

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

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**MINUTES**

**Wednesday, January 16, 2013 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, Jim Martin, Jeff Blanksma, Sue Fish, Ed Oppedyk, and Betty Van Gheluwe. Also present were Attorney of record Phil Miller, Director Alan Christy and staff members Beth Bresnahan and Kacey Ramsauer.

Osborn established a quorum.  
Pledge of Allegiance.

**PUBLIC HEARING**

**Casa Del Norte, LP for a Rezone from Agriculture (Ag) to Recreation (Rec) in an Agriculture Zone.**  
**Case Number: REZ-2012-01.** Legal description is S1/2 SW1/4, NE1/4 SW1/4, Section 9, Township 1 South, Range 9 East, B.M. A common means of locating this property is 2 miles north of intersection of US Highway 20 and Little Camas Reservoir Road.

Christy gave staff report and background.

Gordon Sorenson is a professional engineer and land surveyor representing the applicant. He stated that he has read the staff report and he doesn't have any comment on it.

Fish asked what would be advantageous to rezone this to recreation.

Sorenson stated that they wouldn't see any difference one way or another but that this will basically be a recreational subdivision.

Darwin Yoder signed up as neutral. He stated that he is the majority stockholder in the Woodcreek Ranch LLC and is an adjoining neighbor to the east of Little Camas Reservoir. He stated that he is requesting more information from the applicant before he can make an informed decision. He wanted to know what the intent of the rezone would be and how it would impact the area up there. He asked what county resources will be called upon from Elmore County to support this change. He asked what the sizes of the lots were going to be and if there was fire protection.

Christy stated that any development outside of a fire district such as this one must adhere to very strict regulations for defensible space, ingress/egress, and turn arounds on the roads to make it more fire safe.

Miller stated that if this rezone application were to be approved that those questions would all be answered at the CUP (Conditional Use Permit) hearing.

Mike Grimm signed in as neutral. He stated that he is not here to protest what the applicant does with his private property. He stated that he wants to make sure that the property he has interest in is not changed to recreational status. He stated that the Cornell Ranches border this property and does not want this property to be used for any recreational purpose.

Don McFarland signed up as neutral. He stated that he owns neighboring property and would like to keep it private as there are already issues with trespass with snowmobiles as it is.

Neil Helmick signed in as neutral. He stated that he leases property to run his cattle that neighbors this property and he wants to make sure the potential buyers are aware that this is open range and it is their responsibility to fence out cattle.

Steve Sellman signed in as opposed. He stated that his property is right down the road from this property being discussed. He stated that this rezone application is just a smokescreen to subdivide this property and to sell it in 5 acre lots and for the developer to make a lot of money. He stated that this is the last thing needed in that area.

Gorden Sorenson gave his rebuttal to the public testimony. He stated that there is not a lot of difference in 5 to 7 acres as far as lot size is concerned. He stated that the CUP that is in submittal falls under the old ordinance which would have allowed for lots to be much smaller.

There was no further testimony.

Osborn closed this public hearing.

**Commission Action:**

Martin moved to recommend approval for a rezone to the Board of County Commissioners.

Duerig seconded.

Osborn asked for a roll call vote.

Oppedyk-AYE

Fish-NAY

Duerig-AYE

Osborn-NAY

Lord-NAY

Van Gheluwe-AYE

Blanksma-AYE

Martin-AYE

Motion carried 5-3 in favor.

**PUBLIC MEETING**

**Booth Subdivision Preliminary Plat and Final Plat for a 4 lot subdivision in the Agriculture Zone.**

Christy gave staff report and background.

Duerig moved to approve and recommend signatures.

Lord seconded.

Motion carried unanimously.

**FCO and MINUTES**

FCO for Case Number: CUP-2013-01.

Martin moved to approve.

Duerig seconded.

Motion carried unanimously.

Minutes from 12-19-2012

Van Gheluwe moved to approve.

Oppedyk seconded.

2013-01-16 P&Z Minutes

Kr

Approved

Approved

Motion carried unanimously.

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

#### Upcoming P&Z Schedule

Christy stated that there are no meeting being held in February and the next scheduled meeting is March 6, 2013.

#### Comprehensive Plan

Christy stated that there might be a community meeting in February in Mountain Home.

### **MEETING ADJOURNED**

Approved

Approved



Patti Osborn, Chairperson

3-6-2013

Date:

Attest:   
Alan Christy, Director

3.6.13

Date: