

**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, Debra Jones, Justin Vickery.

**OTHERS PRESENT:** Planning Director – Jennifer Kharrl, Associate Planner and (Moderator) Olivia Mocnik, Director Road and Bridge-Neal Capps, Development Services Coordinator-Stephanie Crays.

**6:05 P.M.**

**REGULAR MEETING**

1. **CALL TO ORDER:** Chairman **Jones** opened the public meeting at 6:05 PM., held in the Commissioner Chambers and via Zoom.
2. **ROLL CALL:** Dan Eichelberger- present, Debra Jones- present, Justin Vickery-present.
3. **REVIEW AGENDA:** Commission reviewed the agenda as written.
4. **APPROVAL OF MINUTES-Minutes were not available.**

**PUBLIC HEARING – ACTION ITEMS**

**ACTION ITEM # 1**

**A SPECIAL USE PERMIT REQUEST BY MELVIN AND LINDA ANN BROMGARD FOR AN RV PARK AT 8150 SWEET OLA HIGHWAY.**

**Director Kharrl-**The property owners Melvin and Linda Bromgard, are requesting approval of a Special Use Permit (SUP) to allow a recreational vehicle park.

**Applicant:**

**Melvin Bromgard-**8150 Sweet Ola, Sweet, ID. They showed a plan design, one of their main concerns would be to put up berms to try and keep it quieter in the RV park. This is not visible from the highway. They have the entryway to what it should be unless they have something else

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they want us to change or do. This will be short term stays and open year round. They will have someone as a park host on the property at all times.

**Favor: Paul Anderson**-7275 Sweet Ola Hwy, Sweet, ID. They are in favor of this RV park. It sounds like it's going to be a very nice place, with what they are trying to apply for.

**Neutral:**

**James Gibson**-8004 Kirkpatrick, Sweet, ID. They have concerns of the impact on the Sweet area. What is long term RV park and what is short term. They have concerns of how turning into the RV park with long trailers is going to be handled. Road access is a concern. Concerns of water services. Concerns about the sewer service. Concerns about yard lights.

**Opposed:**

**Pierre Houbein**-8200 Kirkpatrick Rd, Sweet, ID. He has a concern with drug and alcohol being used, because these parks bring that kind. Parks can be messy, child abusers come to these types of places.

**Dave Gorley**-8049 Kirkpatrick Road, Sweet, ID. They have concerns as many of the others, he would like to add a concern is the noise.

**Teresa Holcroft**-8091 Sweet Ola Hwy, Sweet, ID. They live very close to this area. They can hear everything and right now they live in a quiet place, this will not be quiet. Other concerns are the roads are very narrow, how long are these RV's going to be allowed to stay?

**Steve Holcroft**-8091 Sweet Ola Hwy. Sweet, ID. He has a concern of why do we need another RV park there are already three RV parks in the area. They have concerns about law enforcement, they don't have enough patrol car's coming around or very often as it is.

**Karen Bruner**-9650 Brownlee Liberty Road, Sweet, ID. They don't want to be a campground. They don't need it, they don't want it in Sweet, and there are three others they can go to. The snow plow does not come to plow.

**Tracy Christinsen**-9815 Kirkpatrick Road, Sweet, ID. She has the same concerns as the others, just to add a few more, the dogs that will be coming and the noise that will come with an RV park. She likes her quiet place.

**Applicant Rebuttal**

**Melvin Bromgard**-8150 Sweet Ola, Sweet, ID. They will try to have it not look bad. The lighting will be at the entrance. There will be a fenced dog area. There will be rules posted for the campers of noise and such to follow and we will keep a close eye on the place. They will be working with Southwest District Health on the water and sewer. They will have a dump station in back. They are not going to allow long term.

**Chairman Jones** closed public comments at 6:40pm

**Commission Discussion**

Chairman **Jones** read through the nine required findings.

Commissioner **Vickery** highly recommends to put in a short term and/ or a long term should be in recommendations for this Special Use Permit. Commissioner **Eichelberger** brought up the changing of the environment how this RV park does not change, with the noise that would be going on. Commissioner **Vickery** agrees. The intentions are to keep it rural. Commissioner **Vickery** doesn't like how close it is to the highway, and the density or the zone. Commissioner **Vickery** read through recommended approval from staff. Commissioner **Eichelberger** we would ask for restrictions on stay. Commissioner **Vickery** would be okay with the fourteen day stay. The site plan is nice, likes the berm and trees being planted. **Mr. Bromgard** is ok with the fourteen day stay. They could move it back from the highway they have room to do this. **Neal Capps** Road and Bridge Director this 12 lot RV Park does not trigger a traffic study a traffic study comes from twenty five or more.

Commissioner **Eichelberger** made a motion to approve with the conditions adding verbiage under thirteen no continuous stay and no longer than fourteen days per RV.

Commissioner **Vickery** seconded the motion.

**Vote:** Unanimous

**ACTION ITEM #2**

**A REZONE REQUEST BY KYLE STRATTON ON PROPERTY OWNED BY ROBERT KASKEL TO REZONE 19.04+/- FROM A2 RURAL TRANSITIONAL AGRICUTURAL (5**

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**ACRE MINIMUM) TO R3 RURAL RESIDENTIAL (2 ACRE MINIMUM) AT 3991 FROZEN DOG ROAD**

**Director Kharri-** The applicant, Kyle Stratton, on property owned by Robert and Jeanette Kaskel, are requesting a rezone of their parcel from A2, Rural Transitional Agriculture (5 acre minimum lot size) to R3, Rural Transitional (2 acre minimum lot size). The application states the reason for the request is to subdivide. The property proposed to be rezoned consists of approximately 19.04 acres that lies fully with in the County Residential Area.

**Applicant:**

**Kyle Stratton-**1103 Regency, Emmett, ID. He did apply for the septic site with Southwest District and the water study company has been contacted to start the water study.

**Favor:** None

**Neutral:** None

**Opposed:**

**Mona Barnes-**3900 Frozen Dog Road, Emmett, ID. She wrote a letter opposed to this rezone. She had concerns and wants answers to the rezone and water.

**Shelly Lummus-**3865 Fuller Road, Emmett, ID. She has concerns that this is being rezoned to smaller two acre zone, when it is a five acre zoned. She has concerns with whoever moves in will complain about the animal noises.

**Ron Lummus-**3865 Fuller Road, Emmett, ID. The concerns of the road not being wide enough. They want to be heard. Has concerns of more traffic, more noise. He doesn't want change out here in the rural area, this is just the beginning.

**Debra Towers-**3826 Waterwheel, Emmett, ID. She has concern about the septic, and the water. They like the country living they have a farm and are very concerned. They are concerned about the road and added traffic is going to bring pot holes.

**Heather Donesky-**3438 Frozen Dog Road, Emmett, ID. They have concerns with it being zoned two acres. They all have all kinds of animals and with people moving in smaller acres they will

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complain because of the noise and smell of the animals. They have concerns with added traffic and how it's going to tear up the roads even more.

**Joyce Lea Wolfram**-3710 Frozen Dog Road, Emmett, ID. She has concerns with the speed limit with more traffic there will be more speeders. She also has concerns with water and irrigation.

**Dan Littlefield**-3801 Frozen Dog Road, Emmett, ID. He has concerns about law enforcement being able to come and patrol the area. Also concern with the well water.

**Bonnie Cronquist**-3445 Frozen Dog Road, Emmett, ID. She has concerns with the traffic on the roadway.

**Allen Tice**- 3637 Frozen Dog Road, Emmett, ID. He has concerns about the keeping this rural.

**Mary Tice**-3637 Frozen Dog Road, Emmett, ID. She has concerns with the irrigation schedule with the added homes on the ditch water. She agrees with all the other concerns.

**Brian Lesur**-3815 Frozen Dog Road, Emmett, ID. He has concerns with fast traffic and that it will only increase with added traffic.

**Gary Thomas**-3810 Waterwheel Road, Emmett, ID. He has concerns of what everyone else has. They love the country living.

**Kathy Mazzota**-2113 Misty Lane, Emmett, ID. She has the same concerns of what was already said.

Chairman **Jones** closed public hearing at 8:02 pm

### Commission Discussion

Chairman **Jones** read through the five required findings. **Neal Capps** Road and Bridge Director commented on Frozen Dog Road back in 2008 the road was reconstructed from Plaza Road to Black Canyon Canal as of now it is still in good shape. Commissioner **Vickery** had questions on the Comprehensive Plan he thought that two acre was not in this area and that it was five acre. Commissioner **Eichelberger** the Comprehensive Plan allowed certain areas to rezone to two acre areas if it was allowed. Emmett Irrigation **Andy Griggs** District Manager, they are trying to get better at getting communication out. This property does have irrigation rights and they will work with the developer once this gets closer to subdivision time. Commissioner **Vickery** he has grounds on findings on one and four, it does not fit with the Comprehensive Plan it does not meet the intended character of the area based on the other parcels in the area being zoned A2 five acre minimum. Commissioner **Eichelberger** there are lot sizes half a mile down the road that are

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smaller than five acres. He looks at two acres being rural. The Comprehensive Plan supports it in this area.

Commissioner **Vickery** made a motion to recommend for disapproval to the Board of Commissioners.

Motion died due to not receiving a second.

Commissioner **Eichelberger** made a motion to recommend for approval to the Board of Commissioners with a Development Agreement that includes the recommendation from the staff which is ground water study and a water quality and quantity study and the requirements from the irrigation districts.

Chairman **Jones** seconded the motion

**Vote:** 2 to 1

**REGULAR MEETING**

1. **ITEMS FROM THE PUBLIC:** none.
2. **FROM THE PLANNING DIRECTOR/ADMINISTRATOR:** none.
3. **ITEMS FROM THE PLANNING AND ZONING COMMISSION:** none.
4. **UPCOMING MEETINGS:** April 8, 2024 at 6:00pm.
5. **ADJOURN:** Commissioner **Vickery** made a motion to adjourn  
Commissioner **Eichelberger** seconded the motion  
Vote: Unanimous

Chairman Jones

A handwritten signature in black ink, appearing to read "Robert S. Jones", with a long horizontal flourish extending to the right.