

SUMMARY MINUTES  
GEM COUNTY PLANNING AND ZONING COMMISSION  
GEM COUNTY COURTHOUSE  
March 20, 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, Debra Jones, Stacy Heimlich, Justin Vickery (online).

**OTHERS PRESENT:** Planning Director – Jennifer Kharri, Associate Planner – Development Services Coordinator – (Moderator) Stephanie Crays.

**6:05 P.M.**

**REGULAR MEETING**

1. **CALL TO ORDER:** Chairman **Eichelberger** 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 (online), Stacy Heimlich-present.
3. **REVIEW AGENDA:** Commission reviewed the agenda as written.
4. **APPROVAL OF MINUTES of February 13, 2023**  
Commissioner **Jones** approved the minutes as written.  
Commissioner **Heimlich** seconded the motion.  
**Vote:** Unanimous.

**PUBLIC HEARING – ACTION ITEMS**

**ACTION ITEM # 1**

**A SPECIAL USE PERMIT APPLICATION BY TODD TAYLOR TO OPERATE AN EVENT CENTER.**

**Director Kharri-** Todd Taylor, is requesting approval of a Special Use Permit to allow the operation of an event venue on his private, residential property. The venue is proposed on Montour Road and is located in the A-3, Rural Agriculture zone (5-acre minimum).

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**Applicant:**

**Todd Taylor**-9353 N. Hwy 52, Horseshoe bend, ID 83629. They moved in about 1999. They have about 25 acres and about 10 acres that is farmable. The farming on this is not bringing any profit. The view of this property is breathtaking and they want to share this with the community. This is a spring fall event time, March to June, then from August to November. There is a private road leading to the area, ample parking. They have addressed the concerns with the neighbors, they took them for a walk around the property. They have addressed the dust and the road and will bring in gravel to pack the road down. During the time they are having events the dust would be low, it's not going to be during the heat of summer. He wanted to address the paved issue of them paving off of Montour Road. His concern is if that is put in, people will cross over it and tear it up and it will become a maintenance nightmare. He would like to put gravel down.

**Favor:** None

**Neutral:** None

**Opposed:** None

Chairman **Eichelberger** closed public comments 6:28pm

**Commission Discussion**

Chairman **Eichelberger** there are nine required findings and recommendations of approval that he read through.

Commissioner **Jones** motion to approve with note on condition #4 a letter from the fire department and condition #10 of the speakers directing to the South.

Commissioner **Heimlich** seconded the motion.

**Vote:** Unanimous

**ACTION ITEM #2**

**A REZONE REQUEST BY VICTORIA RITCHIE ON PROPERTY OWNED BY HELEN GLOECKNER TO REZONE, FROM A-2 RURAL TRANSITIONAL AGRICULTURE TO C-2 COMMERCIAL LOCATED AT 1671 AIRPORT ROAD.**

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**Director Kharri-**The applicant, Victoria Ritchie, on property owned by Helen Gloeckner, is requesting a rezone of her property located at 1671 Airport Road. The application proposes a change from A-2, Rural Transitional Agriculture to C-2 Commercial. The purpose of the rezone is to help the land be more suitable for a future sale.

**Applicant:**

**Victoria Ritchie-** 1617 Airport Road, Emmett, ID. They want to rezone this to commercial with no intent at this time to have it commercial. The property at one time did have a tack shop running business. She talked about the surrounding properties of the zoning. She is trying to help the property owner get this rezoned for what it could be zoned for.

**Favor:** None

**Neutral:** None

**Opposed:**

**Michael Frederick-**1111 Airport Road, Emmett, Idaho. Some history of Airport Road he wanted to give some insight, County Commissioners wanted to make it all commercial, but they agreed on certain parts. Now there is so much traffic. Now they want to come back and make this commercial. He is very concerned about adding commercial to this corner. Why do you need to hire a realtor if you are not planning to sell it as commercial, this corner is very dangerous.

**Margaret Patrino-**(online)1624 Airport Road, Emmett, Idaho. The concerns are the same as Mr. Fredericks, but why does she need a realtor? They have big concerns about the traffic, the water, and the septic. She has big concerns with the traffic going west trying to turn onto airport road it's very dangerous.

**Christine Bryson-**(online)1510 Airport Rd, Emmett, Idaho. She has concerns about the septic and water also.

**Sandra Reynolds-**(online)1520 Airport Rd, Emmett, Idaho. She has concerns about the septic and water. She has a big concern about traffic. She has concerns why the applicant is a realtor and it's not the property owner who did the application. She just has many concerns about this application, and doesn't want to see it happen, she has lived here over 35 years.



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**Applicant Rebuttal**

**Victoria Ritchie**- Doesn't know about the dump trucks that were brought up. To address the reason she used a realtor, this is because she asked me to help her and in the future is going to be selling this property as commercial. The water and septic will be gone over whoever buys this in the future. She is just asking for it to be zoned commercial.

Chairman **Eichelberger** closed public hearing 7:36

**Commission Discussion**

Chairman **Eichelberger** discussed the letter from Road and Bridge and where the driveway would be if it became commercial use on Airport Road. Chairman **Eichelberger** read through the recommended findings.

Commissioner **Vickery** moved that they recommend for approval to the Board of County Commissioners with the concerns from the public about safety in this area specific to traffic. Commissioner **Jones** seconded the motion.

**Vote:** Unanimous.

**REGULAR MEETING**

1. **ITEMS FROM THE PUBLIC:** none
2. **FROM THE PLANNING DIRECTOR/ADMINISTRATOR: Director Kharri-**  
Discussed having the Area of City Impact Agreement Public hearing with the Board of Gem County Commissioners and City Council.
3. **ITEMS FROM THE ZONING COMMISSION:** Debra Jones gave a review of the bus tour. It was very informative and a very nice tour. It was very helpful, and should be done on a regular bases.
4. **ITEMS FROM /OR QUESTIONS FOR THE DEPUTY PROSECUTING ATTORNEY:** none
5. **UPCOMING MEETINGS:** April 10, 2023 at 6:00pm

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6. **ADJOURN:** Commissioner **Jones** made a motion to adjourn  
Commissioner **Heimlich** seconded the motion.  
**Vote:** Unanimous.

A handwritten signature in black ink, appearing to read "Dan Eichelberger", written over a horizontal line.

Chairman Eichelberger