

**ELMORE COUNTY  
PLANNING AND ZONING COMMISSION**

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**MINUTES**

**Wednesday, August 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, Jeff Blanksma, Betty Van Gheluwe, Ed Oppedyk and Jim Martin. Also present were Director Alan Christy and staff member Beth Bresnahan.

Osborn established a quorum.  
Pledge of Allegiance.

**PUBLIC HEARING**

**Continuation of public hearing for Arbor Ridge, LLC and Powder River Development Company, Inc. for a Planned Community Application, consisting of a Zoning Ordinance Map Amendment (Rezone) with Development Agreement, Comprehensive Plan Amendment and Ordinance Text Amendment to be known as Mayfield Springs Planned Community in a Agricultural (AG) Zone.**

The site is located in Section 34 and 35, Township 1 North, Range 4 East, B.M. Property is located from I-84 exit at Indian Creek Road or Simco Road, and parcels are via Desert Wind Road (Old Highway 30).

Van Gheluwe recused herself from this hearing due to her employers financial interest in this project.

Christy gave staff report and background. He stated that he has provided the commission members a brief summary of where this hearing is at. He stated that this hearing was tabled to a date certain on June 13<sup>th</sup>, 2012 and no new information has been provided since that time. He stated that staff had a meeting with the applicant and ACHD on August 2, 2012. He stated that it is staffs understanding that the applicant wishes to table this application to October 3, 2012 but due to recent events that have pushed some items back he recommends tabling to October 17, 2012.

Duerig moved to move the continuation of this public hearing to October 17, 2012.

Martin seconded.

Motion carried unanimously.

**PUBLIC MEETING**

**Comprehensive Plan Meeting Work Session**

Christy handed out a timeline for the commission members specific to comprehensive plan and what he has planned. He stated that due to the emergency in the county regarding the fires he hasn't had time to put together a lot of information for tonight's meeting. He stated that as they move forward with meetings on the comprehensive plan there will be more travel involved in addition to 3 meetings per month instead of 2. He stated that on November 7, 2012 there will be another work session to review new maps for the comprehensive plan and a possible first draft. He stated that he has done a thorough revision to the first four chapters at this time. He stated that on December 5<sup>th</sup>, 2012 he is planning on conducting an agency meeting with all affected agencies and that he is planning on doing that during the day. He stated that this will be a workshop but that it will have to get noticed in the newspaper. The Commission discussed

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locations and times of community meetings for the comprehensive plan town meetings. He stated that in October the Commission members can anticipate getting a substantial amount of information from staff.

### **MINUTES**

Minutes from August 1, 2012.

Fish moved to approve.

Martin seconded.

Motion carried unanimously.

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

Christy stated that due to the Labor Day Holiday the next scheduled meeting will be September 19<sup>th</sup>, 2012.

### **MEETING ADJOURNED**

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10/3/12

Patti Osborn, Chairperson

Date:

Attest:



10.3.12

Alan Christy, Director

Date: