little more before making a decision.

Dawna Loose made a motion to table and continue the public hearing until the next meeting, Adam Lichuk 2<sup>nd</sup>. Passed

**6. DISCUSSION ITEMS:**

- a. What should be the permitted uses in Commercial zone? Jamie said that we had discussed this at a prior meeting. She has in her book we changed: 7.21-deleted business and professional; 7.23-deleted tourist homes; 7.24-deleted foundries (move to light industrial); 7.25-deleted commercial nurseries & building supply (move to light industrial); 7.27-deleted repair. They deleted repair because it was already in the automotive section. Repair can also be jewelry, furniture and other items. Sidnee explained that other cities used the district use matrix to show what is permitted. Commission likes the idea of the matrix. Use this for all zones. Table 6) a & b to the March meeting.
- c. What key issues and items would you like to resolve in 2023? Chairman Lichuk reported that they had already made a list when they had a joint meeting with City Council. Tess will find those minutes and get them to Sidnee.
- d. Additional items for February agenda. The agenda is going to be full
- e. Meeting review. Dawna suggested getting the information sooner, maybe 2 weeks before the meeting, Jamie says she always forgets a pen, have extra pens at the meeting. Commission said that Sidnee did a great job and the meeting flowed smoothly.

**7. NEXT MEETING SCHEDULE:**

- a. January 30, 2023
- b. March 6, 2023
- c. April 3, 2023

**6. ADJOURNMENT.**

Adam Lichuk made a motion to adjourn, Dawna Loose 2<sup>nd</sup>.  
Meeting was adjourned at 9:00 p.m.

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Adam Lichuk-Chairman

ATTEST:

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Sidnee Hill-P & Z Administrator