



CITY OF PARMA

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Regular Meeting of the Parma Planning & Zoning Commission
December 1, 2014

A regular meeting of the Parma Planning & Zoning Commission was held on Monday, November 3, 2014, at 7:00 p.m.

PRESENT: Commissioners Floyd Sumsion, Don Bowers, Vernena Jorgensen and Julian Laca

ABSENT: Faye Rumble

OTHERS: City Attorney/Planning & Zoning Administrator Jill Holinka; Geoff Schroeder, Moore Smith Buxton & Turcke, Chtd.

OLD BUSINESS:

A. Workshop Session—Comprehensive Plan Review

Ms. Holinka introduced Geoff Schroeder, a policy analyst who works with Moore Smith Buxton & Turcke, Chartered, and who will be assisting with the drafting of the comprehensive plan. Mr. Schroeder gave an overview of the reasons the comprehensive plan should be updated. He stated his recommendation is to follow the plan components as set forth in Idaho Code; therefore chapter 1 would be the property rights chapter, chapter 2 the population chapter, and so on. He provided the Commission with a draft of the first two chapters of the revised plan, consisting of the property rights and population sections.

The Commissioners paused to review the draft.

Discussion followed on population. Mr. Schroeder asked the Commissioners to consider whether, for example, population growth within neighboring communities causes Parma to become more of a commuter town. The Commissioners discussed this question and agreed that this is already the case with growth in the City of Caldwell and elsewhere. Mr. Schroeder suggested that a possible additional “Implementation” goal could be to monitor housing markets and growth in neighboring communities to anticipate future demands within the City of Parma.

Discussion continued about how the area of impact agreement relates to the comprehensive plan. Ms. Holinka described how an area of impact works. The Commissioners noted the last time the area of impact was reviewed was in 2009, when the last comprehensive

plan review was done. Ms. Holinka suggested that the city may want to consider reviewing the area of impact agreement again.

Discussion continued regarding the next three chapters: schools, economic development and land use. Ms. Holinka and Mr. Schroeder gave examples of questions to ask the Parma School District that could be translated into policies, goals and implementation measures within the plan. Sample questions include: whether the school district sees a need to expand its facilities in the next 10-20 years and, if so, where such facilities should be located; what busing or other transportation needs does the school district have, including additional crosswalks or other safety measures to ensure children can travel safely to and from school; what types of growth, development or neighboring uses would be incompatible with the school's current or future locations. Mr. Schroeder suggested that one or two of the Commissioners meet with school district officials to discuss these questions. Vernena Jorgensen volunteered to meet with the school district, and Julian Laca agreed to join her.

Discussion continued regarding the land use chapter. Mr. Schroeder explained that this chapter is important for determining future land uses within the city and as a precursor to addressing the city's zoning ordinance. He suggested that the Commissioners review the existing chapter on land use in the comprehensive plan, as well as the city's zoning ordinance for comparison. Discussion continued regarding zoning districts and future land use designations on the comprehensive plan map. Ms. Holinka suggested the Commissioners consider whether the existing land use designations and zones should be retained or modified and, if so, how those modifications should occur.

The Commissioners agreed to continue discussion of the comprehensive plan at the next regularly scheduled meeting on January 5, 2015 at 7:00 p.m. Ms. Holinka and Mr. Schroeder will work on the next couple of chapters and provide a draft prior to the meeting.

NEW BUSINESS:

None.

ADJOURNMENT:

Vernena Jorgensen moved to adjourn. Motion seconded. Motion carried unanimously. Meeting adjourned at 8:20 p.m.