

**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 approved.**

**PUBLIC HEARING – ACTION ITEMS**

**ACTION ITEM # 1**

**A SPECIAL USE PERMIT REQUEST BY JEFF MACH FOR AN RV PARK AT 8400 W. IDAHO BOULEVARD.**

**Director Kharrl-**The applicant, Jeff Mach, on property owned by Coontzmach Properties, LLC is requesting approval of a Special Use Permit to allow a recreational vehicle park. The park is proposed on West Idaho Boulevard and is located in the Mixed use Zone. The subject property consists of approximately 4.40 acres and is bare land. The applicant is proposing 12 RV spaces with hook-ups for water, septic and power.

**Applicant:**

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**Jesse Christensen**-2151 W. Willow Pointe, Nampa, ID. They are proposing 12 RV units with septic drain units and one well for six and another well for the other six. They have been working with DEQ and Southwest District Health. They have plenty of room for the fire department for a turn around. They are looking for longer stay RV people to come and stay here. Mr. Mach will be the manager on site he lives just down the street. They think this is a great opportunity for the public to come and have a place to stay, there is lots to do around here.

**Favor:**

**Jeff Mach**-8400 W. Idaho Boulevard, Emmett, Idaho. He owns this property and has lived here over 20 years. He sees that people are camping in their yard and this could be a place for people to park their RV. He sees a need for a RV park, so that when people come to this area for recreation they have a place to put their RV.

**Neutral: None**

**Opposed:**

**Edward Spence II**-7980 Florence Ave, Letha, Idaho. He lives next to this property, he has lived there 26 years, and the property gets flooded ever year. There is always standing water. The sewer tanks are going to be a problem and also the drain field, what is going to happen then? That is his concern on this project.

**Richard Berglund**-1450 Petersburg Ave. Letha, Idaho. They have concerns with the sewer system. Letha sewer district says that this will be a problem.

**Cathy Berglund**-1450 Petersburg Ave. Letha, Idaho. She has concerns about sewer getting into her well water.

**Lee Rigdon**-8411 W. Idaho Boulevard, Emmett, Idaho. She knows about the high water table. This RV is going to affect all the water we drink, we have good water now. They moved there because it was a nice area. There is already too many people and does not want the RV park to come in.

**Ross Bright**-8318 Florence Street, Letha, Idaho. We have lived here over 50 years. The water table is very shallow here. He has concerns with the chemicals leaking out of the RVs and getting into his drinking water and surface water. He also has a concern with the fire pits and the side by sides going through town, it's not going to be quiet.

**Wayne Weeks**-8439 West Idaho Boulevard, Emmett, Idaho. He had a septic and they made him hook up to the Letha Sewer District and that is a concern.

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**Sue Kelly**-8329 West, Idaho Boulevard, Emmett, Idaho. They do have people living in camp trailers, but this is helping out family they can't afford an RV Park. We are getting more children in our town, is there going to be pedophiles living in these RVs, she is very concerned about the children, and the drug addicts.

**Natalia Phelps**-7965 West Idaho Boulevard, Emmett, Idaho. She has concerns about the sewer water, she does not want to be without water.

**Crystal Anderson**-8491 West. Idaho Boulevard, Emmett, Idaho. She was understanding that this was a short term stay.

**Richard Berglund**-1450 Petersburg Ave. Letha, Idaho. He explained the black water and draining it and about the chemicals used.

#### Applicant Rebuttal

**Jesse Christensen**-2151 W. Willow Pointe, Nampa, Idaho. We will have to have a drain site, shallow wells, they have to meet all approvals from all that require approvals. We will meet all what Gem County requires.

Commission **Vickery** asked the question the nature of the ag land, is paving this and not irrigating better? **Jesse**, they are not irrigating this pasture, Southwest District Health was on site they don't see a huge problem. **Mr. Mach** his intention is to have retirees coming to stay as they travel around, not looking for long term people to come and stay for long terms. The septic systems are safe and they will follow all the rules.

Commission **Eichelberger** what is the fencing plan? **Mr. Mach** we hope to leave it open in the back, it's just open pasture back there.

**Chairman Jones** closed public comments at 6:57p.m.

#### Commission Discussion

Chairman **Jones** read through the nine required. Commissioner **Vickery** likes the well thought out plan. It sounds that this could make the sewer better as the plan comes together.

Commissioner **Eichelberger** there is a lot of talk about the sewer and that would be addressed with the Southwest District Health. Commissioner **Vickery** read through the conditions of approval. Commissioner **Eichelberger** he agrees with the conditions. Under required finding C we need more discussion, concerns were brought up about having an RV in town and feels that they have been addressed. Commissioner **Vickery** the sewer being the biggest concern is outside of our jurisdiction.

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Commissioner **Vickery** made a motion to approve the Special Use Permit with the staff conditions of approval including the letter from Road and Bridge as submitted.  
Commissioner **Eichelberger** seconded the motion.  
**Vote:** Unanimous

**REGULAR MEETING**

1. **ITEMS FROM THE PUBLIC:** none
2. **FROM THE PLANNING DIRECTOR/ADMINISTRATOR:** Gave an update on the Ordinance and Amendments.
3. **ITEMS FROM THE PLANNING AND ZONING COMMISSION:**
4. **ITEMS FROM /OR QUESTIONS FOR THE DEPUTY PROSECUTING ATTORNEY:** none
5. **UPCOMING MEETINGS:** February 12, 2024 at 6:00pm
6. **ADJOURN:** Commissioner **Vickery** made a motion to adjourn  
Commissioner **Eichelberger** seconded the motion.  
**Vote:** Unanimous.

Chairman Jones

A handwritten signature in cursive script, appearing to read "Robert J. Jones", is written over a horizontal line. The signature is fluid and extends slightly above and below the line.