

EMMETT CITY ZONING COMMISSION
November 1, 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, Kim Butler

Commissioners Online: Jeff Wiechmann

Commissioners Absent: Marta Henry

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

Staff Online: None

Public Present: Matt Heath, Gene King, Amanda King, Brian Kierstead

Review of Agenda:

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

Approval of Minutes: Commissioner Wiechmann made a motion to approve the October 4, 2021 minutes.

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

#1 Public Hearing: Re-Zone Application by Gene G King, 919 S Wardwell from R-2, Duplex to R-3, Multi-Family

Zoning Administrator's Presentation

Chairman Earls informed the commission that she had ex-parte communication with the neighbor of the property. The only information received from the neighbor was the lot dimensions. Zoning Administrator Sullivan read the staff report application summary to the commission. Chairman Earls asked about the hydrant requirement recommended by the Fire Chief. Sullivan informed the commission that when they adopt the staff report into the record it would include all staff recommendations.

Applicant Presentation

Gene King, 22965 Red Top Rd Wilder, ID, informed the commission that he is asking to rezone the property from R-2 to R-3 and does not have an exact plan in mind to what he will be building on the property. Commissioner Wiechmann expressed that he was against the application.

Public Input

None

Rebuttal

None

The public hearing was closed at 6:23 P.M.

Decision of Public Hearing: **ACTION ITEM**

Commissioner Wiechmann made a motion to deny the application. Attorney Sweeten informed Commissioner Wiechmann that he would need to state his facts and reasons for denying the application. The motion died for lack of a second. Commissioner Butler made a motion to recommend approval of the rezone application RZ21-004, adopt the staff report and not require a development agreement. Commissioner Gregory seconded the motion. Commissioner Wiechmann opposed. Motion carried.

New Business:

- a. Discussion about email regarding zoning ordinance changes

The commissioners discussed the possible changes to the city zoning codes and requirements. Zoning Administrator Sullivan recommended the commissioners bring the discussion and research to the December meeting as a workshop.

b. Approval of 2022 Meeting Dates **ACTION ITEM**

Commissioner Butler made a motion to approve the 2022 meeting dates. Commissioner Gregory seconded the motion. **Motion Carried.**

Unfinished Business:

None

Items from the Commission:

None

Items from the Building Official/ Zoning Administrator:

December meeting will be a workshop.

Next Regular Meeting – December 6, 2021

Commission Butler will be absent at the next meeting.

Meeting adjourned at 6:53 p.m.

Chairman Gwen Earls

Acting Secretary