

# CITY of EMMETT ZONING COMMISSION

## Feb 3, 2020 Public Hearing and Meeting Minutes

~APPROVED MINUTES~

The Emmett City Zoning Commission held a Regular Meeting and Public Hearing on February 3, 2020 at 6:00 p.m. at 501 E. Main Street, Emmett, Idaho.

**Commissioners Present:** Marta Henry, Jeff Wiechmann, Gwen Earls, Kim Butler, Jennifer Frieboes, and City Attorney, Jake Sweeten

**Commissioners Absent:** Jeff Chapman

**Staff Present:** Zoning Administrator, Brian Sullivan; Planning Clerk, Anna Marie Young

**Chairwoman Earls:** Called the meeting to order at 6:00 p.m.

**Chairwoman Earls:** Conducted roll call and led Pledge of Allegiance . . .

### **Review of Agenda:**

**Commissioner Wiechmann:** Made a motion to approve the Agenda.

**Commissioner Henry:** Seconded the motion.

**Motion Passed.**

### **Approval of Minutes:**

**Vice Chairwoman Butler:** Made a motion to approve the January 6<sup>th</sup>, 2020 Minutes.

**Commissioner Frieboes:** Seconded the motion.

**Motion Passed.**

### **PUBLIC HEARING RZ #20-001 (913 S. Wardwell Ave, R-2 to R-3 Zone)**

**Chairwoman Earls:** Opened the public hearing

**Chairwoman Earls:** Asked if there was any exparte communication. There was none.

**Planning Clerk:** Went over staff report

**Chairwoman Earls:** Asked the Commission if they had any questions? There were none. Asked the applicant to come speak.

**Applicant Stephen Frey:** 901 S. Hayes Ave. There is certainly a demand for more rental housing. I plan to put up a fence all the way around the property and a couple of

storage sheds to make it look a little nicer. I understand there is a speeding traffic problem, which I am concerned about myself. I am willing to help with that by putting up signs or putting in a speed bump, or whatever I can do to help.

**Suzanne Shemwell:** 915 S. Wardwell Ave. I am not opposed to the re-zone. We need to keep in mind what is affordable. Concessions need to be made regarding maintenance of the road and driveway. There needs to be enough parking. The egress needs to be clearly outlined. I think there is enough space for multi housing but it just needs to be thoughtful. As a result of the first duplex, most of the gravel was removed and not replaced and thus there is a big hole that gathers water in the street.

**Attorney Sweeten:** What are the parking requirements for a Duplex vs R-3 zone?

**Zoning Administrator:** Responded that 1.5 spaces per unit are required in an R-3 zone so a total of 3 units would be required.

**Chairwoman Earls:** Any comments or questions from the Commission or the Public?

**Commissioner Wiechmann:** What is the likely hood that Public Works could put in a speed bump?

**Zoning Administrator:** My experience is that Public Works doesn't like speed bumps because somebody goes over it at 50mph and then blames the City for their vehicle damage.

**Commissioner Wiechmann:** How many parking spaces did you plan for?

**Applicant Stephen Frey:** 6 in addition to the car ports.

**Chairwoman Earls:** Any comments or questions from the Commission or the Public?

**Chairwoman Earls:** Closed the public hearing.

**PUBLIC HEARING ANN #20-002 & DA #20-001 (2030 S. Washington Ave, County to City Commercial Zone)**

**Chairwoman Earls:** Opened the Public Hearing

**Zoning Administrator:** Went over staff report, pointed out that the Gem County Treasurer requires all 2019 property taxes be paid in full, before approval.

**Zoning Administrator:** Went over companion Development Agreement application staff report, pointing out the Conditions of Approval.

**Applicant Gus Porter:** 7590 Appaloosa Lane- I don't have anything to add, but I'm happy to answer any questions?

**Vice Chairwoman Butler:** Regarding the property taxes owed, how does that play into our recommendation?

**Zoning Administrator:** Responded that it just means that before the City can approve all taxes must be paid.

**Chairwoman Earls:** Closed the public hearing.

## **REGULAR MEETING**

**Chairwoman Earls:** Do I have a motion on the decision for RZ #20-001?

### **RZ #20-001 Decision**

**Vice Chairwoman Butler:** Motioned to recommend approval of RZ #20-001 to City Council with the following conditions 1) No structures/landscaping shall be within 12ft of irrigation lateral bank 2) Add existing structure to site plan, Irrigation lateral, drain, and ditch flows shall be maintained, ensure 10ft easements for pressure irrigation lines. And 3) that only one additional duplex will be allow and a minimum of 3 off-street parking spaces be provided.

**Commissioner Wiechmann:** Seconded the motion.

**Motion passed.**

### **ANN #20-002 & DA #20-001 Decision**

**Vice Chairwoman Butler:** Motioned to recommend approval of ANN #20-002 to City Council including adoption of staff findings and analysis, as well as the DA #20-001 as written.

**Commissioner Henry:** Seconded the motion.

**Motion Passed.**

**Items from the Public:** None

**Unfinished Business:** None

**Items from the Commission:** Vice Chair Woman Butler reminded staff of her request for some suggested-language-cards for the Commissioners to reference during public hearings/meetings.

**Items from the Building Official/Zoning Administrator:** Handed out the proposed 2020 Meeting Schedule.

**Commissioner Wiechmann:** Moved to approve the meeting schedule

**Vice Chairwoman Butler:** Seconded the motion.

**Motion passed.**

**Zoning Administrator:** Regarding annual elections, we just elected three months ago so I'd like to stay on that rotation and do elections the first of Oct of every year.

**Attorney Sweeten:** Agreed that works great.

**Next Regular Meeting – March 2, 2020**

**Commissioner Frieboes:** Made a motion to adjourn.

**Commissioner Henry:** seconded the motion.

**Motion Passed.**

**Meeting adjourned at 7:04 p.m.**

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Chairwoman

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Acting Secretary