

**ELMORE COUNTY  
PLANNING AND ZONING COMMISSION**

---

**MINUTES**

**Wednesday, November 06, 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 member Kacey Ramsauer.

**PUBLIC HEARING**

**T & H Development, Inc. (Michael Homan) for a Conditional Use Permit for a 4-lot Letter of Information in an Agriculture (Ag) Zone. Case Number: LOI-2009-07.** The site is located in Section 3, Township 1 South, Range 4 East, and B.M. A common mean of locating the property is from Interstate 84 Exit 71 Simco Road, proceed northeast to Desert Wind Road, turn northwest onto Desert Wind Road approximately 1 and 1/4 miles to S Regina Road. Property located at the intersection, south of Desert Wind Road.

Christy gave staff report and background. He stated that there is one letter for the record from the treasurer and assessor stating that there are some delinquent taxes on the property and staff would recommend a strongly worded condition that those be paid prior to the approval of the LOI. He stated that in the CUP application it stated that there are 8 lots as part of this application but there are only four in an LOI. He stated that the commission may want to consider an approval of four lots, the payment of outstanding taxes prior to approval by the board, and a fence be built around the LOI, and everything must be recorded and approved by the Board of County Commissioners within one year.

Mike Homan is the applicant. He stated that he sent a cashier's check to the county assessor so they should have those. He stated that the area has existing fencing around the area now to enclose where his horses are.

Eric Howard is with JJ Howard Engineering. He stated that this is only four lots and they are labeled D, E, G, and F on the record of survey.

There was no one signed up to testify.

The applicant had nothing further.

Osborn closed this public hearing.

**Commission action:**

Lord moved to forward to the Board of County Commissioner Case Number: LOI-2009-07 for approval with the conditions that they maintain a perimeter fence, that all back taxes are paid, and that they note the right to farm act on the record of survey.

Duerig seconded.

Martin pointed out an error in the staff report regarding the case number.

Approved

Approved

Christy stated that we can refer to it as the LOI for T&H Development rather and not to worry about the number.

Motion carried unanimously.

## **MINUTES**

Minutes from October 16, 2013.

Van Gheluwe moved to approve.

Martin seconded.

Motion carried unanimously.

Minutes from Minutes from October 23, 2013.

Duerig moved to approve.

Lord seconded.

Motion carried unanimously.

## **INFORMATION ITEMS**

Upcoming P&Z Schedule

Christy stated that the annual meeting of the planning and zoning commission will be on November 20, 2013. He stated that they will be discussing revisions to the bi-laws and electing Chairperson and Vice Chairperson. He stated that there may not be anything scheduled for December 4, 2013 and may consider cancelling the meeting for that night. He stated that the meeting schedule for December 18, 2013 will have 6 agenda items but they may be heard together.

## **MEETING ADJOURNED**

Approved

Approved



11/20/13

Patti Osborn, Chairperson

Date:

Attest:   
Alan Christy, Director

11-20-13

Date: