

**ELMORE COUNTY
PLANNING AND ZONING COMMISSION**

MINUTES

Wednesday, September 18, 2013 at 7:00 pm

Chairperson Osborn called the meeting to order. Members of the Elmore County Planning and Zoning Commission present were Vice Chairperson K.C. Duerig, Jim Martin, Ed Oppedyk, Betty Van Gheluwe, Sue Fish, and Debbie Lord. Also present were Attorney of record Phil Miller, Director Alan Christy and staff members Beth Bresnahan and Kacey Ramsauer.

PUBLIC HEARING

Bermensolo, Inc. for a Conditional Use Permit to subdivide property into a 5-lot subdivision in an Agriculture (Ag) Zone. Case Number: CUP-2013-08. The site is located in Section 15, Township 3 South, Range 6 East, B.M. A common mean of locating the property is Sunset Strip turn onto Frontage Road. The property is located approximately 1 mile on the right.

Oppedyk stated that his residence is within the notification area of this application but has no opinion on this project.

Osborn stated for the record that in the scope of her employment she is aware of this project and gave the applicant the opportunity to ask her to recuse herself.

The applicant stated that he did not wish for Osborn and Oppedyk to recuse themselves.

Bresnahan gave staff report and background.

Claude Bermensolo is the applicant. He stated that this is the best use for the land and as far as he knows the neighbors have no issues with it.

Jim Blanton testified as neutral. He stated that the residents in the area are concerned with having access to the back lot going through Dutton and Morris drive because it is a residential street. He stated that they would prefer they be made to use the bypass road coming into that property.

Lord asked if Dutton and Morris were public roads.

Christy stated yes as they both have green signs.

Bermensolo stated that with that one lot back there that it won't produce a substantial amount of traffic.

There was no further testimony.

Osborn closed this public hearing.

Commission action:

Duerig moved to approve.

Martin seconded.

Motion carried unanimously.

Continuation of an Appeal of an administrative decision by John and Tracy Bideganeta for the expansion of grandfather rights for a gravel pit on property with an existing gravel pit in an Agriculture (Ag) Zone. Case Number: ADD-2012-09. The site is located in Section 11, Township 3 South, Range 6 East, and B.M. A common means of locating the property is from Sunset Strip turn on to Canyon Creek Road and proceed to Mashburn Road, turn left on Mashburn Road. The Property is located on the right hand side of the road approximately .25 miles.

Christy gave the amended staff report stating that both parties had reached an agreement. He stated that staff recommends modifying the approval to add the conditions agreed to by both parties.

No one signed up to testify.

Osborn closed this public hearing.

Commission action:

Martin moved to modify based on the documentation provided.

Duerig seconded.

Motion carried unanimously.

FCOS and MINUTES

FCO for Case Number: CUP-2013-07

Martin moved to approve.

Duerig seconded.

Motion carried with Lord abstaining as she was not present for that meeting.

FCO for Case Number: CUP-2009-03

Van Gheluwe moved to approve.

Martin seconded.

Motion carried with Lord abstaining as she was not present for that meeting.

Minutes from August 21, 2013

Duerig moved to approve.

Martin seconded.

Motion carried with Lord abstaining as she was not present for that meeting.

INFORMATION ITEMS

Upcoming P&Z Schedule

Christy stated that there will be a public meeting at the Lord Ranch on Wednesday September 25, 2013 at 6:00 pm regarding the comprehensive plan for the Mayfield and Simco areas. He stated that the October 2, 2013 meeting will be cancelled and they will have they regularly scheduled meeting on October 16, 2013. He stated that on October 23, 2013 there will be a public meeting on the compressive plan in Glens Ferry at the City Hall at 6:00 pm.

MEETING ADJOURNED

Approved

Approved



Patti Osborn, Chairperson

10/16/13

Date:



Attest:
Alan Christy, Director

10.16.13

Date: