

The Emmett City Zoning Commission held a regular meeting on October 1st, 2018 at 6:00 p.m. at 501 E. Main Street, Emmett, Idaho.

Commissioners present: Jeff Chapman, Don Mackey, Bill Slabaugh, Gwen Earls

Staff present: Building Official/Zoning Administrator Brian Sullivan, City Attorney Jake Sweeten, Recording Clerk Doricela Millan-Sotelo, Clerical Assistant Mary Lake

Public present:

Chairman Slabaugh called the meeting to order at 6:00 p.m.

Public Hearings:

Chairman Slabaugh led the Pledge of Allegiance

Review of Agenda:

Commissioner Mackay made a motion to approve the Agenda. **Commissioner Earls** seconded the motion. **Motion Carried.**

Approval of Minutes:

Commissioner Mackay made a motion to approve the September 10th, 2018 Minutes. **Commissioner Earls** seconded the motion. **Motion Carried.**

Decision of Public Hearings:

Items from the Public:

Unfinished Business:

Items from the Commission:

Items from the Building Official/Zoning Administrator: Zoning Administrator presents minimum lot size in R-2 zone.

Commissioner Earls asked the difference between R-1 and R-2 and the reasoning on why they don't want to go below the 6000 square foot

Zoning Administrator states that the difference is you can build a duplex in an R-2 but you can't build a duplex in an R-1. They don't want to go below the 6000 square feet because it would allow them to still build a single-family residence.

Commissioner Slabaugh asks if someone wants to build a duplex in an R-1 zone, would it have to be rezoned? Or could they use a variance or special use permit.

Zoning Administrator states that it would require a zoning change.

Commissioner Chapman asks if people can still build on plots below the 6000 square feet lots?

Zoning Administrator states that there are legal buildable lots that were plotted back in the 50's and 60's that are below the 6000 square foot lot size.

Commissioner Chapman clarifies if the smaller lots are just from the one period.

Zoning Administrator states they are.

Commissioner Chapman asks if there were any draw backs to keeping the R-1 and R-2 the same square feet.

Zoning Administrator states he does not think there are any drawbacks.

Commissioner Chapman asks if there is any gain in making the square feet more than? He would like to see more houses being built.

Zoning Administrator states that he would also like to see more of the empty field lots being filled up. They need more housing.

Commissioner Earls responds her understanding on why the last meeting 5000 sq ft was suggested because people moving into duplex's don't want to take care of a yard.

Zoning Administrator states that he is under that same impression but he does not want to drop it below the R-1 zone or it defeats the purpose of that. R-2 Zone has smaller setbacks as well.

Commissioner Slabaugh asks if they think they will get more multi-family development with the 6000 square foot lot size.

Zoning Administrator states he is not sure. He thinks the market is hot. He has had some interest in building duplexes.

Commissioner Earls asks if there is the possibility of having to address the square foot in a future event. If someone wanted the smaller lot below the 6000 square foot, would they just deny it?

Zoning Administrator states that he would recommend to deny it. They could always appeal that.

Commissioner Slabaugh asks how commissioners feel about 6000 square foot?

Commissioner Chapman agrees with the square foot.

Commissioner Mackey agrees.

Commissioner Earls is not 100 % sold.

Commissioner Chapman made a motion to draft the ordinance for the new minimum lot size of R-2 zone for 6000 square feet. **Commissioner Mackey** seconded the motion. **Motion Carried.**

Zoning Administrator gives an update on the annexation on 12th street was approved through City Council.

Commissioner Slabaugh set next regular meeting to November 5th, 2018.

Next Regular Meeting –November 5th, 2018

Commissioner Earls made a motion to adjourn. **Commissioner Mackey** seconded the motion. **Motion Carried.**

Meeting adjourned at 6:17 p.m.

Chairman Bill Slabaugh

Acting Secretary