

EMMETT CITY ZONING COMMISSION
September 13, 2021

The Emmett City Zoning Commission held a Regular Meeting at 501 E. Main Street, Emmett, Idaho.

Chairman Earls called the meeting to order at 6:00 p.m.

Chairman Earls led the **Pledge of Allegiance**.

Commissioners Present: Gwen Earls, Brian Gregory, Marta Henry, Kim Butler

Commissioners Online: Jeff Wiechmann

Commissioners Absent: Robert Buch

Staff Present: City Attorney Jake Sweeten; Zoning Administrator, Brian Sullivan; Recording Clerk, Alishia Elliott

Staff Online: None

Public Present: Jane Suggs, Johnnie Edmunson, Bill Stover, Juanita Tinsman, Matthew Braica, Stan Clinton, Shane Mead

Review of Agenda:

Commissioner Butler made a motion to approve the agenda. Commissioner Gregory seconded the motion. **Motion Carried.**

Approval of Minutes: Commissioner Wiechmann made a motion to approve the August 2nd, 2021 minutes.

Commissioner Butler seconded the motion. **Motion Carried.**

#1 Public Hearing: Annexation with Rezone Application, Development Agreement, and Preliminary Plat, Skyhawk East Subdivision, 661 and 641 W 4th

Zoning Administrator's Presentation

Zoning Administrator Brian Sullivan read the staff report application summary to the commission. Commissioner Wiechmann asked how this development would impact Mill Rd, and if there was a study done for the impact. Applicant Jane Suggs explained that the Traffic Impact Analysis showed minimal impact to Mill Rd and 4th St because the roads are classified as major collector (4th St) and minor arterial (Mill Rd).

Applicant Presentation

Jane Suggs presented the application for Skyhawk East Subdivision. Ms. Suggs informed the commission that they agree with all the site-specific conditions as stated in the staff report.

Public Input

Juanita Tinsman, 415 W 4th, stated her concerns with the traffic and speeding on 4th St. Juanita had questions about the irrigation easement that borders her property, and the maintenance of that easement. Juanita also informed the applicant that there is a feral cat problem on that property and that she has been working with Cats' Meow to relocate the cats.

Shane Mead, 731 W 4th, also had questions about his irrigation easement and questions about the development behind his property (Skyhawk) that was already approved.

Matthew Braica, 816 Comanche, informed the commission that he moved here because of the character of Emmett and asked that good planning and practices are withheld to keep the character. Braica is not against the development.

Rebuttal

Attorney Sweeten informed the public that the City would not be involved in irrigation easements. Zoning Administrator Sullivan also informed the public that any speeding concerns need to be sent to the Chief of Police. Jane Suggs agreed with the statements from staff and informed the public that she would be reaching out to Juanita Tinsman regarding the feral cat issue.

Decision of Public Hearing: ACTION ITEM

Commissioner Gregory made a motion to recommend to the City Council approval of the annexation application, rezone application, and preliminary plat for Skyhawk East Subdivision, with site specific conditions and include the staff report in the record. Commissioner Butler seconded the motion. **Motion Carried.**

#2 Public Hearing: Re-Zone Application by Johnnie C Edmunson, 1909 E 12th St from R-1, Single-Family Residential to C, Commercial

Zoning Administrator’s Presentation

Zoning Administrator Brian Sullivan read the staff report application summary to the commission. Commissioner Gregory asked the applicant if he was interested in splitting the commercial from 12th St and providing residential lots. Johnnie Edmunson was not against providing residential and only allowing access off the Highway for the storage units. The commission unanimously agreed that a development agreement should be brought back.

Applicant Presentation

Applicant Johnnie Edmunson informed the commission that he would like to rezone the property for storage units, but he is not in any hurry and is willing to bring back a development agreement.

Public Input

None

Rebuttal

None

Decision of Public Hearing: ACTION ITEM

Commissioner Wiechmann made a motion to keep the public hearing open until the Development Agreement is brought back. Commissioner Henry seconded the motion. **Motion Carried.**

New Business:

None

Unfinished Business:

None

Items from the Commission:

None

Items from the Building Official/ Zoning Administrator:

Update on the Comprehensive Plan

Next Regular Meeting – October 4, 2021

Meeting adjourned at 7:06 p.m.

Chairman Gwen Earls

Acting Secretary