

## EMMETT CITY ZONING COMMISSION

November 2, 2020

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, Jennifer Frieboes **Commissioners Online:** Kim Butler, Jeff Wiechmann **Commissioners Absent:** Jeff Chapman, Marta Henry

**Staff Present:** Zoning Administrator, Brian Sullivan; Recording Clerk, Doricela Millan-Sotelo **Staff Online:** City Attorney, Jake Sweeten

**Public Present:** Tina Wilson 158 S. Stream Leaf Ave., Star, ID; Joanne Waters 1434 Judo Ln., Emmett, ID.

### **Review of Agenda:**

**Commissioner Frieboes** made a motion to approve the Agenda. **Commissioner Wiechmann** seconded the motion. **Motion Carried.**

### **Approval of Minutes:**

**Commissioner Wiechmann** made a motion to approve the October 5<sup>th</sup>, 2020 Minutes. **Commissioner Frieboes** seconded the motion. **Motion Carried.**

### **PUBLIC HEARING: RZ #20-001 Veritas Holdings LLC, 1420 Judo Lane**

**Chairman Earls** opened the public hearing for RZ #20-001. **Zoning Administrator** presented application RZ #20-001 and appended Staff Report. **Chairman Earls** asked if the commission had any questions for the zoning administrator? **Commissioner Wiechmann** asked if it was known what type of light manufacturing will be going on at this location? **Zoning Administrator** deferred the question to the Applicants Representative. **Chairman Earls** asked if the commission had any questions for the zoning administrator? No Response. **Applicant Representative Tina Wilson Western Alliance for Economic Development 158 S Stream Leaf Ave Star ID** stated she is the economic development coordinator for the city of Emmett and Gem County. The application referred to a project called Project Aces and the type of manufacturing that will be going into the building is computer parts, a component in a computer. There will be 25 jobs created with the company coming in. It will not happen all at once. Once the building is completed. There will be tenant improvements that need to be made. Then the facility will need to go through a certification process. That can take anywhere from eight to ten months before certified into full production. Once certified into full production, they will be manufacturing a component of computer hardware. The company is relocating and have chosen the city of Emmett instead of going to Ada County or Canyon County to do business. They like the community and want to be a part of it. **Chairman Earls** asked if there were any questions from the commission? No Response. **Chairman Earls** opened hearing to public input. **Joanne Waters 1434 Judo Emmett ID** asked about the business hours. **Applicant Representative Tina Wilson** stated that they will operate regular business hours Monday through Friday 8am to 5pm. The only traffic that will come through is for the components that will come by UPS or FedEx, which will only happen during normal working hours. Speaking to the companion application, the building currently has a small apartment in it. The owners anticipate they will live onsite until construction is completed. They want to maintain that original residential use component. **Joanne Waters** asked about the height of second building that is shown on site plan. She was concerned about the view being restricted at the Cottages Assisted Living and neighboring properties. **Zoning Administrator** stated that the company only provided a site plan at the time and actual height of the proposed second building is unknown. He referred to Emmett City code height regulations, maximum height in a commercial zone is 60ft and the maximum height in a residential zone is 35ft. **Chairman Earls** asked if there were additional questions to the applicant or for Zoning Administrator? No Response. **Chairman Earls closed the Public Hearing.**

### **Decision of Public Hearing:**

**Commissioner Butler** motioned to recommend approval to City Council application RZ#20-001, an application to rezone 1420 Judo Lane from R-1, Single Family Residential to C - Commercial, including adopting Staff Findings, Analysis, and Staff Recommendations. **Commissioner Frieboes** seconded the motion. **Motion carried.**

**PUBLIC HEARING: SUP #20-003 Veritas Holdings LLC, 1420 Judo Lane**

**Chairman Earls** opened the public hearing for SUP #20-003. **Zoning Administrator** presented application RZ #20-001 and appended Staff Report. **Chairman Earls** asked if the commission had any questions for the Zoning Administrator? No response. **Applicant's Representative Tina Wilson Western Alliance for Economic Development 158 S Stream Leaf Ave Star ID** stated that the owners will be the onsite management until the business is up and running. Then once the construction is complete and certification has been passed. The living area will be used for customers to come view the facilities or for sales meetings. **Chairman Earls** asked if the commission had any questions for the Applicant's Representative? No response. **Chairman Earls** opened the hearing to public input? No response. **Chairman Earls closed the Public Hearing.**

**Decision of Public Hearing:**

**Commissioner Butler** motioned to approve application SUP #20-003, an application to allow residential living in a C- Commercial Zone at the building located at 1420 Judo Lane which is part of a companion application for a rezone, adopt the Findings, Staff Analysis, and Staff recommendation. **Commissioner Frieboes** seconded the motion. **Motion Carried.**

**New Business: Election of Officers**

**Commissioner Wiechmann** motioned to continue with Commissioner Earls as Chairman and Commissioner Butler as Vice Chair. **Commissioner Frieboes** seconded the motion. **Motion Carried.**

**Unfinished Business: None**

**Items from the Commission: None**

**Items from the Building Official/ Zoning Administrator: None**

Next Regular Meeting – December 7, 2020

Commissioner Earls **adjourned the meeting.**

**Meeting adjourned at 6:39 p.m.**

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Chairman Gwen Earls

Acting Secretary