

SUMMARY MINUTES
GEM COUNTY ZONING COMMISSION
GEM COUNTY COURTHOUSE
December 13, 2010

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

MEMBERS PRESENT: Kirk Darnell, Reisse Perin, Michelle Barron, Fran Yett and Laurie Boston.

MEMBERS ABSENT: Dale Reynolds.

OTHERS PRESENT: Planning Director/Administrator - Brad Hawkins-Clark and Development Services Coordinator- Jennifer Kharrl.

7:00 P.M.

- 1. CALL TO ORDER: Vice Chairman Perin** opened the public hearing at 7:00:40 p.m. and welcomed everyone, then explained the public hearing process.
- 2. ROLL CALL:**
Kirk Darnell – present, Reisse Perin – present, Laurie Boston – present, Michelle Barron – present, Fran Yett - present.
- 3. REVIEW AGENDA:** No change to the agenda.

PUBLIC HEARING

1. (Continued) A Special Use Permit (#SUP-10-003) by Joanne Machdanz to allow a private kennel to house a maximum of 30 dogs. Located at 1080 Petersburg Road, Letha. T 07N, R 03W, Section 36:

No exparte or conflicts of interest were reported.

Staff review: Brad Hawkins-Clark reviewed the PowerPoint presentation with the Commission and went over the recent photos taken by Larry Robertson, Gem County Code Enforcement Officer.

Cathy Berglund – 1450 Petersburg Road.

Asked how many dogs have been determined to be on the property now and how many will be allowed for the kennel license. She stated that she would like the permit to be for a certain number of dogs only and when those dogs are gone the kennel license goes away.

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Joanne Machdanz – 1070 Petersburg Road.

She stated that she currently has 16 dogs on her property. She stated that the majority of the dogs were given to her because people moved or couldn't afford the dogs.

Vice Chairman Perin closed the public hearing.

Vice Chairman Perin re-opened the public hearing in order for the applicant to address a site photo.

Vice Chairman Perin closed the public hearing.

Commission Discussion. The Commission discussed the site specific conditions of approval, the required findings, the number of dogs, definition of kennel, the recent site photos, the berm between the property and the adjacent ditch, well placement, the water quality report, the maintenance and sanitary plan and annual review process.

Fran Yett made a motion to approve Special Use Permit #SUP-10-003 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 following changes:

- Condition #3 will be reduced to 16 dogs
- Condition #4 will be changed to require the applicant to maintain a barrier around the wellhead at all times
- Condition #5 will require the applicant to comply with the routine maintenance and sanitary plan for all kennel areas on the property, as per Exhibit B, dated 11/8/10

Kirk Darnell seconded the motion.

Vote: Unanimous.

REGULAR MEETING

1. **ITEMS FROM THE PUBLIC.** None.
2. **APPROVAL OF THE MINUTES OF NOVEMBER 8, 2010:**

Kirk Darnell made a motion to approve the minutes as submitted.

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Michelle Barron seconded the motion.

Vote: Unanimous.

3. ITEMS FROM THE PLANNING DIRECTOR/ADMINISTRATOR:

Brad Hawkins-Clark stated that the City of Emmet has three municipal domestic wells that serve the City. As a part of their recertification with DEQ for water quality they have something that is called source water protection that ensures the groundwater that feeds those wells is protected from land uses that might contaminate it. Most of that land is east of the City and not in the city limits so the City of Emmett would like the County's help in protecting land uses. Brad asked if any of the Commissioners would be interested in working to review or craft an overlay ordinance to protect the source water. There is a draft that has already been used so it's up to the Commission whether or not to use the draft or have a committee to look at it before hand. The Commission decided to just hold workshops on the existing draft. Brad will invite someone from DEQ to attend the next meeting.

- a. Recent Board of County Commissioners Decisions and Hearing
None.
- b. Linn Avenue Construction Update

Brad stated the he spoke with Kim Reed and the Commissioners and they stated that they would like to see the County get involved in moving the pole and it will remain up for discussion.

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

5. ITEMS FROM THE ZONING COMMISSION:

The Commission chose to cancel their January meeting and will meet again on February 14, 2011.

6. UPCOMING MEETINGS:

- a. Next regular meeting: February 14, 2011.

7. ADJOURN:

Fran Yett made a motion to adjourn.

Laurie Boston seconded the motion.

Vote: Unanimous.

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Vice Chairman Perin closed the meeting at 9:02:30 p.m.

Vice Chairman Reisse Perin