

SUMMARY MINUTES
GEM COUNTY/CITY OF EMMETT
ZONING COMMISSIONS
CITY HALL
APRIL 12, 2010

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

MEMBERS PRESENT: County Zoning Commission – Dale Reynolds, Don Wilkerson, Reisse Perin and Kirk Darnell.

City Zoning Commission – Cheryl Conrad, Dee Turner, Pam Garrison, Shannon Ewing and Louis Meserole.

MEMBERS ABSENT: County Zoning Commission – Fran Yett.

City Zoning Commission – John Sanuy.

OTHERS PRESENT: Planning Director/Administrator - Brad Hawkins-Clark, Development Services Coordinator- Jennifer Kharrl, Deputy Prosecuting Attorney- Tim McNeese, City Attorney – Ron Bjorkman and Design Review Committee Members – Mayor Bill Butticci, Michelle Welch, Jon Barrett and Brian Arellano.

COMPREHENSIVE PLAN LAND USE MAP AND PROPOSED PATHWAY PLAN MAP REVIEW – PLANNING COMMISSIONER DEBBIE ROUWENHORST:

At 6:45 p.m., Planning Commissioner Debbie Rouwenhorst discussed and reviewed the proposed Master Pathway Plan Map and standards with the County Zoning Commission. She stated that the Joint Planning Commission has been working on this project with the City Zoning Commission and they would like input from the County Zoning Commission as well. She requested the commissioners submit their comments in writing.

1. **CALL TO ORDER: Chairman Reynolds** opened the public hearing at 6:57:00 p.m. and welcomed everyone, then explained the public hearing process.
2. **ROLL CALL (County Commission):**
Don Wilkerson – present, Reisse Perin – present, Kirk Darnell – present, Dale Reynolds – present.
3. **APPROVAL OF THE MINUTES OF March 8, 2010:**
Kirk Darnell made a motion to approve the minutes as submitted.
Don Wilkerson seconded the motion.
Vote: Unanimous.

JOINT PUBLIC HEARING WITH THE CITY ZONING COMMISSION

CALL TO ORDER: Chairman Conrad opened the public hearing.

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ROLL CALL (City Commission):

Pam Garrison – present, Dee Turner – present, Shannon Ewing – present, Louis Meserole – present, Cheryl Conrad – present.

1. Zoning ordinance amendment regarding the adoption of new design standards for commercial and public buildings in the Area of City Impact and establishment, membership, and duties of the Gem Community Design Review Board:

Staff Review: Brad Hawkins-Clark presented the Commissions with a power point presentation and reviewed the main points of the draft Design Review Manual. Brad stated that the City and County held a presentation on February 4, 2010 and invited about 300 property owners that own property in the proposed areas to be affected by the design review standards. Approximately 50 members of the public attended the meeting.

Bill Butticci – Mayor, City of Emmett- Wanted to give the Commissions some background on how the Design Review Manual came about. The design review process started 2 ½ years ago and the main purpose was to protect the identity of Emmett in the Commercial District. The City took the lead on it and that is why the City was mostly involved when it started up. Currently, the City and the County have nothing in place to protect them from a developer buying a piece of ground and building something that only meets the building code. Design Review is not to hamper the existing business owners but to protect them from new businesses being built next to them. When this began, it started only in the Commercial District which is only in the City and once it went further, the Impact Area and corridors were considered which includes portions of the County. The members of the Design Review Committee were chosen based on their profession relating to land use including architects, landscape people, realtors and planners. The Design Review Board will be chosen the same way. The manual is open and vague and will be used as a guideline with wiggle room and that will be the purpose for the Board. Appointing members to the Board will be a joint effort between the City and County.

Discussion by the Commissions. The Commissions discussed the proposed design standards and had questions and/or concerns about awnings, change of use/land use, definition of public, extending the overlay north of the river, changing the exemption of 10,000 square feet in areas outside the overlay areas, expanding the design review guidelines to the entire Area of City Impact, acceptance and review timeframes, consistency throughout the manual, roof materials, wood types, membership requirements, recourse if Design Review Board decision is not followed, painting and preserving brick in the historic downtown area, building height, fire suppression, areas on the overlay map, historic district and Comprehensive Plan policies.

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Jon Barrett- Clearstory Studios- Stated that he began working with the Design Review Committee in 2008 to help create the Design Review Manual. He took notes on the comments and concerns raised by the Commissions and he will address the comments in an e-mail to Brad and the Committee in a few days. He addressed the applicability section of the manual relating to the Design Review Overlay Area and what is included outside the area. (**See attached comments.**)

2. Decision of public hearing:

City Zoning Commission Decision:

Pam Garrison made a motion to continue the hearing to May 17th at 7:00 P.M. since there are a lot of questions and concerns about the manual and to give the Commission a chance to review Jon Barrett's comments.

Shannon Ewing seconded the motion.

Vote: Unanimous.

County Zoning Commission Decision:

Don Wilkerson made a motion to continue the hearing to May 17th at 7:00 P.M. since there are a lot of questions and concerns about the manual and to give the Commission a chance to review Jon Barrett's comments.

Reisse Perin seconded the motion.

Vote: Unanimous.

3. Adjourn:

Shannon Ewing made a motion to adjourn.

Pam Garrison seconded the motion.

Vote: Unanimous.

Chairman Conrad closed the meeting at 9:42 p.m.

Chairman Dale Reynolds

Chairman Cheryl Conrad