

# CITY of EMMETT ZONING COMMISSION

## Jan 6, 2020 Public Hearing and Meeting Minutes

Final Approved

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

**Commissioners Present:** Jeff Chapman, Marta Henry, Jeff Wiechmann, Gwen Earls, Kim Butler, Jennifer Frieboes

**Commissioners Absent:** None

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

**Chairwoman Earls:** called the Public Hearing to order

### **Public Hearing on RZ #20-001**

**Commissioner Wiechmann:** Made a Motion to continue the hearing to the next scheduled ZC Meeting because the Applicant was not present.

**Commissioner Frieboes:** Seconded, Motion Passed

### **Public Hearing on ANN #20-001**

**Chairwoman Earls:** Asked the Commissioners if there was any exparte that needed to be disclosed? There was none.

**Zoning Administrator:** Went over the Annexation Application ANN #2020-01 Staff Report.

**Chairwoman Earls:** Asked for confirmation from the ZA that if the Commission recommends approval of this application that the four conditions asked for from Keller Associates be included? And if the Property Taxes need to be paid first?

**Zoning Administrator:** Correct, with any application it's better to include "All Staff Comments" (which includes Keller Associates as he contracted staff) into the Motion to recommend for approval, and yes, all taxes would need to be paid before Annexation could be final.

**Applicant John Wyman:** 208 N Johns Ave, I made an offer to purchase this property dependent on Annexation with the City. Don't have any detailed plans but I just know that no matter what need sewer and water utilities. I'm a contractor with my own company and we will be developing the property in some fashion.

**Chairwoman Earls:** Asked for public comments on this Application ?

**Joe Morton:** 5726 Silverleaf Extension, started with handouts to the Commission. Reason I'm testifying is because I am very concerned about our children's children. My background is in business and engineering. Not opposed to any development I'm just opposed to growth not paying for growth. He mentioned Governor Little's State of the State address and how the first topic was Schools. He read an excerpt from the Emmett School District's Superintendent Craig Woods, regarding the Payette River Orchards Subdivision (which was an agenda item from a previous meeting). He continued to talk about how the Legislature is not making it easy for local governments to pay for infrastructure improvements and the idea that School Impact Fees could be a possible solution.

**Chairwoman Butler:** Addressed the Chairwoman to say that she believes Morton's 5 minutes was up and that this was not the venue for such conversation. That the agenda item is on 522 S Mill Rd Annexation.

**Morton:** quickly finished by saying that the short-term solution is to put a moratorium on all building and zoning applications until a long-range plan was put in place for how growth will pay for growth.

**Chairwoman Earls:** Reminded Morton that the Zoning Commission will just be making a "recommendation" to City Council and that perhaps there is where can have another opportunity to raise his concerns. She made clear that the Zoning Commissions job is to make sure that the applications adhere to the City's current Zoning Ordinance.

**Kevin Healy:** 656 S Mill Rd, I live just two lots to the south of 522 S Mill Rd. I just wanted to make sure that forced annexation wasn't coming my way. I am happy in the County. Additional traffic is another concern.

**Zoning Administrator:** Assured Healy that the City has no intentions of any forced annexation at this time. State Statute requires that in such instances all affected parties would be given proper Public Hearing notification.

**Commissioner Wiechmann:** The main point of annexation has no effect on traffic but asked if there would be a future hearing before development of any kind?

**Zoning Administrator:** Explained that when they get to that point of development, they will have a traffic review done, which is done at the staff level with the Public Works, Engineer, and that a public hearing is not required for that.

**Chairwoman Earls:** Asked if any other questions from the Commission or public?

**Chairwoman Earls:** Closed the public hearing

## **Regular Meeting**

**Chairwoman Earls:** called the meeting to order, roll call (see above)

Pledge of Allegiance said.

**Approval of Nov 4<sup>th</sup> 2019 Minutes:**

**Vice Chairwoman Butler:** Motioned to approve the minutes

**Commissioner Henry:** seconded, Motion Passed

**Decision of ANN #2020-01:**

**Commissioner Wiechmann:** I don't see any reason to not approve.

**Vice Chairwoman Butler:** Motioned to recommend approval of ANN #20-001 to City Council from County to R-3 Zone, including adoption of conditions and the accompanying staff report.

**Commissioner Wiechmann:** Seconded, Motioned Passed

**Items from the Public:** none

**Unfinished Business:** none

**Items from the Commission:**

**Chairwoman Earls:** I want to talk about what happened early during public comment. The only thing I regret is that I didn't give the time limit announcement up front.

**Zoning Administrator:** You did the right thing, whenever someone is not speaking to the agenda-item that is being discussed you can stop further comment immediately.

**Vice Chairwoman Butler:** asked if staff could put together some language/verbiage the ZC could refer to, something that we can say to the public when we are in that situation or questioned what our role is here.

**Chairwoman Earls:** What is the commissions favor 3 min limit or 5 min limit? And what about the same people coming up multiple times?

**Zoning Administrator:** 3 min is standard, and you can do limits like 2 or 3 times

**Chairwoman Earls:** It's my job to start the meeting with these public comment guidelines and to explain clearly before we begin what is the role of the ZC, specific to the application on the agenda.

**Commissioner Wiechmann:** I think the minute-limit should depend on the topic at hand, e.g. big subdivision- more latitude needs to be given people need to have their voices heard.

**Items from the Building Official/ Zoning Administrator:**

**Zoning Administrator:** Next meeting Feb 3<sup>rd</sup>, another annexation, 2030 S Washington Ave. wants to annex for sewer and water and Officer elections to vote on. It's important

when we ask for a response, we get a response. Expects Meeting Packets to be emailed out the Thursday before the meeting.

**Chairwoman Earls:** Meeting adjourned

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Chairwoman, Gwen Earls

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Acting Secretary