

MINUTES
GEM COUNTY ZONING COMMISSION
GEM COUNTY COURTHOUSE
JANUARY 12, 2009

Page #1

MEMBERS PRESENT: Will Maupin, Dale Reynolds, David Poole, Don Wilkerson and Fran Yett.

MEMBERS ABSENT: Reisse Perin.

OTHERS PRESENT: Planning Director/Administrator - Brad Hawkins-Clark, Development Services Coordinator – Jennifer Kharri, Deputy Prosecuting Attorney – David Hargraves and Tim McNeese.

Chairman Maupin opened the public hearing at 6:58:51 p.m. and welcomed everyone, then explained the public hearing process.

CONSENT AGENDA

1. APPROVAL OF THE MINUTES OF NOVEMBER 10, 2008:

David Poole made a motion to approve the minutes as submitted.

Dale Reynolds seconded the motion.

Vote: Unanimous.

PUBLIC HEARING

1. A Special Use Permit (#SUP-08-002) request by Michael Hughes (Calvary Chapel) to allow a preschool and child care program for up to 40 children at the Calvary Chapel church. Located at 498 W Idaho Boulevard in T 07N, R 01W, Section 31:

Brad Hawkins-Clark presented the staff report and reviewed site photos with the Commission.

Applicant/representative testimony:

Michael Hughes – 2021 Shady Lane - and **Sacheen Wright**- 1450 Pennsylvania Avenue.

Reviewed the application and the staff recommended site specific conditions of approval with the Commission.

Public testimony:

MINUTES
GEM COUNTY ZONING COMMISSION
GEM COUNTY COURTHOUSE
JANUARY 12, 2009

Page #2

In Favor: None.

In Opposition: None.

Neutral: None.

Chairman Maupin closed the public portion of the hearing.

Discussion by the Commission. The Commission reviewed the Special Use Permit standards and site specific conditions of approval recommended by staff.

Dale Reynolds made a motion to approve Special Use Permit #SUP-08-002 to allow a preschool and child care program at the Calvary Chapel church 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:

- Install a “No Parking, Monday - Friday” sign (vertical or surface paint) near the driveway adjacent to the building and Idaho Boulevard that clearly marks the area between Idaho Boulevard and the building entrance facing Idaho Boulevard as a no parking area for the pre-school/daycare use.
- The maximum number of children shall be 49 at any given time.
- The hours of operation shall be 6:00 AM to 6:00 PM Monday through Friday.

David Poole seconded the motion.

Vote: Unanimous.

2. A Special Use Permit (#SUP-08-003) request by Trae Buchert and Jeff Schwerts to allow extraction of gravel to create lakes for future development. Located on the south side of Sales Yard Road in T 06N, R 02W, Section 23:

Brad Hawkins-Clark presented the staff report and reviewed site photos with the Commission.

Applicant/representative testimony:

Trae Buchert – 5446 N Highway 16, Eagle - and **Jeff Schwerts**- 3104 Dorchester Drive, Eagle.

Reviewed the application and the staff recommended site specific conditions of approval with the Commission.

Public testimony:

MINUTES
GEM COUNTY ZONING COMMISSION
GEM COUNTY COURTHOUSE
JANUARY 12, 2009

Page #3

In Favor: None.

In Opposition: **John Lidik** – 3310 Kings Lane. Had concerns with noise and dust.

Neutral: None.

Rebuttal from applicant: **Trae Buchert** addressed the noise and dust concerns and will do what needs to be done to help mitigate those issues.

Chairman Maupin closed the public portion of the hearing.

Discussion by the Commission. The Commission discussed the Special Use Permit standards and site specific conditions of approval recommended by staff and raised concerns about mosquito abatement, shared access, road mitigation agreement, noise buffer and time limits for the gravel extraction operation.

David Poole made a motion to continue Special Use Permit #SUP-08-003 to the next meeting on February 9th in order for the applicant to submit additional information regarding:

- A buffer for the property to the west to help mitigate dust and noise.
- Meeting with the Gem County Road and Bridge Department regarding access to the property and an agreement with the adjacent neighbor for a shared driveway access.

Don Wilkerson seconded the motion.

Vote: Unanimous.

3. A Special Use Permit (#SUP-08-004) request by Richard and Karen Cram to allow extraction of gravel to create small benches for future 40-acre home sites. Located on N Highway 52 in T 07N, R 01E, Section 13:

Brad Hawkins-Clark presented the staff report and reviewed site photos with the Commission.

Applicant/representative testimony:

Richard Cram – 11911 153rd Avenue E, Washington.

Reviewed the application and the staff recommended site specific conditions of approval with the Commission.

Public testimony:

MINUTES
GEM COUNTY ZONING COMMISSION
GEM COUNTY COURTHOUSE
JANUARY 12, 2009

Page #4

In Favor: None.

In Opposition: None.

Neutral: None.

Chairman Maupin closed the public portion of the hearing.

Discussion by the Commission. The Commission discussed the Special Use Permit standards and site specific conditions of approval recommended by staff and raised concerns about the requirements from IDT, Fire District #2 and private road standards.

Don Wilkerson made a motion to continue Special Use Permit #SUP-08-004 to the next meeting on February 9th in order for the applicant to submit additional information regarding:

- Meeting with the Idaho Department of Transportation regarding access/permit to the property.
- Meeting with Fire District #2 regarding the driveway to make sure it meets their standards.

David Poole seconded the motion.

Vote: Unanimous.

REGULAR MEETING

1. ITEMS FROM THE PUBLIC: None.

2. ITEMS FROM THE PLANNING DIRECTOR/ADMINISTRATOR:

Brad Hawkins-Clark asked the Commission how they felt about the length and detail of the staff reports and verbal reports. The Commission is satisfied with the reports.

a). Discussion of Zoning and Subdivision Ordinance Amendments

The Commission will attend a workshop with the Board of County Commissioners on January 13, 2009 to review the proposed Zoning and Subdivision Ordinance Amendments.

3. ITEMS FROM/OR QUESTIONS FOR THE DEPUTY PROSECUTING ATTORNEY:

MINUTES
GEM COUNTY ZONING COMMISSION
GEM COUNTY COURTHOUSE
JANUARY 12, 2009

Page #5

David Hargraves introduced Tim McNeese who will be taking over the Planning and Zoning and civil matters.

4. ITEMS FROM THE ZONING COMMISSION:

The Commission discussed the format of the hearing and decided at the next meeting to change the order in which the applicant's present their application.

5. ADJOURN:

Dale Reynolds made a motion to adjourn.

Fran Yett seconded the motion.

Vote: Unanimous.

Chairman Maupin closed the meeting at 8:58:45 p.m.

Chairman Will Maupin