

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 and Justin Vickery.

MEMBERS ABSENT: None.

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

6:00 P.M.

REGULAR MEETING

1. **CALL TO ORDER:** Chairman **Eichelberger** opened the virtual public meeting at 6:06 PM. via Zoom, held in the Commissioner Chambers.
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 of May 23rd, 2022**
Chairman **Eichelberger** approved the minutes as written.
Commissioner **Vickery** seconded the motion.
Vote: Unanimous.

PUBLIC HEARING – ACTION ITEMS

ACTION ITEM # 1

REZONE #RZ 22-005-SAWTOOTH LAND SURVEYING-A2 (5 ACRE MINIMUM) TO R2 (1 ACRE MINIMUM)-LOCATED ON EDMONT ROAD.

Director Kharri-The property consists approximately 4.96 that lies fully within Priority Growth Area 1 of the County Residential Area. They are requesting a rezone from A2 to R2, the application states the reason for the request is to apply for a minor subdivision to create four parcels. There are five required findings.

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Applicant:

Amy Rosa-Sawtooth Land Surveying-This property is within Gem County and is currently zoned A2, they are looking to have the property zoned R2. The Comprehensive Plan states that area is for primarily single family and multi-family use. The future plan is to subdivide the property into four, 1 are lots. This would be more economically affordable.

Favor: None

Neutral:

Arlie Stiles-1115 Edgemont, Emmett, Idaho. They have concerns about the irrigation and how it's going to affect them and everyone else.

Opposed: None

Amy Rosa- Sawtooth Land Surveying-The irrigation will be pressurized. They will get the approval from Emmett Irrigation District before subdivision approval.

Chairman **Eichelberger** closed public hearing 6:20pm

Commission Discussion

Commissioner **Vickery** doesn't have any concerns. The findings are met. Commissioner **Jones** after reading through the staff report there is a letter from Road and Bridge and a letter from Irrigation District. Chairman **Eichelberger** read through the required findings.

Commissioner **Vickery** made a motion to recommend approval of Rezone #22-005 requiring a Development Agreement involving a water study for quality and quantity.

Commissioner **Jones** Seconded the motion.

Vote: Unanimous

ACTION ITEM #2

SPECIAL USE PERMIT SUP #22-003-RANDAL AND TERESA HALLMAN-EVENT CENTER AT 2627 N. PLAZA ROAD.

Director Kharri-This is a Special Use Permit for an Event Center located at 2627 N. Plaza Road in Emmett. The property lies within the County Residential Area, Priority Growth Area #1.

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There are nine required findings. Zoning Commission will make a final decision. Staff is recommending approval, there are 14 conditions for approval.

Applicant:

Teri Hallman- 2627 N. Plaza Road, Emmett, Idaho. – They would like to have families come for reunions, special events, weddings. Their hours would be daytime and have the event center close by 10pm. The days of use would vary. They plan to plant more trees.

Favor:

Wendell Ayers-2775 N. Plaza Road, Emmett, Idaho. They are in favor of the Event Center, they have only one concern and that is the noise. Will there be a cut off time?

Randal Hallman -2627 N. Plaza Road, Emmett, Idaho. There is ample parking. The noise will not be a problem, they will be living on the premises and they don't want the noise to go over a certain time. The noise level will be in the agreement that they sign, there will be security provided.

Neutral: None

Opposed: None

Chairman **Eichelberge** closed public hearing at 6:50 pm

Commission Discussion

Commissioner **Vickery** item number ten to be increased to 200. A lot of concerns were answered. Chairman **Eichelberger** read through the required findings.

Commissioner **Vickery** moved to approve SUP 22-003, with the conditions #3 and #4 be removed, and condition #10 be changed to allow 200 guests.

Commissioner **Jones** second the motion.

Vote: Unanimous.

ACTION ITEM #3

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REZONE #RZ 22-006-LARRY GARDNER-A1 (40 ACRE MINIMUM) TO A2 (5 ACRE MINIMUM)-800 E. CENTRAL ROAD.

Director Kharri-The property owner, Larry Gardner is requesting a rezone. The application proposes a change from A1 to A2. The reason for the request is to create two additional parcels. The parcel is 20.00 acres in size and lies fully within Priority Growth Area 2 of the County Residential Area as designated on the Future Land Use map in the Comprehensive Plan.

Applicant:

Larry Gardner-800 E. Central Road, Emmett, Idaho. He is retired and likes where he lives, but 20 acres is too much to take care of. He would like to subdivide his property for his son and daughter to someday live on this property.

Favor: None

Neutral: None

Opposed: None

Chairman **Eichelberger** closed public hearing at 7:18pm.

Commission Discussion

Chairman **Eichelberger** read through the required findings. Commissioner **Vickery** has no concerns.

Commissioner **Jones** made a motion to recommend approval of the rezone.
Commissioner **Vickery** seconded the motion.

Vote: Unanimous.

ACTION ITEM #4

SPECIAL USE PERMIT SUP #22-004-MARSHALL GRIFFIN-EVENT CENTER AT 195 E. SOUTH SLOPE ROAD.

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Director Kharri-This is a Special Use Permit SUP 22-004 Event Center. The venue is proposed at 195 East South Slope Road and is located in the A2 Rural Transitional Agriculture zone. Road and Bridge has conditions. There are nine required findings and staff has proposed 15 conditions.

Applicant:

Marshall Griffin-195 E. South Slope Road, Emmett, Idaho. They built a barn to house their toys and other thing. Their daughter wanted her wedding in this barn and others have asked and requested to use this barn. They have plenty of room to park with no parking on South Slope. They take care of the landscaping so the weeds are not a problem.

Favor:

Angie Griffin-195 East South Slope Road, Emmett, Idaho. It's their personal barn that will occasionally host future events. They had their daughter's wedding there and it was very nice and they would like to share this with the community. Parking was not a problem.

Neutral: None

Opposed:

Chris Alexander-4220 Rocky Point Ln, Emmett, Idaho. The Griffins are good neighbors, but do they need parties going all the time. Do they really need another Event Center? They just want to keep their peace and quiet.

Applicant Rebuttal

Marshall Griffin-195 E. South Slope Road, Emmett, Idaho. They are not looking to do parties there every weekend, at the most one to two events a month. They will shut down the music by 10:00pm. They want to be good neighbors and respect their neighborhood.

Closed public hearing at 7:41 pm

Commission Discussion

Chairman **Eichelberger** concerns would be neighbors across the road about the noise. Director **Neal Capps**, no concern for South Slope Road as to traffic, they submitted a letter to be added to the Special Use Permit, if approved. Commissioner **Vickery** proposed that condition number eight that the music be in the barn only, and condition a maximum of four per month of events.

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Commissioner **Vickery** made a motion to approve the SUP with modifications to condition number 3 no more than 4 events per month are allowed and condition number 8 all music be done by 10:00pm, and be played in the barn.

Commissioner **Jones** second the motion.

Vote: Unanimous

REGULAR MEETING

1. **ITEMS FROM THE PUBLIC:** none
2. **ITEMS FROM THE PLANNING DIRECTOR/ADMINISTRATOR:** Director Kharri-
Reminder that the Comprehensive Plan rewrite public meeting is July 19th. At the Middle School.
3. **ITEMS FROM/OR QUESTIONS FOR THE DEPUTY PROSECUTING ATTORNEY:**
none
4. **ITEMS FROM THE ZONING COMMISSION:** none
5. **UPCOMING MEETINGS:** August 8th, 2022 at 6:00pm
6. **ADJOURN:**
Chairman **Eichelberger** made a motion to adjourn.
Commissioner **Vickery** seconded the motion.
Vote: Unanimous.

Chairman Eichelberger

