

EMMETT CITY ZONING COMMISSION
August 5, 2024

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: Tracy Howard, Gwen Earls, Kim Butler, Larry Jenkins
Commissioners Online: none
Commissioners Absent: Brian Gregory, Austin Lindstrom

Staff Present: Zoning Administrator, Brian Sullivan; City Attorney, Jake Sweeten; Recording Clerk, Shannon Ferraro
Staff Online: none

Public Present:
Stacy Heimlich -511 E 4th St
Mike and Barb Beesley -621 E 4th St
Richard Poundstone -520 S Johns
Lynn Baker -3004 Gala Trail

Review of Agenda:

Commissioner Butler made a motion to approve the agenda. Commissioner Howard seconded the motion. Motion Carried.

Approval of Minutes: Commissioner Howard made a motion to approve the minutes from July 1, 2024, Commissioner Butler seconded the motion. Motion Carried.

Public Hearing: Rezone, adding a Development Agreement, by Betty Baker, 607 E. 4th Street

Request to change the zoning from R-1 single family to R-3 multi-family, with a Development Agreement.

Administrator Sullivan presented the D.A. and answered questions from the commission.

Chairman Earls then calls the applicant up to the podium. Lynn Baker comes forward, representing the applicant, Betty Baker.

Chairman Earls asked if there was a drawn-up plan of what the potential building, and parking lot would look like. Administrator Sullivan answered no there was not. Lynn Baker (who represents the applicant) also stated that there were no plans of what the development would look like. He also states that this is a rezone application, not a development application.

Chairman Earls calls the public to come up and speak. Stacy Heimlich comes forward and expresses concerns about irrigation, as well as parking. She also brings to attention that she did not receive notification about this rezone hearing. Barb Beesley comes up and states she is okay with a single-family home but does not agree with this rezone. She brings forward again concerns about parking, and how that can cause many issues in the neighborhood. Richard Poundstone then comes to the podium and asks a few questions about alley widths within the city. He also asks about setbacks and about parking in the alley way.

The commissioners then have a small discussion about requiring the applicant to install two off street parking spaces per unit. The commissioners all agreed to this request and want it added into the DA.

Commissioner Butler motions to recommend approval of rezone RZ24-001 with conditions. Commissioner Jenkins seconds. Motion Carried.

Commissioner Jenkins makes a motion stating the application appears to be in accordance with the Comprehensive Plan. Commissioner Butler seconds. Motion Carried.

Commissioner Howard then makes a motion to adopt the staff report. Commissioner Jenkins seconds. Motion Carried.

Commissioner Jenkins motions to recommend approval of the D.A. with modification of two off street parking spaces per unit. Commissioner Butler seconds. Motion Carried.

New Business: Accessory Dwelling Workshop to be continued at next meeting.

Unfinished Business: none

Items from the Commission: none

Items from the Building Official/ Zoning Administrator: none

Next Regular Meeting –September 9, 2024

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

Meeting adjourned at 7:12 p.m.



Chairman Gwen Earls

Acting Secretary