

**ELMORE COUNTY**  
**PLANNING AND ZONING COMMISSION**

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**MINUTES**

**Wednesday, February 15, 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, Sue Fish, Jeff Blanksma, Ed Oppedyk and Jim Martin. Also present were Director Alan Christy and staff member Beth Bresnahan.

Osborn established a quorum.

Pledge of Allegiance.

**NEW BUSINESS**

Final Plat Phase 1A Clear Springs Ranch Subdivision Case# SUB-2011-02.

Christy stated that due to his involvement with the final plat, preliminary plat and improvement design drawings in 2008 for Clear Springs Ranch Subdivision through his former employer Treasure Valley Engineers, he will recuse himself to avoid any perceived bias for conflict. He stated that he has no monetary interest in this project.

Bresnahan gave staff reports and background.

Osborn asked if the bond amount would be recommended to the Planning and Zoning Commission by the county engineer.

Miller stated that the surety bond is an amount equal to 110% of the total estimated cost for completing construction of the specific public improvement as estimated by the county engineer. He stated that it would depend on how the County engineer would want to do it. He stated that he would provide the Board of County Commissioners with an amount.

Mike Eisenman is the developer on this project. He stated that due to the financial times he would like to ask for another year or two to complete this project. He stated that he has done everything that the Board has asked him to do.

Bresnahan stated that an extension would have to be filed by the end of March of 2012 for phase 1A.

Miller stated that this should be something he takes up with the Board of County Commissioners.

Martin stated that he has a number of comments in regards to the FCO and that he would like to go through it page by page and go over those comments.

Osborn stated that the Commission is not commenting on the FCO, only on issues regarding the final plat.

Lord recommended the approval of the final plat be forwarded to the Board of County Commissioners with the requirement of the surety bond as per the staff report and that the Chairperson for the Planning and Zoning commission sign off on the final plat.

Oppedyk seconded.

Motion carried unanimously.

Christy has rejoined this public hearing.

Approved

Approved

Request for an extension for case # CUP-2010-19, a conditional use permit for a 15 megawatt Windfarm electric generating facility.

Request for an extension for case # CUP-2010-20, a conditional use permit for a 5 megawatt solar generating facility.

These agenda items were heard together.

Bresnahan gave staff report and background. She stated that this is the only extension that they have asked for.

Martin moved to approve both extensions from the date of the signed FCO.

Lord seconded.

Motion carried unanimously.

### **FCO's and MINUTES**

FCO CUP-2011-04 (a) & FCO VAR-2011-01(a) High Mesa LLC

Van Gheluwe moved to approve.

Martin seconded.

Motion carried unanimously.

FCO CUP-2011-06 Booth

Martin moved to approve.

Van Gheluwe seconded.

Motion carried unanimously.

Minutes from 2-1-2012

Lord moved to approve.

Van Gheluwe seconded

Motion carried unanimously.

### **UPCOMING P&Z SCHEDULE**

Christy stated that there is nothing scheduled for March 7, 2012 and recommended that it be cancelled at this time.

### **MEETING ADJOURNED**

Approved

Approved

*Patti Osborn*

*3/21/12*

Patti Osborn, Chairperson

Date:

*Alan Christy*

*3.21.12*

Attest:  
Alan Christy, Director

Date: