

EMMETT CITY ZONING COMMISSION
March 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, Marta Henry, Kim Butler
Commissioners Online: Jeff Wiechman
Commissioners Absent: Jeff Chapman, Jennifer Frieboes

Staff Present: Zoning Administrator, Brian Sullivan; Recording Clerk, Alishia Elliott; Second Recording Clerk, Dori Millan-Sotelo
Staff Online: None

Public Present: Angela Plemmons de Ramos, Jodi Griffith, Ryan Black, Sergio Deleon, and Christine Deleon

Review of Agenda:

Commissioner Wiechman made a motion to approve the Agenda. Commissioner Butler seconded the motion.
Motion Carried.

Approval of Minutes: Commissioner Henry made a motion to approve the February 1st, 2021 minutes.
Commissioner Wiechman seconded the motion. **Motion Carried.**

#1 Public Hearing: RZ #21-001 David Young N. Boise and Dion St., Parcel #RPE3360009001A

Zoning Administrator's Presentation

Zoning Administrator Brian Sullivan presented application RZ #21-001 and read the staff report aloud. Chairman Earls asked the commission if they had any questions for the Zoning Administrator. Commissioner Wiechman stated that he doesn't feel like they have the ability to approve the application today because the preliminary plat was not provided. Commissioner Wiechman also stated his concern of the lot size. Zoning Administrator Brian Sullivan informed Commissioner Wiechman that a preliminary plat is required for a subdivision and this application is not for a subdivision. Zoning Administrator Brian Sullivan explained to the commission that they are able to change their recommendation to rezone to a different residential zone, R-1 or R-2, or keep with the zone that was requested by the applicant.

Applicant Presentation

Applicant Ryan Black, 18467 Avalon Place, Nampa, presented his application to the commission. Chairman Earls asked the commission if they had any questions for the applicant. Commissioner Henry asked about the parking spaces for the proposed housing units. Mr. Black explained how many off-street parking spaces would be available at the property. Commissioner Henry asked the applicant how big the units would be. Mr. Black informed the commission that the units would be 3 bedrooms. The commission had no further questions.

Public Input

Zoning Administrator Brian Sullivan read into the record the letter received in opposition of the application, from Angela Plemmons de Ramos.

Angela Plemmons de Ramos, PO Box 141, stated she lives one block away from the property in questions. Angela Plemmons de Ramos spoke in opposition of the application; with concerns of increased traffic and decreased home values. Mrs. Plemmons is in agreeance with a single-family home on the property.

Jodi Griffith, 320 N. Boise, spoke in opposition of the application; with concerns of off-street parking and increased kids in the area. Mrs. Griffith would not be opposed to a single-family home on the property or a storage area.

Christine Deleon, 312 N. Boise, spoke in opposition of the application; with concerns of increased traffic, off-street parking, and lot size. Mrs. Deleon is in agreeance with a single-family home on the property.

Rebuttal

Applicant Ryan Black spoke about taking cars off the street with the off-street parking that will be available on the property. Mr. Black informed the commission that he is trying to improve the area.

Decision of Public Hearing: ACTION ITEM

Commissioner Butler made a motion to recommend to the City Council approval of application RZ #21-001. Commissioner Henry seconded the motion. **Motion Carried.**

New Business:

None

Unfinished Business:

None

Items from the Commission:

None

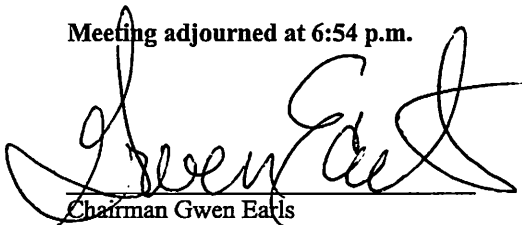
Items from the Building Official/ Zoning Administrator:

Zoning Administrator Brian Sullivan introduced Planning Clerk Alishia Elliott to the commission.

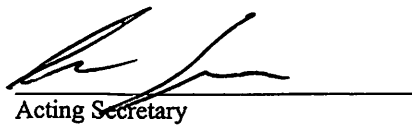
Next Regular Meeting – April 5, 2020

Commissioner Butler made a motion to adjourn. Commissioner Henry seconded the motion. **Motion Carried.**

Meeting adjourned at 6:54 p.m.



Chairman Gwen Earls



Acting Secretary