

MINUTES
GEM COUNTY PLANNING AND ZONING COMMISSION
GEM COUNTY COURTHOUSE
JUNE 27, 2005



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MEMBERS PRESENT: Don Wilkerson, Jim Hutchins, Dave Poole, and JB.

MEMBERS ABSENT: Steve Ethington and Brent Jensen.

OTHERS PRESENT: Debra Smith – Zoning Administrator, and Development Services Department Staff – Sissy Stewart and Jennifer Kharrl.
Prosecuting Attorney's Office—Dave Hargraves.

Chairman Wilkerson opened the public hearing at 7:00 p.m. and welcomed everyone, then explained the public hearing process.

Item One and Two– COMPREHENSIVE PLAN TEXT AMENDMENT AND COMPREHENSIVE PLAN MAP AMENDMENT BY BLACK CANYON PARTNERS, LLC.

Jim Hutchins, Don Wilkerson, Dave Poole and J.B. performed site inspections.

No ex parte or conflicts of interest.

Chairman Wilkerson- The current land use designation on the properties in question is Suburban Agriculture and Agriculture Natural Resources. Therefore in that designation it does not allow for a Planned Community. The applicants proposed amendment request a land use designation for Planned Communities and to amend the current land use map noted for the planned development.

Susan Wildwood-Attorney representing Black Canyon Partners, LLC.
As you are aware the Zoning Ordinance provides for a Planned Community Based District and the Comprehensive Plan does not. After we spent some time looking at it and spent some time before the County Commissioners and it was decided that we need to go back and amend the text of the Comprehensive Plan and the map so that the two documents are consistent. I want to make sure you have the document or the short form in your packet this is what we are recommending for your amendment. I have a requests that I would like to add. One is that instead of going through the lengthy material again that you take as termed a judicial notice or official notice of the material that this Commission has already heard. I would be happy to answer any questions you may have.

Chairman Wilkerson-Letters for the record.
Idaho Department of Lands – The State maintains the mineral rights to that property.
Bruce Wall concerning traffic and that this hearing is not a combined hearing with the City of Emmett.

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Chairman Wilkerson opens the hearing to the public.

Morris Huffman-I am the Economic Development Specialist for EDGE for Gem and Boise Counties. I am in favor of this proposal I believe this project will have a great Economic impact on our County and I think a big benefit for the years to come.

Chairman Wilkerson closed the public portion of the hearing.

Discussion by the Board.

J.B.- Made a motion to recommend approval to the Gem County Commissioners to adopt the Amendment to the Comprehensive Plan and Map to allow for the Planned Community as submitted. Recommendation becomes effective July 10, 2005.

Motion received a second.

Vote: Unanimous.

Discussion by the board.

Dave Poole- Motion to adjourn.

Motion received a second.

Vote: Unanimous.

Chairman Wilkerson closed the meeting at 7:15 p.m.

Chairman

Secretary