



Motion by Hofer, second by Corbus, to go into Executive Session pursuant to I.C. 74-206(b) to discuss a personnel issue. Roll call vote was taken.

**WOOTAN**..... **-AYE**  
**CORBUS**..... **-AYE**  
**HOFER**..... **-AYE**

**Motion carried and so ordered.**

Regular session resumed. No decision was made as a result of the Executive Session.

Motion by Wootan, second by Hofer, to approve the Ambulance District Expenses in the amount of \$91,001.24, payable to Valley Co-ops-\$113.25 and Elmore Medical Center-\$90,887.99.

**WOOTAN**..... **-AYE**  
**CORBUS**..... **-AYE**  
**HOFER**..... **-AYE**

**Motion carried and so ordered.**

Chairman Wootan update the board on the borehole drilling at the Bennett Road Landfill. He was present at the drilling yesterday and drilling will continue today. He stated that the samples will be tested and the board will be updated on the results.

The possibility of the county taking over operations at the Bennett Road landfill was discussed. The board reviewed prices of loaders and operational costs.

Motion by Wootan, second by Hofer, to approve Tax Cancellation No. 1316 William David Ireland-\$174.38.

**WOOTAN**..... **-AYE**  
**CORBUS**..... **-AYE**  
**HOFER**..... **-AYE**

**Motion carried and so ordered.**

Motion by Wootan, second by Corbus, to approve the Pest Abatement District Expenses in the amount of \$591.14, payable to Elmore County.

**WOOTAN**..... **-AYE**  
**CORBUS**..... **-AYE**  
**HOFER**..... **-AYE**

**Motion carried and so ordered.**

Prosecuting Attorney Tina Schindele appeared to discuss a possible litigation issue.

Motion by Hofer, second by Corbus, to go into Executive Session pursuant to I.C. 74-206(f) to discuss possible litigation. Roll call vote was taken.

**WOOTAN**..... **-AYE**  
**CORBUS**..... **-AYE**  
**HOFER**..... **-AYE**

**Motion carried and so ordered.**

Regular session resumed. No decision was made as a result of the Executive Session.

Motion by Hofer, second by Corbus, to adjourn for lunch.

**WOOTAN** ..... -**AYE**  
**CORBUS** ..... -**AYE**  
**HOFER** ..... -**AYE**

**Motion carried and so ordered.**

Regular session resumed.

Deliberations were held regarding the appeal of CUP-2015-09 Jim Carrie dba Intermountain Development Inc. for the denial of a conditional use permit application to expand the Frontage Road Estates Subdivision from five lots to fifty three lots. The review is a de novo determination by the board. Chairman Wootan stated that the board will be deliberating the findings based on the information in the record and testimony given at the public hearings and no further testimony will be taken at this time.

The first item the board deliberated was if the appeal complied with the Elmore County Zoning and Development Ordinance section 6-3-2 E. Attorney Grant referred the board to copies of written testimony from the record for their review.

Motion by Wootan, second by Corbus, to agree that the appeal did comply with Elmore County Zoning and Development Ordinance section 6-3-2 E.

**WOOTAN** ..... -**AYE**  
**CORBUS** ..... -**AYE**  
**HOFER** ..... -**AYE**

**Motion carried and so ordered.**

The second item the board deliberated was if the applicant satisfy the required findings for Conditional Use Permits as listed in the Ordinance section 6-27-7. Attorney Grant stated that there are twelve findings the board must approve in order to approve the CUP and again referred the board to materials from the record for their review.

The board reviewed and discussed the twelve required findings as follows:

1. The proposed use shall, in fact constitute a Conditional Use as determined in Chapter 8, Table 6-8-11 (C), Elmore County Land Use Table, as contained in this Ordinance.

The board agreed that the application met the required finding.

2. The proposed shall be in harmony with and in accordance with the Comprehensive Plan and this Ordinance (Title 6).

The board reviewed the City of Mountain Home Comprehensive Plan. Discussion followed and the board agreed that the application met the required finding with conditions of a community well system.

3. The proposed use complies with the purpose statement of the applicable base zone and with the specific use standards as set forth in this Chapter.

The board agreed that the application met the required finding.

4. The proposed use shall comply with all applicable County Ordinances.

The board agreed that the application met the required finding.

5. The proposed use shall comply with all applicable State and Federal regulations.

The board agreed that the application met the required finding.

6. The proposed use shall be designated, constructed, operated and maintained in such a way as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity; and that such use shall not change the essential character of said area.

The board agreed that the application met the required finding with conditions of an increase in lot size and a community well system.

7. The proposed use shall not be hazardous or disturbing to existing neighboring uses or impede their normal development.

The board agreed that the application met the required finding with conditions of an increase in lot size and a community well system.

8. The proposed use shall be served adequately by available public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewer, or that the person responsible for the establishment of the proposed conditional use shall be able to provide adequately any such services.

The board agreed that the application met the required finding with a condition of a community wells system for adequate water supply.

9. The proposed use shall not create excessive additional requirements at public cost for public facilities and services and the proposed shall not be detrimental to the economic welfare of the County.

The board agreed that the application met the required finding.

10. The proposed use shall not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

The board agreed that the application met the required finding.

11. The proposed use shall have vehicular approaches which shall be so designed as not to create an interference with traffic on surrounding public or private roadways.

The board agreed that the application met the required finding.

12. The proposed use shall not result in the destruction, loss or damage of a natural or scenic feature of major importance.

The board agreed that the application met the required finding.

The board reviewed staff recommendations with lot sizes and water being the major issues. It was decided that the lots will be no smaller than 2 acres and a community well system be installed.

Motion by Corbus, second by Wootan, to authorize Attorney Grant to prepare a draft of final findings based upon the discussion and deliberation held on the appeal of CUP-2015-09.

**WOOTAN** ..... -**AYE**

**CORBUS** ..... -**AYE**

**HOFER** ..... -**AYE**

**Motion carried and so ordered.**

Alan Christy, Land Use and Building Department Director, reviewed the proposed voter precinct boundary line changes.

Motion by Hofer, second by Wootan, to adjourn.

**WOOTAN** ..... -**AYE**

**CORBUS** ..... -**AYE**

**HOFER** ..... -**AYE**

**Motion carried and so ordered.**

**WESLEY R. WOOTAN, Chairman**

**ATTEST:**

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**BARBARA STEELE, Clerk**