

SUMMARY MINUTES
GEM COUNTY ZONING COMMISSION
GEM COUNTY COURTHOUSE
July 10, 2023

Page #1

NOTE: DUE TO TECHNICAL DIFFICULTIES THERE IS NO AUDIO AVAILABLE.

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

MEMBERS ABSENT: None.

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

6:00 P.M.

REGULAR MEETING

1. **CALL TO ORDER:** Chairman **Eichelberger** opened the virtual public meeting at 6:08 PM. via Zoom, held in the Commissioner Chambers.
2. **ROLL CALL:** Dan Eichelberger- present, Debra Jones – present, Justin Vickery– present, Stacey Heimlich-present.
3. **REVIEW AGENDA:** Commission reviewed the agenda as written.
4. **APPROVAL OF MINUTES of May 8th, June 12th, 2023**
Commissioner **Vickery** approved the May 8, and June 12, 2023 minutes as written.
Commissioner **Jones** seconded the motion.
Vote: Unanimous.

PUBLIC HEARING – ACTION ITEMS

ACTION ITEM # 1

A VARIANCE REQUEST BY JOHN EVANS, ON PROPERTY OWNED BY KENNETH PURDOM, FOR A REDUCED EASEMENT WIDTH FOR ACCESS AT TBD BLACK CANYON HIGHWAY.

Director Kharri-The applicant has applied for a Variance to Gem County Code (GCC) 11-6-3.B to allow for a 20 foot easement instead of the required 40 foot easement, for approximately 374 feet, for ingress/egress to parcels of land that he owns. The applicant is requesting that the

SUMMARY MINUTES
GEM COUNTY ZONING COMMISSION
GEM COUNTY COURTHOUSE
July 10, 2023

Page #2

easement width requirement be reduced, for that portion, due to not being able to obtain the additional 20 feet.

Applicant:

John Evans-1986 Lower Bluff, Emmett, Id. He spoke about the 374 feet ingress/egress to allow the 20 foot easement instead of the required 40 foot easement.

Favor: None

Neutral: None

Opposed:

Mike Little-5454 W. Black Canyon, Emmett, ID.

Commission Discussion

Chairman **Eichlberger** read through required findings

Commission **Vickery** moved that they approve the Variance with a condition Exhibit A. This Variance shall only apply to Parcels RP07N02W297801 and RP07N02W298138 as they are zoned today. If the zoning were to change in the future, the variance will no longer apply and the property will be subject to the current code at that time.

Commission **Heimlich** seconded the motion.

Vote: Unanimous

ACTION ITEM #2

A REZONE REQUEST BY JASON BELL TO REZONE 5.298+/- FROM A2 RURAL TRANSITIONAL AGRICULTURE (5ACRE MINIMUM) TO R2 (1 ACRE MINIMUM) AT 1725 W. CENTRAL ROAD.

Director Kharrl-The applicant, Jason Bell, on property he owns, is requesting a rezone of his parcel from A-2 Rural Transitional Agriculture (5-acre minimum lot size) to R-2, Residential

SUMMARY MINUTES
GEM COUNTY ZONING COMMISSION
GEM COUNTY COURTHOUSE
July 10, 2023

Page #3

Transitional (1-acre minimum lot size). The application states the reason for the request is to apply for a minor subdivision to create four parcels.

Applicant:

Jason Bell- 1725 West Central Road, Emmett, ID. He gave a quick overview of what he is wanting to rezone.

Favor: None

Neutral: None

Opposed: None

Commission Discussion

Chairman **Eichelberger** read through the five required findings.

Commissioner **Vickery** moved to recommend approval with a development agreement for the water study and include the Road and Bridge letter.

Commissioner **Jones** seconded the motion.

Vote: Unanimous.

ACTION ITEM #3

A REZONE REQUEST BY DMB INVESTMENTS LLC TO REZONE 92.74+/- FROM A1 PRIME AGRICULTURE (40 ACRE MINIMUM) TO A2 RURAL TRANSITIONAL 95 ACRE MINIMUM) AT 3300 LOWER BLUFF ROAD.

Director Kharri- The suppliant, Eric Centers, on property owned by DMB Investments, LLC, is requesting a rezone of their property located at 3300 Lower Bluff Road. The application proposes a change from A-1, Prime Agriculture (40 acre minimum lot size), to A2, Rural Transitional Agriculture (5 acre minimum lot size). The application states the reason for the request is to apply for an agricultural land division to create a 5 acre residential parcel around the existing single-family dwelling and the remainder will be agricultural.

Applicant:

Jake Jensen-3300 Lower Bluff, Emmett, ID. (online) He broke his leg and was unable to attend in person. He gave an overview of the rezone they wanted to do. From a A1 to a A2 zone in

SUMMARY MINUTES
GEM COUNTY ZONING COMMISSION
GEM COUNTY COURTHOUSE
July 10, 2023

Page #4

order to split off a 5 acre parcel around an existing residence and leave the remaining 87.74 acres for agricultural usage.

Favor: None

Neutral: None

Opposed:

Mark Gunderson-3155 Lower Bluff Road, Emmett, ID. They were just wondering how this rezone was going to effect the property.

Commission Discussion

Chairman **Eichelberger** read through the five required findings.

Commissioner **Vickery** moved to recommend approval with Development Agreement for the Agricultural Split only.

Commissioner **Jones** seconded the motion.

Vote: Unanimous.

REGULAR MEETING

1. **ITEMS FROM THE PUBLIC:** none
2. **ITEMS FROM THE PLANNING DIRECTOR/ADMINISTRATOR:** none
3. **ITEMS FROM/ OR QUESTIONS FOR THE DEPUTY PROSECUTING ATTORNEY:** none
4. **ITEMS FROM THE ZONING COMMISSION:** none
5. **UPCOMING MEETINGS:** August 14, 2023 at 6:00pm
6. **ADJOURN:**
Commissioner **Vickery** made a motion to adjourn.
Commissioner **Jones** seconded the motion.
Vote: Unanimous.

Chairman Eichelberger

Vice Chair 