

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.

Zoning Administrator Brian Sullivan comes forward. Tonight, we have a modification of a development agreement for 2061 S. Washington Ave. This property is directly behind the Bi-mart 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 and 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.

Commissioner Butler asks where the access to this lot would be.

Administrator 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. No one 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. Commissioner Howard seconds. All in favor say aye. None opposed. Motion carried.

Public Hearing: Annexation with zoning classification on 1200 Cascade Road. ANN24-001.

Zoning Administrator 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 is located on Cascade Road, West of South Mill 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. Administrator 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. Administrator 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. Administrator 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 ANN 24-001.

Brian,

Gem County Road and Bridge Department GCRB has reviewed the annexation rezone application for Lamore Investments LLC property located at 1200 Cascade Road. Gem County Road and Bridge has no comments regarding this application. 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.

Commissioner Gregory asks a question about connecting to city utilities, Administrator 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

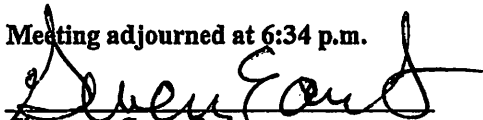
Items from the Commission: none

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