

**ELMORE COUNTY  
PLANNING AND ZONING COMMISSION**

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**MINUTES**

**Wednesday, February 1, 2012 at 7:00 pm**

Chairperson Osborn called the meeting to order. Members of the Elmore County Planning and Zoning Commission present were Chairperson Patti Osborn, Vice Chairperson K.C. Duerig, Debbie Lord, Betty Van Gheluwe, Jeff Blanksma, Ed Oppedyk and Jim Martin. Also present were Director Alan Christy and staff members Beth Bresnahan and Kacey Hultenius.

Osborn established a quorum.

Pledge of Allegiance

**PUBLIC HEARING**

**High Mesa Energy, LLC to amend Conditional Use Permit for a 40 megawatt wind farm and a Variance for height limit in an Agriculture (AG) Zone. Case Number: CUP-2011-04 (a) and VAR-2011-01 (a).** The site is located in W ½ Section 16 and W ½ Section 21, Township 6 South, Range 12 East, B.M. A common way of locating the property is from Interstate Exit 125 head South on Thomas Hill Rd approximately 2 miles, then west on E. Pasadena Valley Road for 0.25 miles, then south and east on E. Black Mesa Road for approximately 5 miles, then south on Bell Rapids for approximately 3 miles, then East on S. Deer Gulch Road for approximately 8 miles, site is on right side of road.

Bresnahan gave staff report and background.

Christi Ritchie is the applicant and developer. She stated that with this amendment of the CUP, the construction schedule has changed as well. She stated that they will be starting heavy construction in June and the turbines should be up in October and be operational by November. She stated that 13 out of the 19 sites are located in Elmore County with the rest in Twin Falls County.

Christy asked if the purchase agreement was good to go with Idaho Power.

Ritchie stated that they negotiated the purchase power agreement and it's currently at the PUC.

There was no one signed up to testify.

Osborn closed this public hearing

**Commission action:**

Duerig moved to approve the amendment of the CUP with conditions recommended by staff and forward the recommendation for approval for a Variance on to the Board of County Commissioners.

Oppedyk seconded.

Motion carried unanimously.

**John Booth for a Conditional Use Permit for 4-lot platted subdivision in an Agriculture (AG) Zone.**

**Case Number: CUP-2011-06.** The site is located in Section 18, Township 4 South, Range 7 East, B.M. A common way of locating the property is from Air Base Rd turn on Old Highway 30, approximately 2.5 miles turn onto Groefsema, proceed approximately 1 mile to the corner of Groefsema and Hamilton. The property is located at 5695 SE Groefsema.

Osborn stated for the record that her residence is within one quarter mile of this property and will not impact her decision making on this application.

Bresnahan gave staff report and background.

Martin asked if there was a more current letter from Central District Health rather than the letter dated 1996.

Bresnahan stated that it is a valid letter.

John Booth is the applicant. He stated that this was started in 1996 but was never completed. He stated that they are now doing this because his Mother can't afford the taxes so they want to help her with that.

Annaliese Booth is the property owner. She asked that the Commission approve this as she can no longer afford the taxes.

There was no one signed up to testify.

Osborn closed this public hearing.

**Commission action:**

Martin stated that he would like to commend staff for all the research that was put in to this application.

Lord moved to approve.

Martin seconded.

Motion carried unanimously.

**NEW BUSINESS**

**Reschedule Public Hearing to date certain for Mayfield Springs Planned Community.**

Lord moved to reschedule for March 21, 2012.

Duerig seconded.

Motion carried unanimously.

**MINUTES**

**Minutes from 12-21-2011.**

Duerig moved to approve.

Martin seconded.

Motion carried unanimously.

**Minutes from 1-18-2012.**

Duerig moved to approve.

Van Gheluwe seconded.

Motion carried unanimously.

**UPCOMING P&Z SCHEDULE**

Christy reminded the Commission to keep their packets from January 18, 2012 for the February 15, 2012 public hearing.

**MEETING ADJOURNED**

2012-02-01 P&Z Minutes

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Approved

Approved



Patti Osborn, Chairperson

2/15/12

Date:



Attest:  
Alan Christy, Director

2.15.12

Date: