

EMMETT CITY ZONING COMMISSION
July 10, 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, Brian Gregory, Kim Butler, Austin Lindstrom

Commissioners Online: None

Commissioners Absent: Larry Jenkins

Staff Present: City Attorney, Jake Sweeten; Zoning Administrator, Brian Sullivan;

Staff Online: None

Public hearing #1 Longhorn Acres

Zoning Administrator Sullivan presented the staff report for application PP 23-001, Long Horn Acres Subdivision, located at 1033 E. 12th St. The subdivision consists of 11 commercial lots on 11.36 acres. There are two proposed access points to State Highway 16, one being in the second phase and will consist of a traffic light at Foxfire Rd. The State of Idaho has agreed to these access points with some stipulations.

Administrator Sullivan read the letter from ITD into the record.

The Idaho Transportation Department (ITD) has conducted a preliminary review of the proposed subdivision by Rocky Mountain Companies, "Longhorn Station", located in the southeast quadrant of the intersection of the future Foxfire Rd and SH-16 in Emmett, Idaho. The developer has worked closely with ITD in consideration of safety concerns and possible mitigations of the state highway system.

The development is proposing one temporary full access from SH-16 west of the planned Firefox Rd intersection with inbound and outbound right-hand turn lanes and one permanent full access from the planned Firefox Rd on the eastside of the development. The temporary access from SH-16 would remain open until the development generates 60 left turn out movements out of the subdivision per hour. The developer plans to start construction of Firefox Rd in a timeframe that allows full buildout of the new intersection and roadway prior to reaching the 60 cars per hour threshold. Immediately upon the completion of Firefox Rd, the developer will modify the temporary full access west of the Firefox Rd to a right-in right out with a porkchop limiting left-out movements.

ITD has reviewed the developer's proposal and has no objections at this time. Upon final review of the Developments Traffic Impact Study, ITD will issue a final conditions memo and coordinate the permitting process as applicable.

Maintaining safety and mobility for Idaho's motorists is of utmost importance to ITD. If you have any questions, please contact Development Services Manager Brian Duran at Brian.Duran@itd.idaho.gov or call 208-334-8375.

Commissioner Earls asked the commissioners if they have any question. No questions

Applicant Kindi Moosman gave an overview of the application and letter from ITD.

Mathew Witt, Director of Design and Construction for Rocky Mountain Company, 350 N. 9th St, Suite 200, Boise, Id, 83702, gave an overview of the project.

Commissioner Gregory asked about tiling the drain ditch. Matt discussed the ditch and location of the future Foxfire Rd to the east of the drain ditch.

Commissioner Earls asked for public comments. None

Commissioner Gregory made a motion to close the public hearing at 6:21, Commissioner Lindstrom seconded the motion, motion passed.

Commissioner Earls asked for questions from the commissioners.

Commissioner Butler asked how many lots. Administrator Sullivan explained 11 lots at full buildout.

Commissioner Gregory made a motion to recommend approval to Emmett City Council, application PP23-001, a preliminary plat for Long Horn Acres Subdivision, conditioned on final approval from ITD on the access in and out, and adopt the staff report as part of this approval.

Seconded by Commissioner Lindstrom, all in favor.

Public hearing #2 Annexation ANN 23-001

Administrator Sullivan gave the staff report for ANN 23-001 presented by Sawtooth Land Surveying for Steven Thayn. The property is located at 142 Nielsen Lane. The size of the property is approximately 1.554 acres accessed by Nielsen Lane.

Commissioner Gregory asked if all homes are on foundations. Administrator Sullivan explained one is a double wide on a foundation, the remaining 4 are stick built homes, and he does not know if they are on a foundation.

Commissioner Gregory asked about the upgrade to the sewer lines and when it was done. It was done 2 months ago.

Commissioner Lindstrom asked why zone to R-1 instead of R-3. Administrator Sullivan explained that R-1 fits as they are all single-family homes and the intend of the owner is to subdivide them off onto individual lots.

Amy Rosa, Sawtooth Land Surveying, gave brief description of the application and possible future subdivide.

Commissioner Earls asked about turn around for fire. Administrator Sullivan explained the access and chained off access road.

Commissioner Gregory asked about the road being large enough. Administrator Sullivan explained the private lane will remain the same as it always has been.

Cory Walker spoke in favor of the application.

Commissioner Gregory made a motion to close the public hearing, Commissioner Butler second. All in favor.

Attorney Sweeten gave direction on how to make a recommendation to council.

Commissioner Gregory asked about the chained off road at the end of the road. Administrator Sullivan explained about the emergency access and how it could be removed.

Commissioner Gregory made a motion to recommend approval of application ANN 23 -001 with a zoning of R-1 classification to city council.

Commissioner Butler seconded the motion. All in favor.

New Business: None

Unfinished Business:

None

Items from the Commission:

None

Items from the Building Official/ Zoning Administrator: None

Commissioner Gregory moved to Adjourn the meeting. Seconded by Commissioner Lindstrom. Motion carried by voice vote.

Next Regular Meeting – Monday August 7, 2023

Meeting adjourned at 6:45 p.m.

Chairman Gwen Earls

Acting Secretary