

**ELMORE COUNTY
PLANNING AND ZONING COMMISSION**

MINUTES

Wednesday, June 27, 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, Sue Fish, Ed Oppedyk, Jeff Blanksma and Jim Martin. Also present were Attorney Phil Miller, Director Alan Christy and staff members Beth Bresnahan and Kacey Hulthenius.

Osborn established a quorum.

Pledge of Allegiance.

PUBLIC HEARING

Featherville Townsite Water Corp. for a Variance for lot size in a Agriculture (Ag) Zone. Case Number: VAR-2012-01. The site is located in NE ¼, NW ¼, Section 10, Township 3 North, Range 10 East, B.M. A common way of locating the property is approximately 600 feet east of the Feather River Bridge on the North side of the South Boise River Road near Featherville.

Bresnahan gave staff report and background.

Bob Walker is the engineer for the Featherville Townsite Water Corporation. He stated that he doesn't have a lot to add but would stand for any questions.

Fish asked how large the parcel was that they are splitting.

Walker stated that it is approximately ¾ of an acre from a 100 acre parcel.

Martin asked if there were any considerations for the depth of the well.

Walker stated that it's about 70 feet until they hit bedrock.

Christy asked if this water system was through DEQ or Central District Health.

Walker stated that it is through DEQ and they cannot get approval until they get property purchased.

There was no further testimony.

Osborn closed this public hearing.

Commission action:

Duerig moved to approve

Martin seconded.

Motion carries unanimously.

United Metal Recycling for a Conditional Use Permit for a metal recycling facility in a Commercial (C2) Zone. Case Number: CUP-2012-05. The site is located in Section 35, Township 3 South, Range 6 East, B.M. A common means is locating this property is from the intersection of American Legion and Main St. turn left onto Main St., continue on Main/Airbase Road, the site is located on the left hand side of the road next to 1145 Airbase Rd.

Bresnahan gave staff report and background. She stated that staff is concerned with the height of scrap piles and that there have been complaints about it as well in the current location of the operation.

Dean Briggs is with Briggs Engineering and they are working on this project with United Metals. He stated that there has been concern about the height the of scrap piles on the site. He stated that one of the reasons for the bigger facility is to process the scrap in the building rather than process it outside the building. He stated that as part of that condition requiring the scrap not be stacked higher than the fence line, they would like it to state that this only pertains to the scrap outside the building as the new building is 45 feet tall and there will be some pretty tall scrap piles inside. He stated that they have read through all of the conditions outside of that and they have no issues with any of those. He stated that this facility will help alleviate some of the issues with the scrap piles and noise.

Osborn asked if the current facility will no longer be functioning as it currently is.

Briggs stated that it will no longer be the recycle center and they have not determined what it will be.

Miller asked if this will be the same processing that exists in the current facility with the same noise levels.

Briggs stated the noise levels are outside of the building now so then noise level will be decreased significantly.

Pat Raymes is the contractor for the project. He stated that he would answer any questions the commission may have.

Fish asked how far back from Air Base Road would the building be.

Raymes said a couple hundred feet back from the road. He stated that it will include landscaping and stucco to improve the appearance of the area.

Martin asked what the distance is from this facility to the closest residence.

Raymes stated that it is 1000 feet.

Christy stated that public notice was given to everyone within 1000 feet of the property boundary.

Patricia High signed up as neutral. She lives near the project and wanted to know how tall the facility was going to be, how high will the fencing be and what it is made of, will there be landscaping, and what types of smells and pollutions will come from this.

There was no one else signed up to testify.

Brett Ekart responded to the public testimony. He stated that he is one of the owners of United Metals. He stated that there is an existing 6 foot fence that is on the property right now. He stated that it would be up to the Planning and Zoning Commission what kind of landscaping would be required. He stated that as far as the odors and the processing are concerned he does not believe this to be an issue. He stated that nothing with the processing will be different than it is at the existing facility.

There was no further testimony.

Osborn closed this public hearing.

Commission action:

Martin moved to approve with the conditions as presented with the one clarification regarding the exterior scrap piles cannot be piled higher than the fence height.

Oppedyk seconded.

Motion carried unanimously.

MINUTES

Minutes from June 13, 2012

Martin moved to approve.

Duerig seconded.

Motion carried unanimously.

UPCOMING P&Z SCHEDULE

Christy stated that the next meeting will be held July 18, 2012 at the American Legion Hall. He stated that there will be modifications to some exiting uses in the ordinance and some items that need clarification.

Christy handed a draft of some of the changes that they are going to make.

Christy stated that due to the July 4th holiday there will be only one meeting in July and back to the regular schedule in August.

MEETING ADJOURNED

Approved

Approved



7/18/12

Patti Osborn, Chairperson

Date:

Attest:



Alan Christy, Director

7.18.12

Date: