

SUMMARY MINUTES
GEM COUNTY ZONING COMMISSION
GEM COUNTY COURTHOUSE
AUGUST 10, 2009

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NOTE: AN AUDIO RECORDING OF THE FULL PROCEEDINGS IS AVAILABLE THROUGH THE DEVELOPMENT SERVICES DEPARTMENT.

MEMBERS PRESENT: Dale Reynolds, Don Wilkerson and Fran Yett.

MEMBERS ABSENT WITH PRIOR NOTICE: Reisse Perin.

MEMBERS ABSENT WITHOUT PRIOR NOTICE: Kirk Darnell.

OTHERS PRESENT: Planning Director/Administrator - Brad Hawkins-Clark.

Chairman Reynolds opened the public hearing at 7:06:50 p.m. and welcomed everyone, then explained the public hearing process.

CONSENT AGENDA

1. APPROVAL OF THE MINUTES OF JULY 13, 2009:

Don Wilkerson made a motion to approve the minutes as submitted.

Fran Yett seconded the motion.

Vote: Unanimous.

PUBLIC HEARING

1. A Temporary Hardship Permit by Judy Bohnhof (#THP-09-005) to allow the temporary manufactured home that was approved in 1999 as a Temporary Hardship Permit to remain on the property for her granddaughter to live in to help care for her. Located at 6725 Hillview Road. T 07N, R 02W, Section 30:

Applicant/representative testimony:

Guy Hallam – Representative for Judy Bohnhof.

Stated that the original Temporary Hardship Permit was issued in 1999 for Judy's mother-in-law who passed away in February. Judy's husband also passed away in January and Judy can no longer care for the property without some assistance because of her own health problems. Judy's granddaughter has agreed to move in to the manufactured home to help her.

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Public testimony:

In Favor: None.

In Opposition: None.

Neutral: None.

Chairman Reynolds closed the public portion of the hearing.

Don Wilkerson made a motion to approve Temporary Hardship Permit #THP-09-005 (amendment to THP #260) as it meets the definition as outlined in Chapter 2; Section 2-2 of the Gem County Zoning Ordinance with the site specific conditions of approval recommended in the staff report.

Fran Yett seconded the motion.

Vote: Unanimous.

- 2. A Special Use Permit request by Kim Webb (#SUP-09-003) to allow extraction of gravel property owned by Alan Spencer. Located on W Idaho Boulevard in T 06N, R 02W, Section 6:**

Applicant/representative testimony:

Alan Spencer - 1500 E Gem Estates Lane.

Stated that he is the property owner and Kim Webb has applied to extract gravel to create two ponds for wildlife habitat use. One pond will be medium sized and the other will be smaller. The extracted material will be used to build up an existing road and the remainder will be moved off-site. There will be no crushing, screening or stockpiling of the extracted material.

Staff Review: Brad Hawkins-Clark presented the Commission with a site map and parcel map and reviewed the staff report and the recommended conditions of approval.

Public testimony:

In Favor: None.

In Opposition: None.

Neutral: None.

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Chairman Reynolds closed the public portion of the hearing.

Discussion by the Commission. The Commission discussed material processing on site, floodplain issues, placing traffic warning signs, stockpiling and permit and project timeframes.

Don Wilkerson made a motion to approve Special Use Permit #SUP-09-003 as it meets the standards as outlined in Chapter 7; Section 7-3 of the Gem County Zoning Ordinance with the site specific conditions of approval recommended in the staff report with the addition of the following:

- No rock crushing, screening or other material processing is proposed and no rock crushing, screening or other material processing is approved. Any future material processing will require a second public hearing.
- No stockpiling of the material is permitted on the property except for temporary short-term use.
- Warning signs (e.g. trucks entering highway) to be placed east and west of the entrance as determined by the Gem County Road and Bridge Department Supervisor.
- Applicant shall file monthly reports of material removed to the Gem County Road and Bridge Department.

Fran Yett seconded the motion.

Vote: Unanimous.

REGULAR MEETING

1. ITEMS FROM THE PUBLIC: None.

2. ITEMS FROM THE PLANNING DIRECTOR/ADMINISTRATOR:

a. Update on Ordinance Amendments:

Brad Hawkins-Clark stated that the Board of County Commissioners held a two hour meeting today regarding the RV's and secondary dwelling units sections of the proposed amendment. There had been a lot of positive feedback from the public regarding the secondary dwelling units. The Board approved the amendments that the Commission recommended with a few changes. There will be a couple of new ordinance amendments to come before the Zoning Commission including Cluster Subdivisions and Court Decrees.

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Brad Hawkins-Clark stated that the GCAT Minor Subdivision was reviewed by the Board of County Commissioners today and they continued their decision for two weeks.

3. ITEMS FROM/OR QUESTIONS FOR THE DEPUTY PROSECUTING ATTORNEY: None.

4. ITEMS FROM THE ZONING COMMISSION:

a. Update from CAFO Sub-committee:

Chairman Reynolds stated that the sub-committee met on August 6th and made several changes to the Ordinance and a rough draft will be coming back to the sub-committee for another review before a recommendation is made to the Zoning Commission.

5. ADJOURN:

Fran Yett made a motion to adjourn.
Don Wilkerson seconded the motion.
Vote: Unanimous.

Chairman Reynolds closed the meeting at 8:07:06 p.m.

Chairman Dale Reynolds