

EMMETT CITY ZONING COMMISSION
October 2, 2023

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, Kim Butler, Brian Gregory, Austin Lindstrom
Commissioners Online: N/A
Commissioners Absent: Larry Jenkins

Staff Present: Zoning Administrator, Brian Sullivan; Recording Clerk, Shannon Ferraro, Recording Clerk, Doricela Millan-Sotelo
Staff Online: N/A
Staff Absent: City Attorney, Jake Sweeten.

Public Present: Heather Gregory, 1116 Regency Way, Emmett ID

Review of Agenda:

Chairman Earls asked if there were any questions about the agenda. There were no questions.

Approval of Minutes: Commissioner Gregory made a motion to approve the July 10th, 2023, minutes.
Commissioner Butler seconded the motion. **Motion Carried.**

Chairman Earls asked if there had been any ex-parte communication regarding the SUP, Commissioner Gregory recuses himself from this hearing.

#1 Public Hearing: Special Use Permit Application by Heather Gregory for property located at 136 E. Main St. The request is to allow a 1-bedroom residential apartment above a commercial business.

Zoning Administrator's Presentation

Zoning administrator Brian Sullivan read the staff report into the record. He presented the application for a single-family residence in a commercial zone (SUP23-001). Property is located at 136 E Main Street on parcel RPE3210013005A. The SUP consists of a residential apartment that will be built on the second floor towards the back of the building. One bedroom, one bathroom, with a kitchen. Entrance will be from the alley way. Mr. Sullivan also makes note that in Title 9 of our city zoning regulations (9-5-2) allows for single family dwellings in a commercial zone with an SUP.

Commissioner Butler asked where the residence will be parking, Mr. Sullivan answered, on the street

Applicant Presentation

Owner Heather Gregory presented this application and entertained questions from the Commission

Public input

None

Rebuttal

None

Decision of Public Hearing

Earls requested a motion, Commissioner Butler made a motion to approve application SUP 23-001, adopting the conditions of approval as stated in the staff report. Commissioner Lindstrom seconded the motion. **Motion Carried.**

#2 Public Hearing: Vacate application by the City of Emmett. The request is to vacate a sewer line easement located in Skyhawk Subdivision on West 4th St. VAC23-001

Zoning Administrator's Presentation

To vacate an abandoned sewer line and easement located in Skyhawk Subdivision. The developer was required as a condition of this subdivision development to upgrade this sewer line to a 21" line, and run it in the road right of way, which will be owned by the City of Emmett. The old 18" sewer line was abandoned in place, but the easement crosses several lots in the subdivision.

Applicant Presentation none

Public input none

Rebuttal none

Decision of Public Hearing:

Commissioner Gregory made a motion to recommend to the City Council approval of application VAC23-001 adopting the conditions of approval as stated in the staff report. Commissioner Lindstrom seconded the motion. Motion Carried.

New Business: none

Unfinished Business: none

Items from the Commission: none

Items from the Building Official/ Zoning Administrator:

Next Regular Meeting – November 6, 2023

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

Meeting adjourned at 6:31 p.m.

Chairman Gwen Earls

Acting Secretary