

**ELMORE COUNTY
PLANNING AND ZONING COMMISSION**

MINUTES

Wednesday, March 06, 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

Grand View Solar PV Two, LLC for a Conditional Use Permit for a 20 MW solar generating facility in a Agriculture (Ag) Zone. Case Number: CUP-2013-02. The site is located in SE1/4 of Section 6, Township 5 South, Range 4 East, B.M. Property is located 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 the reason they are asking for an extension is because they have been embroiled in a process with the public utilities commission which is a continuing controversy regarding renewable projects. He stated that they do not have an answer at this time but once that processes is approved they will start construction. He stated that this is the only reason they have not done anything yet. He stated that nothing has changed on this project at all.

The following signed in to testify in support:

Captain Russell Millward is from the Idaho Army National Guard Environmental Management Office. He stated that he has with him from the US Army Public Health Command a noise assessment of activities conducted at the Orchard Training Area which is just north of this proposed site. He stated that as far as they are concerned this is a compatible use for what they do. He stated that their main concern is that whatever goes there does not inhibit their operations at the training range and he does not see that this would.

Christy stated that there is an overlay zone on the zoning map dedicated to the Orchard Training Range.

Alan Kline works for the State of Idaho as an electrical inspector with the Division of Building Safety. He wanted to make sure that the applicant was aware of the permitting process and permit fees. He stated that in the state of Idaho all the work must be done by a licensed electrical contractor recognized in the state of Idaho as well as all work by journeyman electricians must be licensed as well and meet compliance with ratios to journeyman on the job.

Ron Parks is with Simplot. He stated that they do want to move forward with these projects. He wanted to point out the decibel levels are controlled by OSHA and the applicant must be OSHA compliant.

There was not further testimony.
Osborn closed this public hearing.

Commission Action:

Van Gheluwe asked if the Commission was allowed to grant approvals longer than 1 year.
Christy stated that there was some modifications made to the ordinance under the CUP chapter, the Planning and Zoning Commission can offer approvals longer than one year if they choose. He stated that extensions are one time, one year. He stated that they will probably not go past 5 years on any CUP, at least at staff level recommendation.
Duerig moved to approve.
Lord seconded.
Motion carried unanimously.

PUBLIC MEETING

Extension request for Case Number: CUP-2012-03 for Grandview Solar PV 3.
Extension request for Case Number: CUP-2012-04 for Grandview Solar PV 4.
Christy stated that both of these items can be heard together as they were heard together originally.
Bresnahan gave staff report and background.
Martin moved to approve.
Van Gheluwe seconded.
Motion carried unanimously.

FCO and MINUTES

Findings of Fact and Conclusions of Law and Recommendation for Case Number: REZ-2012-01 for Casa Del Norte for a Rezone.
Martin moved to approve.
Duerig seconded.
Motion carried unanimously.

Minutes from 01-16-2013.
Lord moved to approve.
Duerig seconded.
Motion carried unanimously.

UPCOMING P&Z SCHEDULE

Christy stated that there will be a Comprehensive Plan and Zoning and Development Ordinance work session meeting on March 20, 2013.

MEETING ADJOURNED

Approved

Approved



Patti Osborn, Chairperson



Date:

Attest: 
Alan Christy, Director



Date: