



**CITY OF EMMETT
PLANNING & ZONING DEPARTMENT**

**APPLICATION FOR
ANNEXATION**

DESCRIPTION: ANNEXATION W/ZONING CLASSIFICATION, 2.059 ACRES

APPLICATION NUMBER: ANN#24-001

ZONING COMMISSION HEARING DATE: OCTOBER 7, 2024 @ 6:00

CITY COUNCIL HEARING DATE: TBD

APPLICANT: LAMORE INVESTMENTS LLC
2765 GEM AVE
EMMETT, ID 83617

PROPERTY OWNER: LAMORE INVESTMENTS LLC

SUBJECT PROPERTY LOCATION: 1200 CASCADE RD., THE N ½ OF THE N ½ OF THE SE¼
OF SECTION 12, TOWNSHIP 6 N., R. 2 W., B.M., GEM
COUNTY, IDAHO.

PARCEL#: RP06N02W127390

STAFF PLANNER: BRIAN SULLIVAN

1. APPLICATION SUMMARY:

The purpose of this application is to request a zoning classification and annexation of a parcel of land located at 1200 Cascade Road into the City of Emmett. This area is eligible to request annexation as it is within the Area of City Impact and contiguous to the existing city limits. The property is located on Cascade Road west of S. Mill Rd. and W. Main Street intersection. The area to be annexed is approximately 2.059+ acres and has frontage on Cascade Road. The existing zoning in Gem County is M2, Heavy Industrial, and the requested zoning for the City of Emmett is MD-Mixed Development.

ECC 9-15-10, Annexation Procedures, outlines the complete application and review process for annexation requests. Section E.13 allows the Administrator to require certain types of studies, depending upon the size and location of the proposed annexation. Staff's determination is that the review of the annexation application can proceed without these studies.

2. APPLICATION PROCESS FACTS:

LaMore Annexation Application
1200 Cascade Rd.

A. Application Submittal:

The complete application for this item was filed by the LaMore Investments LLC on September 10, 2024.

B. Notice of Public Hearing:

Notice of Public Hearing on the application for the Emmett Zoning Commission was published in accordance with requirements of Title 67, Chapter 6509, Idaho Code on September 18, 2024 in the Messenger Index.

C. Relevant Ordinances and Required Actions:

The subject application will in fact constitute an Annexation application as determined by Emmett City Code (ECC) 9-15-10A - D. By reason of the provisions of the ECC Title 9, Chapter 15, a public hearing is required before the Zoning Commission ("Commission") and the City Council on this matter. The Commission must make a recommendation to the City Council and make findings of fact and conclusions of law relating to compliance with the Comprehensive Plan, per ECC 9-15-10H.

3. APPLICATION & PROPERTY FACTS:

A. Site Address/Location:

The area to be annexed contains approximately 2.059 acres and fronts Cascade Road. The north and east side of the property touches the city limits.

4. LAND USE

A. Existing Land Use(s): Bare land.

B. Description of Character of Surrounding Area: Mixed use development to the north and east, single family homes to the west and south.

C. Adjacent Comprehensive Plan, Zoning and Land Use:

	COMP PLAN DESIGNATION	ZONING DESIGNATION	LAND USE
North of site	MU, Mixed Use	MD-Mixed Development	RV Park, light manufacturing facility, saw mill
South of site	MR, Mixed Residential	R-2, Residential Transitional	Single-family homes
East of site	MU, Mixed Use	MD- Mixed Development	Offices, light manufacturing facility, race track
West of site	P & OS, Public, Parks, and Open Space	M2, Heavy Industrial	Single-family homes, sewer plant

D. Existing Site Characteristics: Vacant industrial land

E. Streets and/or Access Information: Parcel has access to Cascade Road

5. COMPREHENSIVE PLAN POLICIES & GOALS: [Staff comments and analysis are shown in *italics.*]

The following policies in the Elevate Emmett Comprehensive Plan support approval of this application. The

Commission and Council need to consider these and any other policies you deem appropriate in reviewing and deciding on the application.

This property lies within the boundary of the Area of City Impact which is defined in Idaho Code 67-6526 and identifies any "area that can reasonably be expected to be annexed to the city in the future."

POPULATION, GROWTH, AND ECONOMIC DEVELOPMENT

1. Increase economic diversity, employment base, and tax base for enhancement of quality of life, health, employment, and efficient fiscal growth.
- F. Support business retention, expansion, and creation.

6. ZONING ORDINANCE:

Mixed development MD district. The purpose of the MD district is to provide for a variety of multi-family residential, commercial and light industrial uses that complement and integrate with the state highways, rail lines and/or the airport, as envisioned in the comprehensive plan. Multi-family uses in the MD district shall have at least ten dwelling units per acre (net). Single-family residential uses are only allowed through a special use permit. All new nonresidential buildings in the MD zone shall be no larger than 25,000 square feet, unless otherwise approved through a planned unit development.

7. REQUIRED COMMISSION FINDINGS & STAFF ANALYSIS:

Emmett City Code 9-15-10. H., Commission Review, requires the Commission to make the following findings for any annexation application before recommending approval to the City Council: (staff analysis in italics)

- A. Determine whether the proposed annexation will be harmonious and in accordance with the specific goals and policies of applicable components of the Elevate Emmett Comprehensive Plan.

Staff finds the property included in this annexation request lies within the "Area of City Impact" and the Mixed Use (MU) land use category of the Comprehensive Plan. Land in this area is slated to be annexed and zoned when it becomes contiguous with the city limits and when urban services are available. The proposed use for the property fits the MD zoning designation of the zoning ordinance.

- B. Recommend that the property sought to be annexed should be zoned as one or more zoning districts (as more fully described in the Emmett Zoning Ordinance).

Staff recommends the Commission support the proposed zoning classification of MD-Mixed Development and recommend approval of this zoning designation along with annexation to the City Council for adoption.

Possible Motion: I make a motion to recommend approval of application ANN 24-001 to the Emmett City Council for the following reasons:

1. *The application appears to be in compliance with the Elevate Emmett Comprehensive Plan.*
2. *The requested zoning of MD will be harmonious with the neighboring property.*
3. *The property lies in the area of city impact and is eligible for annexation.*

Or

I make a motion to recommend denial of application ANN 24-001 for the following reasons.



CITY OF EMMETT

Zoning Commission

Recommendation to City Council

Application: ANN 24-001- Annexation and Zoning Classification

Applicant: LaMore Investments, LLC.

Date of Zoning Commission Public Hearing(s): October 7, 2024

Date of City Council Public Hearing: November 12, 2024

Summary of Public Testimony: No public at meeting

- In Favor: None
- Opposed: None
- Neutral: None

Recommendation: Approval of the annexation of 2.059 +- acres with MD- Mixed Development zoning classification per the findings in the application. Unanimous vote.

Reason(s) and Findings for Recommendation:

The Commission finds the proposed annexation:

1. Conforms with the basic intent of the Comprehensive Plan.
2. The proposed zoning of MD Mixed Development will be harmonious with the neighboring property.
3. The property lies within the area of city impact, and is eligible for annexation.
4. A water connection agreement will be required when services are available.

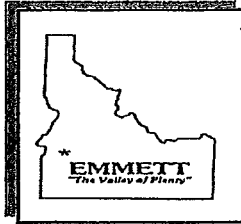
See the attached application/staff report for details.

Possible Motion:

I make a motion to approve the annexation and zoning classification of parcel number RP06N02W127390 and designate the zoning classification of (MD)- Mixed Development and direct staff to create an ordinance and water connection agreement to bring back to Council for approval.

OR

I make a motion to deny the application ANN 24-001 for parcel RP06N02W127390 for annexation with zoning classification for the following reason:



CITY OF EMMETT
MASTER PUBLIC HEARING APPLICATION

601 E. 3rd Street, Emmett, Idaho 83617 www.cityofemmett.org phone: (208) 365-9569 fax (208) 365-4651

TYPE OF APPLICATION: (Please check all that apply.)

- ANNEXATION, APPEAL, COMPREHENSIVE PLAN TEXT AMENDMENT, COMPREHENSIVE PLAN MAP AMENDMENT, DESIGN REVIEW, DEVELOPMENT AGREEMENT, REZONE, SPECIAL USE PERMIT, SUBDIVISION, PRELIMINARY, SUBDIVISION, FINAL, SUBDIVISION, COMBINED/MINOR, SUBDIVISION, MODIFICATION, VACATION, VARIANCE, ZONING TEXT AMENDMENT

PROJECT NAME: LaMore Investments LLC

SITE INFORMATION:

(This information can be found on the Assessor's property information assessment sheet.)

Quarter: Section: Township: Range: Total Acres:
Subdivision Name (if applicable):
Site Address: 1200 Cascade Rd City:
Tax Parcel Number(s): RPO6N02W1127390 Current Zoning: M2 Current Land Use:

PROPERTY OWNER:

Name: LaMore Investments LLC
Address: P.O. Box 868
City: Emmett State: ID Zip: 83617

APPLICANT:

Name: Same
Address:
City: State: Zip:

Telephone: 208-955-8126 Fax:

Telephone: Fax:
Email:

I consent to this application and allow City staff to enter the property for site inspections related to this application.

I certify this information is correct to the best of my knowledge.

Signature: (Owner)

Date Signature: (Applicant)

Date

NOTE: THIS APPLICATION MUST BE SUBMITTED WITH THE APPLICABLE CHECKLIST (S).

OFFICE USE ONLY

File No.: A111281001 Received By: SF Date: Fee: Receipt No:

LaMore Investments LLC

RP06N02W127390

06N 02W Sec12

Narrative Statement

To whom it may concern,

LaMore Investments LLC proposes to use the above referenced property as a place of work and expand the employment opportunities and growth this community has to offer. The area surrounding the property is growing in business and we believe we can contribute in a positive manner. Through our research and due diligence, this property and our vision will have no impact on natural resources and will help to beautify and restore this area in comparison to what it currently is. With no access to public water services, we will be drilling a well giving us the upmost understanding of wellhead protection. Through the annexation, we will have very little to no impact to municipal infrastructure or city maintenance services at any and all levels. We have attached our proposed project which is included in our site plan. We are excited to move forward with the City of Emmett and grow our business through longstanding partnerships in our community.

Sincerely,

Brian & Stephanie LaMore

208-695-7618

nwland.brian@gmail.com

Instrument # 348824
EMMETT, GEM, IDAHO
2024-03-15 03:12:14 PM No. of Pages: 2
Recorded for: PIONEER TITLE COMPANY OF GEM C
SHELLY TILTON Fee: \$15.00
Ex-Officio Recorder Deputy SStewart
Index To: WARRANTY DEED
Electronically Recorded by Simplifile



2020 South Johns Avenue Suite A
Emmett, ID 83617

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

Property Address: Section 12 6N 2W Tax 820, TBD Cascade Road, Emmett, ID 83617

File No. 847700 /KS

SPECIAL WARRANTY DEED

For the consideration of value received, Gem County Fire Protection District #1, GRANTOR, conveys and specially warrants to LaMore Investments LLC, an Idaho Limited Liability Company, GRANTEE, whose address is PO Box 868 Emmett, ID 83617, their successors and assigns forever the following described real property:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO taxes and assessments for the year 2024 and all subsequent years, together with any and all existing easements, rights of way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show.

THIS CONVEYANCE shall include any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way and water rights in anywise appertaining to the property herein described as well in law as in equity.

THE GRANTOR covenants to the Grantee that Grantor is the owner in fee simple of said premises; that the premises are free from encumbrances created or suffered by the Grantor, excepting those as may be herein set forth, and excepting those of record, and that Grantor will warrant defend the same from all lawful claims of or through Grantor, but none other.

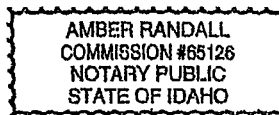
Dated: March 15, 2024

Gem County Fire Protection District #1

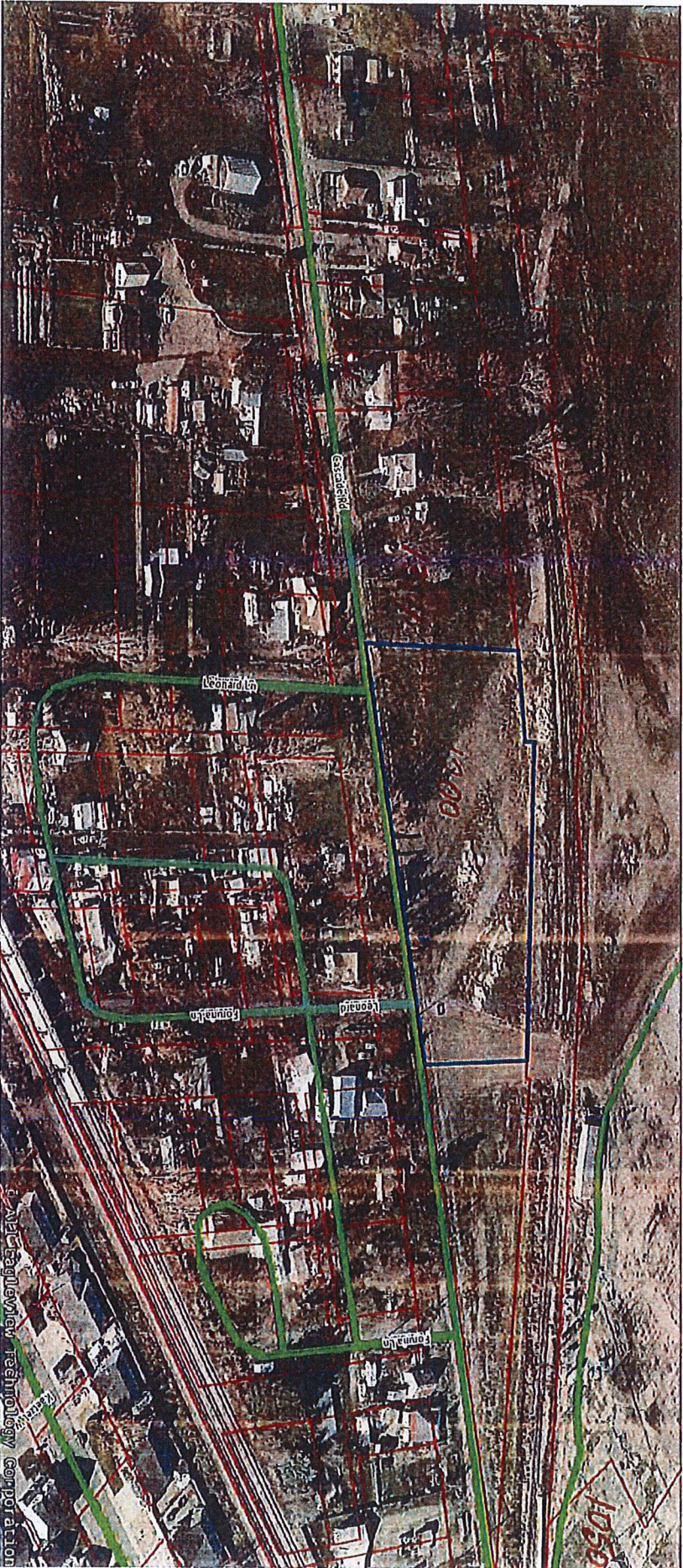
By: Earl Defur
Earl Defur, Commissioner
State of Idaho
County of Gem

This record was acknowledged before me on March 15, 2024 by
Earl Defur as Commissioner
Gem County Fire Protection District #1 of

Amber Randall
Notary Public
My commission expires:
Residing in Emmett, Idaho
My Commission Expires February 27, 2027



1200 Cascade Road



11/24/2021

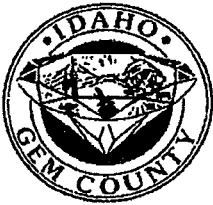
Untitled Map

Write a description for your map.



Legend

- Ed's Pond
- Feature 1
- Feature 2
- Gem Island Sports Complex
- Kingdom Hall of Jehovah's Witnesses
- Les Schwab Tire Center
- Sanitation Reservoir Recreational Loop



GEM COUNTY TREASURER

Megan Keene

415 East Main Street, Suite 200

Emmett, Idaho 83617

E-mail: treasurer@co.gem.id.us

Phone: (208) 365-3272 Fax: (208) 365-2163



October 01, 2024

Mr. Brian Sullivan
Building Official / Zoning Administrator
City of Emmett
601 E 3rd Street
Emmett, ID 83617

RE: LaMore Investments LLC
Applicant: LaMore Investments LLC
Parcel(s): RP06N02W127390
Loc: 1200 Cascade Road
Ann 24-001

Dear Planning Director,

After reviewing the Annexation with Rezone application for LaMore Investments LLC, the following are my comments concerning the subject parcel(s);

Parcel RP06N02W127390 has the 2023 Taxes paid in full.

Any split/combined/property boundary adjustment/sub parcels must have all taxes paid in full.

*****Please note--Splits, Combos, PBAs, Platted Subdivisions, and Manufactured Homes Declared Real need to be correctly recorded prior to May 1, 2024, in order to show up in the 2024 Assessment Roll and 2024 Tax Roll. Anything recorded after that date will be valued and taxed based on how the property was as of January 1, 2024.***

If you have any questions, please feel free to contact the Treasurer's office.

Sincerely,

Laura Wheeler
Gem County Treasurer's Office

Brian Sullivan

From: Steve Kunka
Sent: Thursday, September 26, 2024 7:11 AM
To: Brian Sullivan
Subject: Re: Agency Comments

No comment.

Sent from my iPhone

> On Sep 25, 2024, at 12:12 PM, Brian Sullivan <bsullivan@cityofemmett.org> wrote:

>

> Hello,

>

> Please see attached application for comments.

> Please send comments in writing even if you have none.

>

> Thank you,

>

>

> Brian Sullivan

> City of Emmett

> Building Official/Zoning Administrator

> 208-365-9569

>

>

>

> <20240925120249371.pdf>

Brian Sullivan

From: Clint Seamons
Sent: Wednesday, September 25, 2024 12:19 PM
To: Brian Sullivan
Subject: Re: Agency Comments

No comments at this time

Clint Seamons
Public Works Director
City of Emmett
[601 E 3rd Street](#)
[Emmett, ID 83617](#)
Office: [\(208\) 365-9569](#)

On Sep 25, 2024, at 12:12 PM, Brian Sullivan <bsullivan@cityofemmett.org> wrote:

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Please send comments in writing even if you have none.

Thank you,

Brian Sullivan
City of Emmett
Building Official/Zoning Administrator
208-365-9569

<20240925120249371.pdf>

Brian Sullivan

From: Mike Knittel
Sent: Sunday, September 29, 2024 9:37 PM
To: Brian Sullivan
Subject: Re: Agency Comments

No comments from IT department

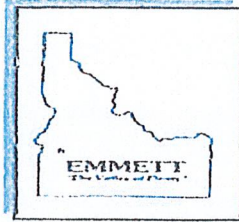
From: Brian Sullivan <bsullivan@cityofemmett.org>
Sent: Wednesday, September 25, 2024 12:08
To: Steve Kunka <skunka@emmettpolice.com>; Clint Seamons <cseamons@cityofemmett.org>; Curt Christensen <cchristensen@cityofemmett.org>; bailey, james B - Emmett, ID <James.B.Bailey@usps.gov>; assessor@co.gem.id.us <assessor@co.gem.id.us>; Michael Welch <mwelch@gemfireems.org>; gcrb@co.gem.id.us <gcrb@co.gem.id.us>; Angela Mattingly <amattngly@isd221.net>; treasurer@co.gem.id.us <treasurer@co.gem.id.us>; lastchanceditch@gmail.com <lastchanceditch@gmail.com>; Mike Knittel <mknittel@cityofemmett.org>; Jennifer Kharrl <jkharrl@co.gem.id.us>
Subject: Agency Comments

Hello,

Please see attached application for comments.
Please respond in writing with your comments even if you have none.

Thank you,

Brian Sullivan
City of Emmett
Building Official/Zoning Administrator
208-365-9569



CITY OF EMMETT
MASTER PUBLIC HEARING APPLICATION

601 E. 3rd Street, Emmett, Idaho 83617 www.cityofemmett.org phone: (208) 365-9569 fax (208) 365-4651

TYPE OF APPLICATION: (Please check all that apply.)

- | | | |
|--|--|--|
| <input type="checkbox"/> ANNEXATION | <input checked="" type="checkbox"/> DEVELOPMENT AGREEMENT MODIFICATION | <input type="checkbox"/> SUBDIVISION, MODIFICATION |
| <input type="checkbox"/> APPEAL | <input type="checkbox"/> REZONE | <input type="checkbox"/> VACATION |
| <input type="checkbox"/> COMPREHENSIVE PLAN TEXT AMENDMENT | <input type="checkbox"/> SPECIAL USE PERMIT | <input type="checkbox"/> VARIANCE |
| <input type="checkbox"/> COMPREHENSIVE PLAN MAP AMENDMENT | <input type="checkbox"/> SUBDIVISION, PRELIMINARY | <input type="checkbox"/> ZONING TEXT AMENDMENT |
| <input type="checkbox"/> DESIGN REVIEW | <input type="checkbox"/> SUBDIVISION, FINAL | |
| | <input type="checkbox"/> SUBDIVISION, COMBINED/MINOR | |

PROJECT NAME: EMMETT POINT RV PARK

SITE INFORMATION:

(This information can be found on the Assessor's property information assessment sheet.)

Quarter: _____ Section: 18 Township: 6N Range: 4W Total Acres: 7.7

Subdivision Name (if applicable): Coltrin Sub

Lot: 4 Block: 1

Site Address: 2061 S WASHINGTON AVE City: EMMETT

Tax Parcel Number(s): RPE 90950010040 Current Zoning: _____ Current Land Use: VACANT

PROPERTY OWNER:

Name: Coltrin Properties LLC

APPLICANT:

Name: PAUL HILBIG with Landify LLC

Address: 3313 W Cherry Lane

Address: 1707 N PLUMER LN

City: Meridian State: 10 Zip: 83642

City: EAGLE State: 10 Zip: 83616

Telephone: 208 971 7830 Fax: -

Telephone: 208 921 2506 Fax: -

Email: Paul@fsonedev.com

I consent to this application and allow City staff to enter the property for site inspections related to this application.

I certify this information is correct to the best of my knowledge.

See Affidavit

Paul Hilbig AUG 2, 2024

Signature: (Owner)

Date Signature: (Applicant)

Date

NOTE: THIS APPLICATION MUST BE SUBMITTED WITH THE APPLICABLE CHECKLIST (S).

OFFICE USE ONLY

File No.: 24002 Received By: _____ Date: _____ Fee: _____ Receipt No: _____

Memo

To: Emmett City Council
From: Brian Sullivan
CC: Project File
Date: 11/6/24
Re: Modification of Development Agreement 2061 S. Washington

Mayor and City Council,

Paul Hilbig with Landify LLC has requested a modification to the allowed uses of the Development Agreement associated with the property located at 2061 S. Washington. The current property owner of Coltrin Minor Subdivision, Candy Coltrin, has given permission to Mr. Hilbig to apply for this modification.

The modification to the development agreement would be in the matrix chart of allowed uses, (see attached). The use proposed is to allow an RV Park to be constructed on this 7.7 acres. This is not a development application, only an application to allow the land to be used for an RV Park. All development of the property will be reviewed and approved by staff. Current zoning of the property is C-Commercial, which allows an RV Park.

The modification is supported by the comprehensive plan, Chapter 3 Goals and Policies, (Housing), which encourages diverse and flexible land uses through:

1. Support development of local workforce housing.
2. Provide more opportunities for housing choices.

Letters submitted from impact agencies:

Emmett Public Works, with no comments.

Emmett Police, (see comments)

IT, no comment

Gem County Treasure, (see comment)

ECC 9-18-8: Modification and Termination:

- A. Modification of Agreements: Development agreements may only be modified through the public hearing process identified in section 9-18-5 of this chapter.

Staff has reviewed the current development agreement and the proposed modification. Staff is in support to modify the development agreement for Coltrin Minor Subdivision to allow an RV Park. If the Commission approves the modification, a recommendation to approve the modification must be made to the City Council.

Brian Sullivan

Zoning Administrator



CITY OF EMMETT
Building & Zoning Department
601 E. 3rd Street
Emmett, Idaho 83617

Building & Zoning Department

Brian Sullivan:
bsullivan@cityofemmett.org
Shannon Ferraro
sferraro@cityofemmett.org
Ph: (208) 365-9569 Ex. 6
Fax: (208) 365-4651

November 6, 2024

RE: Development Agreement Modification # 24-002

Mayor and City Council,

City of Emmett Zoning Commission held a public hearing on October 7, 2024 and recommend approval of application DA-24-002 as submitted.

Proposed Motion:

I would like to make a motion to approve application DA 24-002, a modification of the Bi-Mart Development Agreement submitted by applicant Paul Hilbig with Landify LLC, to allow an R.V. park as an allowed use for property located at 2061 S. Washington, with approval based on staff memo in the packet.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Sullivan", is written over a horizontal line.

Brian Sullivan
Building / Zoning Administrator

**Coltrin Subdivision
Emmett, Idaho
Development Agreement Modification Narrative**

The proposed modification to the Development Agreement seeks to include an RV park as an allowed use in the table of permitted uses for the property. Although the existing zoning already permits RV parks, the current development agreement, which was recorded in 2008, excludes this use.

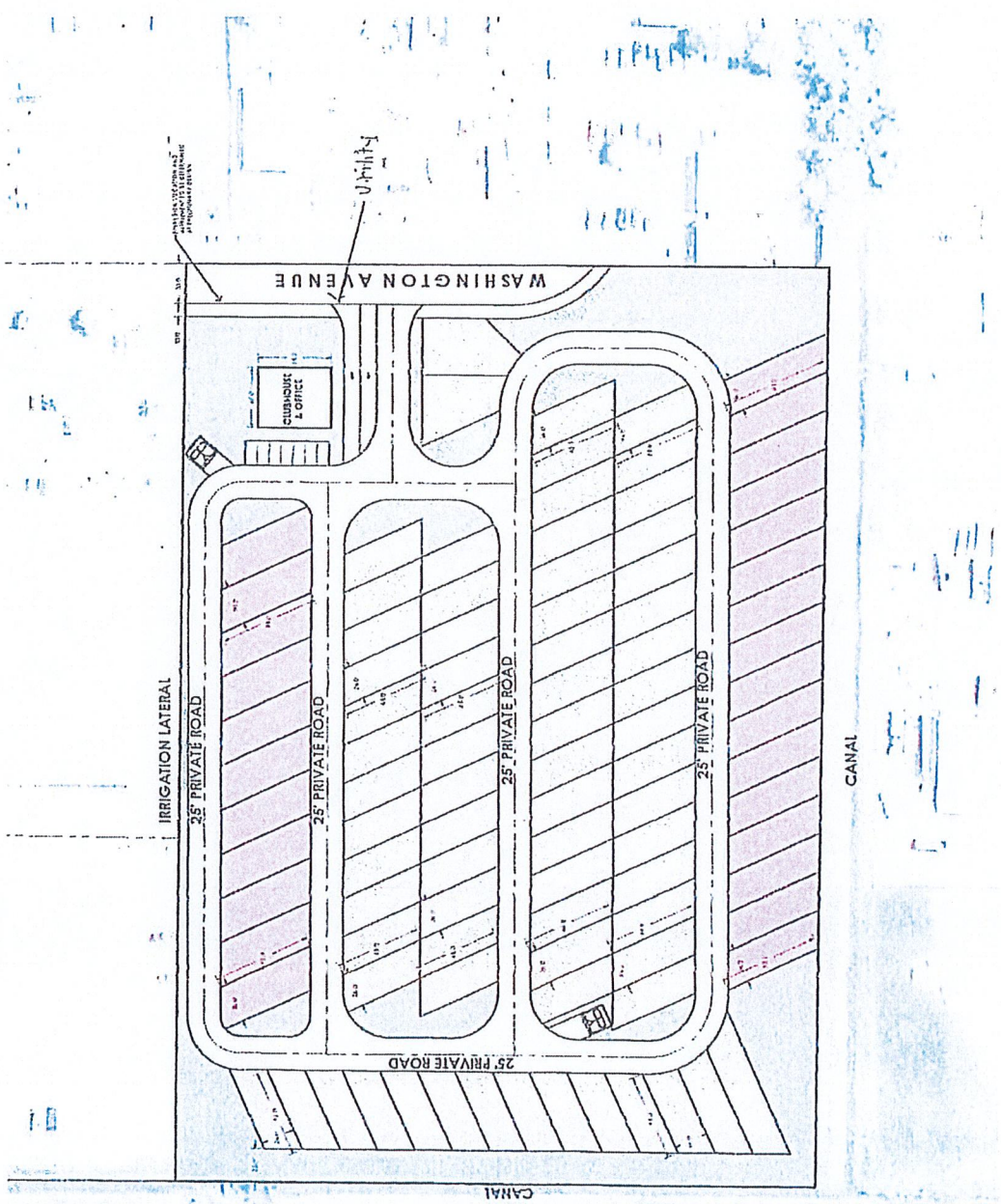
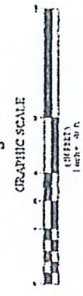
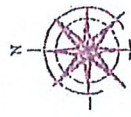
Since an RV park aligns with the current zoning and supports the goals and policies of the comprehensive plan, which encourages diverse and flexible land uses, we feel it is both logical and appropriate to amend the table to reflect this permitted use.

CONCEPT TABULATIONS

TOTAL ACRES	177.7
26' x 65' STALLS	22
36' x 75' STALLS	37
RV STALL COUNT	59

LEGEND

[Symbol]	26' x 65' RV STALLS (22)
[Symbol]	36' x 75' RV STALLS (37)
[Symbol]	CURB SPACE

