

CITY of EMMETT ZONING COMMISSION
Sept 3rd 2019 Public Hearing and Meeting Minutes

FINAL APPROVED

The City of Emmett's Zoning Commission held a regular meeting and two public hearing on September 3rd, 2019 at 6:00pm at 501 E. Main St. in Emmett.

Commissioners present: Jeff Chapman, Marta Henry, Bill Slabaugh, Gwen Earls, Kim Butler.

Commissioners absent: Mick Vahlberg

Staff present: Building Official/ Zoning Administrator Brian Sullivan, Planning/Recording Clerk Anna Marie Young, and Office Manager Doricela Millan-Sotelo.

Public Present: None

Building Official/Zoning Administrator: Introduced the new Commissioner Marta Henry. He explained that Marta was recently appointed by the City Council and because this was going to be her first meeting, she could just observe but of course if she had any comments/questions they would be welcome. He also introduced the new Planning Clerk, Anna Marie Young, and mentioned that she is working directly with him on the Zoning side-of-things and that the hope for the future is that she can take on much of the Zoning work for him.

Chairman Slabaugh: Called the meeting to order at 6pm. He outlined the agenda saying first they would hold two public hearings 1) for SUP 19-004 and 2) for VAC 19-001, then a regular meeting at the end. He pointed out that if a Commissioner speaks to someone outside of the hearing, they must disclose what was discussed at the public hearing.

Building Official/Zoning Administrator: Added that, along those lines, if a Commissioner were to stop by a property that is on the agenda, they must disclose that site visit as well.

~PUBLIC HEARING for SUP 19-004~

Chairman Slabaugh: Opened the Public Hearing for SUP 19-004. Asked if any Commissioner had any related discussions or site visits? There were none.

Building Official/Zoning Administrator: Introduced the SUP 19-004, he explained that because the house (located at 621 S. Washington) is in a general commercial zone, and because it's currently still a residential type structure, it could be used again as a primary residence however that requires a Special Use Permit, following a Public Hearing Process.

Building Official/Zoning Administrator: Went over staff report and findings. He said staff found the proposed SUP to be harmonious and appropriate, and not hazardous to any neighboring properties.

Building Official/Zoning Administrator: Went over staff recommendations. Said staff recommends approval of the application but recommends that the Notice to Owner and Permit Holder in Section 6 of the Staff Report be included in the Permit: "approval of this SUP shall in no way imply the City of Emmett's approval of the off-street parking lot or vehicle access for any future commercial use. A change of use from residential structure to different type of building occupancy may result in a requirement to modify off-street parking or vehicle access to the site e.g. if they decided to change back to a commercial building."

Chairman Slabaugh: Reminded the Commissioners of their duty to listen and ask questions. He asked are there any questions? There were none.

Applicant Jay Michael South: He currently lives in Nampa but wishes to move to his Emmett house because the place is big enough for him and his Mother, it has enough parking, and gets them out of a "bad situation" in Nampa. He said he wished this could have happened a month ago but he understands there are things we don't have control over. He said "we like Emmett and everyone has been friendly and welcoming."

Chairman Slabaugh: Asked to make sure applicant understood the "Notice to Owner" in Section 6. He apologized for having to have canceled the last meeting and extended condolences to the applicant's family on their recent loss.

Commissioner Earls: Moved to close the Public Hearing SUP #19-004

Commissioner Butler: Seconded the motion

Motion carried.

~PUBLIC HEARING FOR VA 19-001~

Chairman Slabaugh: Opened the Public Hearing for VA 19-001, Asked if any commissioners had any related discussions or site visits. There were none. He asked to hear staff's report.

Building Official/Zoning Administrator: Introduced VA 19-001, explained that Sawtooth Land Surveying is asking approval to vacate the alley between Carson St.

and Oxley Road. He went over the staff report and staff recommendations to approve the application.

He pointed out the two Impact Agency Response letters received from 1) Intermountain Gas Company, stating that they do have underground utilities in that alley way and 2) ID Power as well has utilities in that alley way. He said that he has not seen any overhead power lines there, himself, but that he knows the Applicant has been in communication with ID Power so they can work to figure that out.

Building Official/Zoning Administrator: Staff recommends approval with conditions noted in Section 6 of the Staff Report. Pointed out that the Zoning Commission does not make the final decision for this case, it is just a recommendation to City Council.

Applicant Joe Lanham: Introduced himself and said that he bought Neil out next door, he wants to put another 100 feet on our building to expand the business. He said that there is a gas line and that he has no problem with providing an easement. He said Idaho power would need a 10 foot easement on a part of the road. He said that he will make sure to use that particular side for parking. He described how he has cleaned up the property and keeps the neighborhoods happy. He said if the City can approve this we can expand and put 10 more guys to work!

Chairman Slabaugh: Asked if the Commissioners had any questions for Lanham? There were none.

Building Official/Zoning Administrator: Said he already took this City Council and they didn't see a problem with it. They just recommended that is be reviewed by the Zoning Commission first.

Applicant Lanham: Said that the welding shop is ugly but that they take pride in what we do.

Commissioner Earls: Motioned to close the Public Hearing VAC #19-001

Commissioner Butler: Seconded the motion

Motion Carried.

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~REGULAR MEETING~

Pledge of Allegiance was given

**Commissioner Earls:** Motioned to accept the agenda

**Commissioner Butler:** Seconded the motion

Motion carried.

**Chairman Slabaugh:** Reminded the Commission that there are two set of meeting minutes that need to be reviewed and approved. He asked if there were any proposed additions/changes to the May 6<sup>th</sup> 2019 meeting minutes? There were none.

**Commissioner Earls:** Moved to accept the May 6<sup>th</sup> 2019 Meeting Minutes

**Commissioner Butler:** Seconded the motion

**Chairman Slabaugh:** Asked if there were any proposed additions/changes to the June 3<sup>rd</sup> 2019 Meeting Minutes? There were none.

**Commissioner Earls:** Moved to accept the June 3<sup>rd</sup> 2019 Meeting Minutes.

**Commissioner Chapman:** Seconded the motion

Motion Carried

**Chairman Slabaugh:** Said its time to make a decision on the public hearing items. He asked the Commission if they had any thoughts/discussion on the SUP #19-004? There were none.

**Commissioner Earls:** Moved that the Application SUP #19-004 be approved including Section 6 of the Staff Report.

**Commissioner Butler:** Seconded the motion.

Motion carried

**Chairman Slabaugh:** Asked the Commission if they had any thought/discussion on the Vac #19-001? There were none.

**Commissioner Earls:** Moved that the Commission recommend approval of VAC #19-001 to the City Council, including Section 6 of Staff Report regarding site specific conditions of approval.

**Commissioner Chapman:** Seconded the motion

Motions carried.

**Chairman Slabaugh:** Asked if there were any other items from the public? There were none.

**Chairman Slabaugh:** Asked if there were any items from the Building Official?

**Building Official/Zoning Administrator:** Responded by saying that the next meeting is scheduled for October 7<sup>th</sup> 2019. He said that there will be a very large application presented at this meeting which includes a preliminary plat for a proposed new subdivision, development agreement, and variance. He said that he will make sure to send out the meeting packet at least a week in advance.

**Commissioner Earls:** Moved to close the meeting

**Commissioner Butler:** Seconded the motion

Motion carried.

Meeting Adjourned at 6:45pm.

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Chairman Bill Slabaugh,

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Acting Secretary