

SUMMARY MINUTES
GEM COUNTY PLANNING AND ZONING COMMISSION
GEM COUNTY COURTHOUSE
January 10, 2023

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NOTE: AN AUDIO RECORDING OF THE FULL PROCEEDINGS IS AVAILABLE THROUGH THE DEVELOPMENT SERVICES DEPARTMENT. THE EXHIBITS LISTED HEREIN CAN BE FOUND IN THE RESPECTIVE FILES AT DEVELOPMENT SERVICES DEPARTMENT.

MEMBERS PRESENT: Dan Eichelberger, Justin Vickery and Debra Jones.

MEMBERS ABSENT: Stacy Heimlich

OTHERS PRESENT: Planning Director – Jennifer Kharrl, Development Services Coordinator and Moderator – Stephanie Crays, Road and Bridge- Director Neal Capps, Deputy Prosecuting Attorney- Tahja Jensen (online).

6:05 P.M.

REGULAR MEETING

- 1. CALL TO ORDER:** Chairman **Eichelberger** opened the public meeting at 6:08 PM., held in the Commissioner Chambers and via Zoom.
- 2. ROLL CALL:** Dan Eichelberger- present, Justin Vickery – present, Debra Jones– present.
- 3. REVIEW AGENDA:** Commission reviewed the agenda as written.

PUBLIC HEARING – ACTION ITEMS

ACTION ITEM # 1

To consider an AMENDMENT, such amendment substantively and completely rewrites the existing Joint Comprehensive Plan for Gem County.

Miriam McGilvrey-Logan Simpson. She shared a power point presentation reviewing the process and updates to the Comprehensive Plan. This is a celebration of the process and the product. She had a slide show that she went through. The Comprehensive Plan is the County's primary policy document, it guides land use, it guides development choices it is that long term vision for how we envision the county to be for the next ten to twenty years. This is a

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replacement of the 2014 joint Comprehensive Plan. The planning was built into three phases. This plan will be easier to use, easier to update, and easier for the community to understand. **Cathy Smith-1111 E. Idaho Blvd, Emmett, ID.** She is surrounded by five acre parcels. All Ag and all farming is split up into five acre parcels that surrounds her, and now they are considering 40 acre on her parcel. They are no longer a profitable small acreage family farm community. There are many ways to design open space. They need to have modest growth with good design. The demand is five acres and also one and two acre parcels.

CA Nelson-3344 Wilson Lane, Emmett, ID. He has concerns about the growth and what is the county going to do about it. The growth needs to be limited. Limited building permit needs to happen. Concerns about Highway 16, the traffic. He has concerns about the water. Is the taxes going to go up?

Henry Phillips-1556 Penny Lane, Emmett, ID. He has concerns about the zoning, is his going to be effected?

John Evans-1986 Lower Bluff Road, Emmett, ID. They have concerns about the zoning. They hate to see one acres go away. They don't mind the growth.

Teena Turner-Emmett, ID. Has concerns about the one acres going away.

Chairman **Eichelberger** closed public hearing 7:14pm

Commission Discussion

Commissioner **Vickery** concerns of the plan about people wanting Emmett to stay small, soil type, and water was a concern, the different zonings whether it be one acre two acre or five acre. He feels good about the plan and stands by it. **Miriam** talked about the soil quality and how it affected the zoning. Chairman **Eichelberger** brought up roads plans and that development doesn't disrupt this. Every comment that was sent in and presented was addressed.

Commissioner **Jones** touched on the concerns and has read through the plan and is in favor of the plan. Chairman **Eichelberger** recognized a letter of concerns that was sent in. **Jennifer Kharri, Director**, the plan does not change the zoning, what it does do is change options of what people can do.

Commissioner **Vickery** made a motion that they recommend for approval for the Comprehensive Plan with the input they received and the letter that was submitted.

Commissioner **Jones** second the motion.

Vote: Unanimous.

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ADJOURN:

Commissioner **Vickery** made a motion to adjourn.

Commissioner **Jones** seconded the motion.

Vote: Unanimous.

Chairman Eichelberger

A handwritten signature in black ink that reads "Dan Eichelberger". The signature is written in a cursive style and is positioned below the printed name of the Chairman.