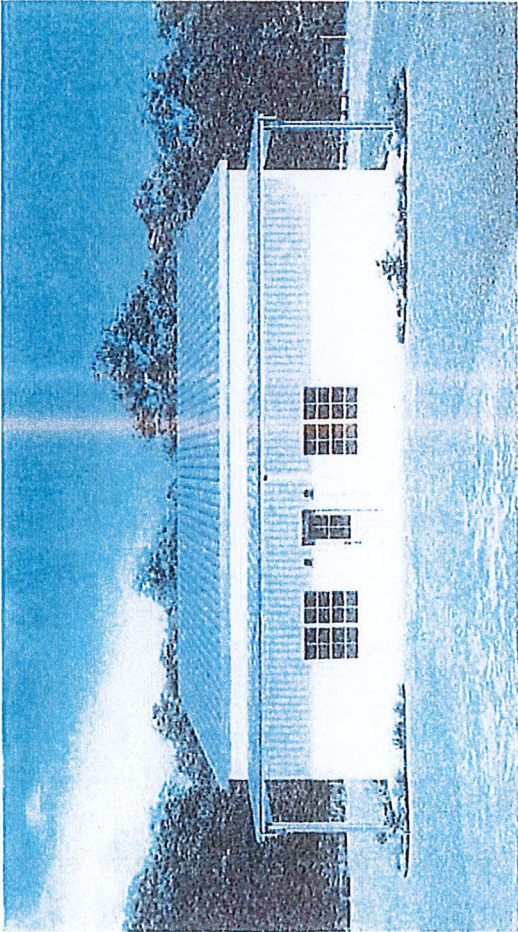
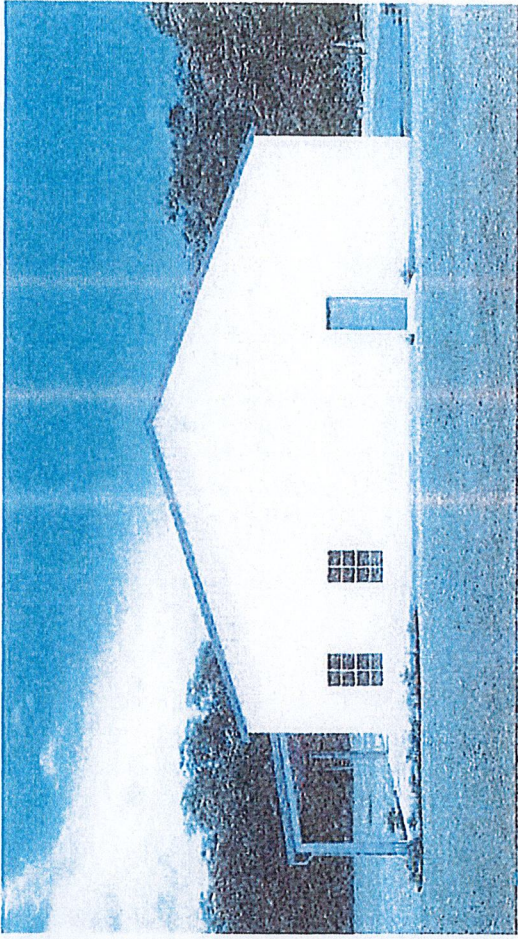


COLTRIN RV PARK concept B

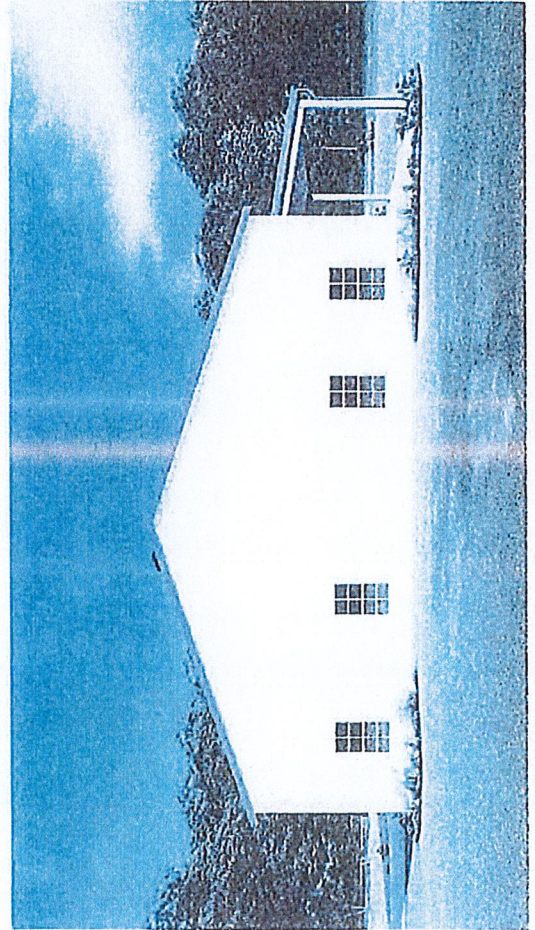
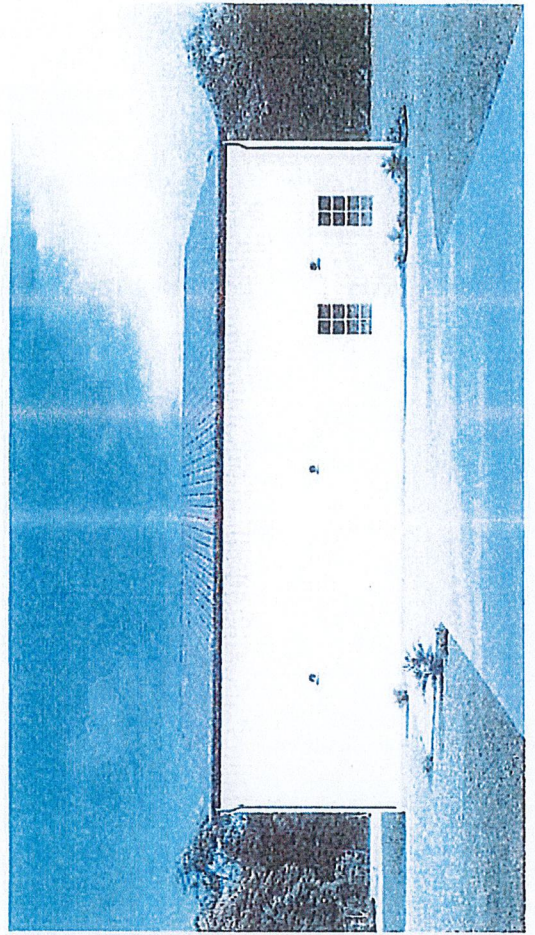
EMMETT CITY, GEM COUNTY
5/8/2024
25-510P

Note: This plan is for illustrative purposes. It is not intended to be used for construction. The user assumes all responsibility for the accuracy of the information provided. The user warrants that the information is true and correct to the best of their knowledge and belief.





Proposed Clubhouse Elevations
Emmett Point RV Park





GEM COUNTY TREASURER

Megan Keene

415 East Main Street, Suite 200

Emmett, Idaho 83617

E-mail: treasurer@co.gem.id.us

Phone: (208) 365-3272 Fax: (208) 365-2163



October 01, 2024

Mr. Brian Sullivan
Building Official / Zoning Administrator
City of Emmett
601 E 3rd Street
Emmett, ID 83617

RE: Emmett Point RV Park
Applicant: Paul Hilbig with Landify LLC
Parcel(s): RPE90950010040
Loc: 2061 S Washington Ave
DA 24-002

Dear Planning Director,

After reviewing the Development Agreement application for Emmett Point RV Park, the following are my comments concerning the subject parcel(s);

Parcel RPE90950010040 has the 2023 Taxes paid in full.

Any split/combined/property boundary adjustment/sub parcels must have all taxes paid in full.

*****Please note--Splits, Combos, PBAs, Platted Subdivisions, and Manufactured Homes Declared Real need to be correctly recorded prior to May 1, 2024, in order to show up in the 2024 Assessment Roll and 2024 Tax Roll. Anything recorded after that date will be valued and taxed based on how the property was as of January 1, 2024.***

If you have any questions, please feel free to contact the Treasurer's office.

Sincerely,

Laura Wheeler
Gem County Treasurer's Office

Brian Sullivan

From: Steve Kunka
Sent: Thursday, September 26, 2024 7:00 AM
To: Brian Sullivan
Subject: Re: Agency Comments

My concerns would be where the entrance is to the RV park and how that would affect the current traffic flow at the intersection of HWY 16 and Washington Ave.

With that said I do trust that with the appropriate traffic study this could be worked out or not worked out depending on the results of the study.

Respectfully,

Chief Kunka
Sent from my iPhone

> On Sep 25, 2024, at 12:08 PM, Brian Sullivan <bsullivan@cityofemmett.org> wrote:

>

> Hello,

>

> Please see attached application for comments.

> Please respond in writing with your comments even if you have none.

>

> Thank you,

>

>

> Brian Sullivan

> City of Emmett

> Building Official/Zoning Administrator

> 208-365-9569

>

>

>

>

>

> <20240925120258873.pdf>

Brian Sullivan

From: Clint Seamons
Sent: Wednesday, September 25, 2024 12:41 PM
To: Brian Sullivan
Subject: Re: Agency Comments

No comments at this time.

Clint Seamons
Public Works Director
City of Emmett
[601 E 3rd Street](#)
[Emmett, ID 83617](#)
Office: [\(208\) 365-9569](#)

On Sep 25, 2024, at 12:08 PM, Brian Sullivan <bsullivan@cityofemmett.org> wrote:

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Thank you,

Brian Sullivan
City of Emmett
Building Official/Zoning Administrator
208-365-9569

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Brian Sullivan

From: Mike Knittel
Sent: Sunday, September 29, 2024 9:38 PM
To: Brian Sullivan
Subject: Re: Agency Comments

No comments from IT department

From: Brian Sullivan <bsullivan@cityofemmett.org>
Sent: Wednesday, September 25, 2024 12:11
To: Steve Kunka <skunka@emmettpolice.com>; Clint Seamons <cseamons@cityofemmett.org>; Curt Christensen <cchristensen@cityofemmett.org>; bailey, james B - Emmett, ID <James.B.Bailey@usps.gov>; gcrb@co.gem.id.us <gcrb@co.gem.id.us>; Angela Mattingly <amattingly@isd221.net>; treasurer@co.gem.id.us <treasurer@co.gem.id.us>; lastchanceditch@gmail.com <lastchanceditch@gmail.com>; Mike Knittel <mknittel@cityofemmett.org>; Jennifer Kharrl <jkharri@co.gem.id.us>; Michael Welch <mwelch@gemfireems.org>; assessor@co.gem.id.us <assessor@co.gem.id.us>; emmettirrigationoffice@gmail.com <emmettirrigationoffice@gmail.com>; Sandy Mitchell <samitchell@co.gem.id.us>; Uhrig, Jake <JUhrig@idahopower.com>
Subject: Agency Comments

Hello,

Please see attached application for comments.
Please send comments in writing even if you have none.

Thank you,

Brian Sullivan
City of Emmett
Building Official/Zoning Administrator
208-365-9569

COMMERCIAL	USAGE
Amusement centers, indoor only	Permitted
Bakery or bakery goods store	Permitted
Bank and other financial	Permitted
Barber, beauty shop	Permitted
Bars, alcohol establishments	Permitted
Building supply outlet	Permitted
Car wash	Permitted
Church	Permitted
Cleaning, laundry, commercial plant.	Permitted
Clinics, medical, dental, optical, etc.	Permitted
Dance, music, voice, studio	Permitted
Drive-in-restaurant – food stand	Permitted
Drugstore – pharmacy	Permitted
Equipment rental and sales	Permitted
Food store, delicatessen , coffeehouse	Permitted
Furniture shop	Permitted
Gift Shop	Permitted
Hospital	Special Use
Hotel and motel	Permitted
Laboratory – medical, dental, optical	Permitted
Laundromat – self-service cleaner	Permitted
Newspaper and printing	Permitted
Office, medical, professional	Permitted
Photography studio	Permitted
Printing and blueprinting	Permitted
Reducing salon – masseur	Permitted
Restaurant	Permitted
Retail stores and services	Permitted
Schools – private	Permitted
Service station/quick lube	Permitted
Sign shop	Permitted
Tire shop, including recapping	Permitted

Proposed DA Modification 24-002

RV Park	Permitted

EMMETT CITY ZONING COMMISSION

October 7, 2024

The Emmett City Zoning Commission held a Regular Meeting at 501 E. Main Street, Emmett, Idaho. Commissioner Gregory called the meeting to order at 6:00 p.m. Commissioner Gregory led the Pledge of Allegiance.

Commissioners Present: Tracy Howard, Brian Gregory, Kim Butler

Commissioners Online: none

Commissioners Absent: Gwen Earls, Larry Jenkins

Staff Present: Zoning Administrator, Brian Sullivan; City Attorney, Jake Sweeten; Recording Clerk, Shannon Ferraro

Staff Online: none

Public Present:

Stephanie Lamore 2765 Gem Ave., Emmett

Hunter Christiansen 5141 N Willowside Ave., Meridian

Review of Agenda: Commissioner Gregory calls for review of agenda.

Approval of Minutes: Commissioner Butler made a motion to approve the minutes from the last meeting. Commissioner Howard seconds the motion. All in favor, Motion Carried.

Public Hearing: Modification of a Development Agreement from Landify. Building Official Brian Sullivan comes forward. Tonight, we have a modification of a development agreement for 2061 S. Washington Ave. This property is directly behind the Bimart store, and was all one property when the development agreement was constructed, and has since been subdivided. This is the last parcel that is on the property. Paul Hilbig with Landify LLC has requested a modification to allowed uses of the development agreement associated with the property at 2061 S Washington. The current property owner of Coltrin Minor Subdivision, Candy Coltrin has given permission to Mr. Hilbig to apply for this modification. The modification to the development agreement would be to the matrix chart of allowed uses. It is proposed to allow an RV park to be constructed on this 7.7 acres. This is not a development application, only an application to allow the land to be used for an RV park. All development of the property will be reviewed and approved by staff; the current zoning of the property is C commercial which allows the use of an RV park. The modification is supported by the Comprehensive Plan, chapter three. Letters submitted by impact agencies are then read. Emmett Public Works had no comment. Comments made by Emmett PD, IT no comment, Gem County Treasurer no comment, and Gem County Road and Bridge no comments. Staff has reviewed the development agreement and the proposed modification. Staff is in support to modify the development agreement for Coltrin Minor Subdivision to allow an RV park. If the commission approves the modification, a recommendation to approve the modification must be made to the city council. Brian Sullivan then opens the floor to any questions. Commissioner Gregory asks a few questions to clarify how this modification would take place. Questions about the exact location of this lot are asked and answered. Kim Butler asks where the access to this lot would be. Official Sullivan states on S. Washington. Commissioner Butler brings to attention, that she personally knows Candy Coltrin. Attorney Sweeten then clarifies that you cannot be directly related to the applicant, or will not have any type of financial gain from this decision. In this case there would be no conflict. The applicant steps forward and states his name and address. Hunter Christiansen address is 5141 N Willowside Ave., Meridian Idaho. Paul could not be here today, so he asked that Hunter attend in his place. Hunter doesn't have anything to add. No other questions from the commission. Commissioner Gregory then opens the floor to the public. Noone from the public steps forward. Commissioner Gregory then opens up discussion amongst the commissioners. Attorney Sweeten clarifies what the motions would potentially read.

Commissioner Butler motions to recommend approval to modify the development agreement from 2008 to include an RV park, as permitted usage of the property located at 2061 S. Washington Ave. to City Council. Tracy Howard seconds. All in favor say aye. None opposed. Commissioner Gregory carries the motion.

Public Hearing: Annexation with zoning classification on 1200 Cascade Road. ANN24-001. Official Sullivan steps back up. We have annexation and zoning classification of 2.059 acres. The application number is ANN24-001. The applicant is Lamore Investments LLC, 2765 Gem Ave. Emmett Idaho 83617. The owner is the same. Subject property location is 1200 Cascade Road, the North ½ of the North ½ of the South East ¼ of Section 12 Township 06 North, Range 02 West Gem County Idaho. Parcel number is RP06N02W127390. This application is to request a zoning classification, and annexation of a parcel of land located at 1200 Cascade Road into the city of Emmett. This area is eligible to request annexation, as it is within the area of city impact and is contiguous to existing city limits. The property located on Cascade Road West of South New Road and West Main Street intersection. The area to be annexed is approximately 2.059 +/- acres and has frontage on Cascade Road. The existing zoning in Gem County is M2 heavy industrial, and the requested zoning for the City of Emmet is MD Mixed Development. Emmett city code 9-15-10 annexation procedures outline the complete application and review process for annexation requests. Official Sullivan then refers to the Comprehensive Plan and states that the Comprehensive Plan supports approval of this application. The property lies within the boundary of the area of city impact, which is defined in Idaho code 67-6526 and identifies any area that can reasonably be expected to be annexed to the city in the future. Sullivan then explains the MD district, and what it entails. Staff finds the property along with the annexation request lies within the cities area of impact and the Mixed Development category in the Comprehensive Plan. Staff recommends that commission support the proposed zoning classification of MD Mixed Development and recommend approval of this zoning designation along with annexation to the City Council for adoption. Official Sullivan does add a note from Gem County Road and Bridge to be read into the minutes. From Gem County Road and Bridge, Lamore Investments LLC Annexation 24-001. Brian, Gem County Road and Bridge Department GCRB has reviewed the annexation rezone application for Lamore Investments LLC property located at 1200 Cascaded Road. Gem County Road and Bridge has no comments regarding these applications. Signed Director. Commissioner Gregory calls forward the applicant. She states her name Stephanie Lamore, address 2765 Gem Ave. Mrs. Lamore then opens the floor to questions from the commissioners. Commissioner Butler asks Mrs. Lamore why she wants to annex into the city. She answers for utilities. Attorney Sweeten asks Mrs. Lamore if she would be willing to enter into what is called a “connection agreement”. She then states that would be a question for her husband. Commissioner Gregory opens the floor to public comments. There are none. Commissioner Gregory then closes the public hearing, and opens discussion among commissioners. Mr. Gregory asks a question about connecting to city utilities, Official Sullivan answers his question. **Commissioner Butler motions to recommend approval of application ANN24-001 to the Emmett City Council for the following reasons. The application appears to be in compliance to the Elevate Emmett Comprehensive Plan, the requested zoning of MD will be harmonious with the neighboring property, the property lies in the area of city impact, and is eligible for annexation, in addition a water connection requirement agreement. Commissioner Howard seconds. All in favor, none opposed. Motion carried.**

New Business: Accessory Dwelling Workshop to be continued at next meeting. Commissioner Butler motions to table the training on Accessory Dwelling Units until the next meeting. Commissioner Howard seconds. All in favor, motion carried.

Unfinished Business: none

Items from the Commission: none

Items from the Building Official/ Zoning Administrator: none

Next Regular Meeting – Monday November 4, 2024

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

Meeting adjourned at 6:34 p.m.

Chairman Gwen Earls

Acting Secretary