

**ELMORE COUNTY
PLANNING AND ZONING COMMISSION**

MINUTES

Wednesday, December 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, Betty Van Gheluwe, Sue Fish, Debbie Lord, and Jeff Blanksma. Also present were Attorney of record Phil Miller, Director Alan Christy and staff members Beth Bresnahan and Kacey Ramsauer.

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

Grand View PV Solar Three, LLC for a Conditional Use Permit for a 20 megawatt solar project (electrical generating facility) and a waiver for lot coverage in an Agriculture (Ag) Zone. Case Number: CUP-2014-01 and WAV-2014-01. The site is located in NW, Section 6, Township 5 South, Range 4 East, B.M. A common mean of locating the property is from Mountain Home, proceed west on Grand View Highway approximately 16 miles, turn left on Frederick Road, continue for approximately 1 ½ miles to the northeast corner of the site.

Grand View PV Solar Four, LLC for a Conditional Use Permit for a 20 megawatt solar project (electrical generating facility) in a Agriculture (Ag) Zone. Case Number: CUP-2014-02. The site is located in SW1/4, Section 5, Township 5 South, Range 4 East, B.M. A common mean of locating the property is from Mountain Home, proceed west on Grand View Highway approximately 16 miles, turn left on Frederick Road, continue for approximately 1 ½ miles to the northeast corner of the site.

Grand View PV Solar Five, LLC for a Conditional Use Permit for a 20 megawatt solar project (electrical generating facility) and a waiver for lot coverage in an Agriculture (Ag) Zone. Case Number: CUP-2014-03 and WAV-2014-02. The site is located in NW1/4, Section 4, SE1/4, Section 5, Township 5 South, Range 4 East, B.M. A common mean of locating the property is from Mountain Home, proceed west on Grand View Highway approximately 16 miles, turn left on Frederick Road, continue for approximately 1 ½ miles to the northeast corner of the site.

Grand View PV Solar Five, A, LLC for a Conditional Use Permit for a 20 megawatt solar project (electrical generating facility) and a waiver for lot coverage in an Agriculture (Ag) Zone. Case Number: CUP-2014-04 and WAV-2014-03. The site is located in NW1/4, Section 4, SE1/4, Section 5, Township 5 South, Range 4 East, and B.M. A common mean of locating the property is from Mountain Home, proceed west on Grand View Highway approximately 16 miles, turn left on Frederick Road, continue for approximately 1 ½ miles to the northeast corner of the site.

Osborn stated that there are several public hearings and that the commission would like to ask the applicant for permission to hear Grand View PV Solar Three, Four, Five and Five A in one singular public hearing and that the Alternate Power Development, Northwest LLC CUP application for a substation in a second public hearing.

Robert Paul is the applicant. He agreed to this.

Bresnahan gave staff report and background.

Robert Paul is the applicant. He stated that they sold Grandview Solar One to another developer to get the project completed and because of legal constraints it was more efficient to re-permit that as a new project. He stated that they are selling the power to a Montana power company and their requirement is that they have no more than 10 megawatts per project so that's why they are restructuring. He stated that they have made arrangements with a large New Jersey utility company to acquire the projects. He stated that it is not finalized but they are in negotiations and expect to have the projects built within the next month or two.

Van Gheluwe asked if they are in agreement with the recommendations in the staff report.

Paul stated that he is.

Osborn stated for the record K.C. Duerig has joined the meeting.

There was no one signed up to testify.

Paul introduced to Peter Richardson who is the energy attorney and a partner on the project and Bryan Appleby who is the civil engineer who worked on the project if there are any questions for them.

There was no further testimony.

Osborn closed this public hearing.

Commission action:

Blanksma moved to approve all CUPs and the waivers.

Lord seconded.

Motion carried unanimously.

Alternative Power Development, Northwest, LLC for a Conditional Use Permit for a substation in an Agriculture (Ag) Zone. Case Number: CUP-2014-05. The site is located in NW1/4 N1/4, Section 5, Township 5 South, Range 4 East, and B.M. A common mean of locating the property is from Mountain Home, proceed west on Grand View Highway approximately 16 miles, turn left on Frederick Road, continue for approximately 1 ½ miles to the northeast corner of the site.

Bresnahan gave staff report and background.

Robert Paul is the applicant. He stated that this one substation will serve all of their projects.

There was no one signed up to testify.

There was no further testimony.

Osborn closed this public hearing.

Commission action:

Van Gheluwe moved to approve.

Blanksma seconded.

Motion carried unanimously.

NEW BUSINESS

Review and Adopt By-laws

Christy stated that he has provided the commission with the changes to the by-laws discussed at the previous meeting. He stated that if the commission will approve those they will be signed and recorded with the county clerk.

Lord moved to approve the changes to the by-laws.

Blanksma seconded.

Motion carried unanimously.

MINUTES

Minutes from November 20, 2013.

Van Gheluwe moved to approve.

Blanksma seconded.

Motion carried unanimously.

INFORMATION ITEMS

Upcoming P & Z Schedule

Christy stated that the next regularly scheduled meeting for the commission will be January 15, 2014. He stated that there are no public hearings scheduled but they will have a work session for the comprehensive plan. He stated that he anticipates having the draft of the comprehensive plan completed at that time and it will go out for comment.

MEETING ADJOURNED

Approved

Approved

Patti Osborn Vice Chairman 1-15-14
Patti Osborn, Chairperson Date:

Attest: *Alan Christy* 1-15-14
Alan Christy, Director Date: