

ELMORE COUNTY PLANNING AND ZONING COMMISSION
War Memorial (American Legion Hall) 515 East 2nd South Street, Mountain Home, ID
83647

Wednesday, February 21, 2018 at 7:00pm

Agenda

PLEASE SILENCE CELL PHONES

CALL TO ORDER

ESTABLISH QUORUM

- | | |
|---|--|
| <input type="checkbox"/> Chairperson Patti Osborn | <input type="checkbox"/> Vice-Chairman K.C. Duerig |
| <input type="checkbox"/> Ed Oppedyk | <input type="checkbox"/> Sue Fish |
| <input type="checkbox"/> Mitch Smith | <input type="checkbox"/> Jeff Blanksma |
|
 | |
| <input type="checkbox"/> Attorney of Record Phil Miller | |

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

- **Accept testimony and to consider amending the Elmore County Zoning and Development Ordinance which was adopted on March 21, of 2012 and amended September 19, 2012.**

NEW BUSINESS

ITEMS FROM THE PUBLIC: For information purposes only on items not placed on the agenda.

MINUTES

- Minutes from January 17, 2018

INFORMATION ITEMS

- Upcoming P & Z Schedule

MEETING ADJOURN



Elmore County Land Use and Building Department

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Beth Bresnahan
Director/Planner

Tell Riley
Building Official

Diana Clark
Planner

Clint Ericson
Code Enforcement
Officer

Kacey Ramsauer
Administrative
Assistant

Staff Report to the Planning and Zoning Commission

Meeting/Hearing Date: 2/21/2018

Date Report Compiled: 2/14/2018

Agenda Item: Elmore County Zoning and Development Ordinance

Staff: Beth Bresnahan

BACKGROUND:

The Elmore County Zoning and Development Ordinance (the "Ordinance") has been under revision since 2015. Staff believes that the Ordinance is ready to have a Public Hearing at this time. This is a living document and changes/revisions will be ongoing.

The Ordinance has been rearranged in order to make it easier for the public and staff to be able to find things more quickly.

There are a few new chapters that have been added: Enforcement, Nuisances and Oil and Gas.

Attachment:

1. Letter from Pete L'Orange, Idaho State Historical Society, 2/5/2018

Beth Bresnahan

From: Pete L'Orange
Sent: Monday, February 05, 2018 2:21 PM
To: Beth Bresnahan
Subject: RE: Ordinance

Absolutely! I only used the online form because I didn't have a direct email for you. Here's what I (tried) to send before:

Ms. Bresnahan,

My name is Pete L'Orange, and I am the Historic Preservation Planner and Certified Local Government Coordinator with the Idaho State Historic Preservation Office. We received noticed of the proposed changes to the County's Zoning and Development Code, and I had few quick things I wanted to touch base with you on.

First, I noticed that your Zoning Code establishes the Planning Commission as the County's Historic Preservation Commission (6-4-12). I was under the impression that the Historic Preservation Commission was its own, separate body. The last legislation I have is from when Elmore County became a Certified Local Government (CLG) first in 1987, and then re-Certified in 2010 after voluntarily decertifying in 1993. I have been working more recently with Ms. Betty Ann Nettleton, who does not appear to be on the Planning Commission. So, I'm just trying to figure out which group I should be working with on CLG and Historic Preservation stuff in general. Considering that when I reached out the County Clerk and spoke with the County Commissioners this past summer, they had no idea that there even was a Historic Preservation Commission operating, I suspect that something when awry at some point; hopefully together we can figure it all it out, because I'd love for Elmore County to be applying for our CLG Grants to support historic preservation in County!

Aside from that, I looked over the proposed Zoning and Development Code that we received and I only had two quick comments for your consideration.

In Title 9, it might be good if the County included a version of the International Existing Building Code. In addition to providing guidance on working with existing buildings, from SHPO's standpoint, the fact that the IEBC includes a chapter specifically on working with designated Historic Buildings, which helps make the building functional in the modern world while specifically protecting the building's historic character. And the state has authorized the adoption of the 2015 edition of the IEBC (I've checked!). And I don't know if it makes a difference to the County, but the state has also adopted (most) of the 2015 Internal Building Code (your draft code says 2012).

And in Title 10, there are several references to analysis of existing historic resources identified as part of the Elmore County Historic Resources Inventory. You could also include the Idaho Historic Sites Inventory (IHSI) and the Archaeological Survey of Idaho (ASI) – these are SHPO's two primary inventory databases, and we will sometimes have things not included in local inventories; this is especially true for archaeological sites.

If you could help me figure out what's going on with the Historic Preservation Commission, I would greatly appreciate it! I can be reached either by phone at 208.488.7471 or by email at pete.lorange@ishs.idaho.gov. Thanks!



Pete L'Orange

Historic Preservation Planner/CLG Coordinator

208.488.7471

State Historic Preservation Office
210 Main Street
Boise, ID 83702

www.history.idaho.gov

Preserving the past, enriching the future.

From: Beth Bresnahan [mailto:bbresnahan@elmorecounty.org]

Sent: Monday, February 05, 2018 2:18 PM

To: Pete L'Orange

Subject: Ordinance

Pete,

I just received your submission from the website, however some the words are garbled with signs and symbols,. Is there any way you could resend it directly to me instead through our website.

Beth Bresnahan

Beth Bresnahan

Director/Planner

Elmore County Land Use and Building

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**ELMORE COUNTY
PLANNING AND ZONING COMMISSION**

MINUTES

Wednesday, January 17, 2018 at 7:00 pm

Chairperson Patti Osborn called the meeting to order. Members of the Elmore County Planning and Zoning Commission present were Vice Chairman K.C. Duerig, Ed Oppedyk and Mitch Smith. Also present were Attorney of Record Philip Miller, Director Beth Bresnahan and staff members Diana Clark and Kacey Ramsauer.

PLEDGE OF ALLEGIANCE

PUBLIC MEETING

Ordinance Revision Work Session

Bresnahan gave this commission on revision to the kennel ordinance and its definitions. She stated that she added language for a rescue kennel which was something that wasn't addressed previously.

The commission members discussed possibly adding language regarding service dogs as well.

Bresnahan stated that she would like to move the ordinance revisions on to a public hearing.

Osborn asked for a motion to set a date for a public hearing.

Duerig moved the ordinance to public hearing for revision.

Oppedyk seconded.

Motion carried unanimously.

FCO and MINUTES

FCO for Case Number: CUP-2018-01 Penelope Steward

Oppedyk moved to approve.

Smith seconded.

Motion carried unanimously with Duerig abstaining as he was not present for this public hearing.

Minutes from December 6, 2017

Oppedyk moved to approve.

Smith seconded.

Motion carried unanimously.

INFORMATION ITEMS

Upcoming P & Z Schedule

Bresnahan stated that there were no items on the agenda for February 7, 2018 and suggested cancelling that meeting.

Commission consensus was to cancel the February 7, 2018 meeting.

The next meeting is scheduled for February 21, 2018.

MEETING ADJOURNED at 7:18 p.m.

Patti Osborn, Chairperson

Date:

Attest: _____
Beth Bresnahan, Director

Date: