

SUMMARY MINUTES
GEM COUNTY/CITY OF EMMETT
ZONING COMMISSIONS
CITY HALL
MAY 17, 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 Fran Yett. City Zoning Commission – Cheryl Conrad, Dee Turner, Pam Garrison, and John Sanuy.

MEMBERS ABSENT: County Zoning Commission –Kirk Darnell. City Zoning Commission – Shannon Ewing and Louis Meserole.

OTHERS PRESENT: Planning Director/Administrator - Brad Hawkins-Clark, Development Services Coordinator- Jennifer Kharrl, Deputy Prosecuting Attorney- Tim McNeese and City Attorney – Ron Bjorkman.

**(City Zoning Commission Only)
6:30 P.M.**

1. Land Dedication Application – L&S Properties, Inc., Gem Stone Way:

Staff Review: Brad Hawkins-Clark reviewed his Memo and the land dedication request of a 50' by 90' strip of land. The Ordinance states that the Commission shall review these requests and give their recommendation to the City Council on whether or not they support the land dedication.

Kammie Oates – Horrocks Engineers – She stated that there is a lot of history with this project. She was hired by Timberline Surveying who prepared the legals and record of survey for this application. She said they have spoken with Denny White who is the adjacent property owner and he has agreed to grant an easement across his property in exchange for granting a little right-of-way so he can access his property and they can pipe the failing drain and discharge in the Gem County Drain who they have permission from and that was worked out by Bruce Evans.

Dee Turner made a motion to recommend acceptance of the land dedication request to the City Council.

Pam Garrison seconded the motion.

Vote: Unanimous.

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2. Land Dedication Application – C&J Idaho, LLC., South Boise Avenue:

Staff Review: Brad Hawkins-Clark reviewed his Memo and the land dedication request and stated that it is related to the Walgreens project. The request is for a 27' wide right-of-way dedication along Boise Avenue. The Ordinance states that the Commission shall review these requests and give their recommendation to the City Council on whether or not they want to accept the land.

Brandon Whallon –Hawkins Companies - He stated that this agreement is a negotiation with the City of Emmett to ensure that the proper improvements for Boise Avenue are provided for.

John Sanuy made a motion to recommend acceptance of the land dedication request to the City Council.

Dee Turner seconded the motion.

Vote: Unanimous.

(Joint Zoning Commission)
7:00 P.M.

1. CALL TO ORDER: Chairman Conrad opened the public hearing at 7:04:00 p.m. and welcomed everyone, then explained the public hearing process.

2. ROLL CALL:

(County Commission): Don Wilkerson – present, Reisse Perin – present, Dale Reynolds – present, Fran Yett - present.

(City Commission): Cheryl Conrad- present, Pam Garrison – present, John Sanuy – present, Dee Turner – present.

3. APPROVAL OF THE MINUTES OF April 12, 2010:

City Commission:

Dee Turner made a motion to approve the minutes as submitted.

Pam Garrison seconded the motion.

Vote: Unanimous.

County Commission:

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

Reisse Perin seconded the motion.

Vote: Unanimous.

JOINT PUBLIC HEARING

1. (Continued) 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:

The Zoning Commissions discussed the difference between change of use and change of land use, Area of City Impact, changing the 10,000 square foot exemption to zero square feet, areas not covered by overlays, sandblasting bricks, historic districts, timeframes, flat roofs, awnings, parking, bicycle racks, schools and religious facilities, hiring an architect from another community if necessary, adding a business owner and an ordinary citizen to the Design Review Board, lighting standards, sign standards and extending the Neighborhood Commercial Overlay to Black Canyon Highway.

Chairman Conrad closed the public hearing.

2. Decision of public hearing:

City Zoning Commission Decision:

Dee Turner made a motion to continue the discussion to June 14th at 6:30 p.m. at the County Courthouse.

John Sanuy seconded the motion.

Vote: Unanimous.

County Zoning Commission Decision:

Reisse Perin made a motion to continue the discussion to June 14th at 6:30 p.m. at the County Courthouse.

Fran Yett seconded the motion.

Vote: Unanimous.

3. Adjourn:

City Zoning Commission:

John Sanuy made a motion to adjourn.

Dee Turner seconded the motion.

Vote: Unanimous.

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County Zoning Commission:

Don Wilkerson made a motion to adjourn.

Fran Yett seconded the motion.

Vote: Unanimous.

Chairman Conrad closed the meeting at 8:43 p.m.

Chairman Dale Reynolds

Chairman Cheryl Conrad