

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

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**MINUTES**

**Wednesday, October 17, 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, Betty Van Gheluwe, Jeff Blanksma and Jim Martin. Also present were Attorney of record Phil Miller, Director Alan Christy and staffs member Beth Bresnahan and Kacey Hultenius.

Osborn established a quorum.  
Pledge of Allegiance.

**PUBLIC HEARING**

**Continuation 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.**

Van Gheluwe recused herself as her employer as a financial interest in this project.

Christy gave staff report and background. He stated that the revised traffic study was submitted to the county and to the MHHD (Mountain Home Highway District) and ACHD (Ada County Highway District) on October 9, 2012. It is still anticipated that they are several weeks out from receiving final comment on that as well as incorporation into their application, He stated that there was not enough time obviously to review the revisions before the hearing tonight. Additional wildlife documentation was submitted on October 5, 2012. He stated that the county wildlife biologist has reviewed this and supplied staff with information and he will be having a meeting with all of the wildlife personnel on October 25, 2012. He stated that they have received changes to the development agreement and proposed conditions of approval from the applicant on September 12, 2012. He stated that those documents along with staff comments are currently with county legal counsel and comment will be provided to the applicant later on in the week. He stated that he anticipates many meetings going forward with the attorneys for both sides. He stated that staff recommends tabling this hearing until the remaining deficiencies have been satisfied and the county has had adequate time to review any submitted information.

Duerig moved to table until all information is reviewed and until staff has had the opportunity to complete all of the requested documentation and sort through the changes that have been submitted by the applicant.

Martin seconded.

Motion carried unanimously.

**PUBLIC MEETING**

Van Gheluwe re-joined this public meeting

**Request for an extension for case # CUP-2011-05, a conditional use permit for a Wireless Communication Facility Tower.**

Approved

Approved

Bresnahan gave staff report and background.

Martin moved to approve an extension for one year from the FCO signing date for CUP-2011-05.

Van Gheluwe seconded.

Motion carried unanimously.

### **ITEMS FROM THE PUBLIC**

Mary Brethuaer lives in the Mayfield area. She wanted to ask if there had been any application with the Growth and Development office regarding a Native American casino in that area because there are signs posted stating that they now own the land.

Christy stated that he will go out to that area and take a look but has not heard anything regarding this in about 18 months.

### **FCO and MINUTES**

FCO for Case Number: CUP-2012-06.

Martin moved to approve.

Oppedyk seconded.

Motion carried unanimously.

Minutes from October 3, 2012.

Martin moved to approve.

Oppedyk seconded.

Motion carried unanimously

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

Christy stated that there will be a meeting on November 7, 2012 and no meeting on November 21, 2012 due to the Thanksgiving holiday.

### **MEETING ADJOURNED**

Approved

Approved



Patti Osborn, Chairperson

11/7/12

Date:



Attest:  
Alan Christy, Director

11.7.12

Date: