

# STEERING COMMITTEE

## Meeting #6 Summary



# COMPREHENSIVE PLAN

A Plan For Our Future, Rooted In Our Past

## MEETING INFORMATION

**Date:** May 11, 2022

**Time:** 6:00-7:30 PM

**Location:** Commissioners Chambers (415 East Main Street, Emmett) and Zoom

## ANTICIPATED ATTENDEES

### *Steering Committee Members*

- ✓ Nita Barnard
- ✓ James England
- ✓ Steven Ethington
- ✓ Glenn Flaherty
- ✓ Palla Garringer  
Walker Harrison
- ✓ Jon Robertson
- ✓ Dan Spanfelner
- ✓ Teena Turner  
Brad Turpen
- ✓ Justin Vickery  
Stephanie Weldon

### *County Planning Team*

- ✓ Jennifer Kharrl, Planning Director
- ✓ Michelle Barron, Associate Planner
- ✓ Neal Capps, Director of Roads & Bridges
- ✓ Stephanie Crays, Development Services  
Coordinator

### *Consultant*

- ✓ Miriam McGilvray, Logan Simpson  
Olivia Cvetko, Logan Simpson

*This meeting was open to the public to listen; however no public comment was taken.*

## MEETING SUMMARY

### Welcome and Information

1. Debrief and highlights from joint Steering Committee meeting with Elevate Emmett committee (May 10 @ 12pm)
  - Q: Boundary of the ACI – why is it so big?
    - i. Pull in on the east where the city can't service, and goes further west to capitalize on industrial area infrastructure.
    - ii. Some in favor of that. Don't want any bigger.
    - iii. It's all going to be development driven. Services won't be extended until property owners want to develop.
      1. Concern that it means only big developers could make that happen, not smaller/piece-meal development.

- Questions at the joint SC meeting were hard to answer – either too vague or too specific.
- Some implementation of the ACI will be covered through the agreement and by staff.

## Discussion

### 2. Future Land Use Categories and Map

- Within the ACI, residential areas won't develop smaller than 2-5 acres (County Residential Land Use category)?
  - i. Yes, that's the direction. Feedback through the process indicates that the minimum lot size anywhere should be 2 acres (not 1 ac).
- Areas that were previously in the ACI should be designated as County Residential. This includes the Plaza road area and south of Cherry Ln.
  - i. There may be prime soils/prime farmland south of the dam, so that area could also maybe split into an agricultural category or Rural Residential.
- Prime land for agriculture covers the entirety of the Bench, so we should really scale back any County Residential or Rural Residential areas and try to stick with 40 acre minimums up there.
  - i. Soils aren't great everywhere in the valley, or other places in the county, so we should create two agricultural categories. Development shouldn't be as restricted in the arid/non-prime ag lands.
- All of the Valley is zoned for 5 acre minimums, so may need to either extend the Rural Residential category across the valley, or create another category or overlay that shows where the prime soils are.
  - i. A clustered development option could be helpful here. Even though zoned for 5 acres, if developed that may destroy the rural character of the area. Instead, the county could encourage (and maybe sometimes require) a clustered development pattern instead. This means that instead of a 40 acre subdividing into 8 parcels of 5 acres a piece, they could maybe do 8 parcels on 1 acs in a certain area and leave the rest (38 acres as open space or conserved open land in perpetuity).
- Extend commercial/business area east of the Airport.
- Add Airport overlay from the Airport Master Plan – to show runway zones
- Focus development at Hwy 16 toward Pearl. Not great farmland.
- Generally like the Rural Community Category.
  - i. Helps give Letha, Ola, Sweet more control to develop in a way that builds a sense of community.
- Could take MU area off the map, no need to show Neighborhood Commercial either, now that the Bench is designated as a Rural Community

3. Draft Goals and Policies

- The group didn't get to this discussion topic.

**Next Steps**

4. Homework for the SC: read the draft Chapter 3 and send Miriam your comments and revisions by May 27.
5. Next Steering Committee: June 9<sup>th</sup> (draft Chapters 1, 2, and 4)