

**ELMORE COUNTY  
PLANNING AND ZONING COMMISSION**

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**MINUTES**  
**Wednesday, March 5, 2014 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, Debbie Lord, Jeff Blanksma, Betty Van Gheluwe, Ed Oppedyk, and Sue Fish. Also present were Attorney of record Phil Miller, Director Alan Christy and staff member Kacey Ramsauer.

**PLEDGE OF ALLEGIANCE**

**PUBLIC HEARING**

**Simplot Livestock Company for a Conditional Use Permit for a Commercial Tower (Communication Tower) in a Agriculture (Ag) Zone. Case Number: CUP-2014-07. The site is located in Section 35, Township 4 South, Range 3 East, B.M.** A common mean of locating the property is from the junction of Highway 67 and West Chattin Drive, go north to power line and unmarked road. Go easterly approximately 0.3 miles to an unmarked road then go northerly to unmarked road under power lines. Go westerly approximately 0.2 miles to site.

Osborn stated that she is aware of this project in the scope of her employment and is giving the applicant the opportunity to ask her to recuse herself if they feel she cannot be impartial.

The applicants stated that they do not have an issue.

Christy gave staff report and background.

Chuck Robertson is the micro engineer for Syringa Networks and is representing the applicant.

He stated that what was submitted in the staff report and supplemental emails covers any questions the commission may have. He stated that the purpose of the tower is to bring telecommunications to the area around Simplot Headquarters and for the Elmore County Building Ordinance to allow for potential growth for others to locate there in the future.

Fish asked if there was an existing tower in this area already that isn't adequate for what they need.

Robertson stated that there is a tower there now but that it is substantially shorter in height than what they need and it is not sturdy enough to hold the kind of equipment they need; specifically the microwave antennas.

There was no one signed up to testify in this matter.

There was no further testimony.

Osborn closed this public hearing.

**Commission action:**

Lord moved to approve as written with the 6 conditions proposed by staff.

Duerig seconded.

Motion carried unanimously.

**PUBLIC MEETING**

Preliminary and Final Plat for Case Number: SUB-2014-01 Frontage Estates.

Christy gave staff report and background.

Martin stated that there are 5 individual lots and the wells are to go beyond 100 feet as he understands that most wells in the area are at 500 feet in depth and that water is always a major concern.

Osborn asked if Martin had any concerns with the plats.

Martin stated that he does not.

Van Gheluwe moved to approve preliminary plat and approve and sign final plat.

Lord seconded.

Motion carries unanimously.

**NEW BUSINESS**

**FCOs and MINUTES**

FCO for Marie Carlon Case Number: CUP-2014-06.

Duerig moved to approve.

Van Gheluwe seconded.

Motion carries with Oppedyk abstaining as he was not present for this public hearing.

FCO for CUP-2014-05 Alternative Power Development, Northwest, LLC

Christy stated that there was a mistake in the original FCO so staff is making a final correction and ask to post date back to January 15, 2014.

Duerig moved to approve.

Lord seconded.

Motion carried unanimously.

Minutes from 2-5-2014

Martin moved to approve.

Van Gheluwe seconded.

Motion carried unanimously.

## **INFORMATION ITEMS**

Christy introduced the Elmore County building inspector Tell Riley who was in the audience. He stated that Tell will be attending the next few meetings to present a few items and to help answer any building questions the commission may have.

Christy stated that the draft comprehensive plan is out to the agencies for comment right now and staff has received comments back and has made the changes that were proposed. He stated that he has provided maps as well as the proposed the changes.

### **Upcoming P & Z Schedule**

Christy stated that he recommends canceling the March 19, 2014 meeting as there are no items at that time. He stated that on April 2, 2014 there is going to be a public hearing regarding property in the Pine area and he wanted to know what the commission thought about having the meeting in Pine. Commission consensus was to hold the public hearing in Mountain Home as many property owners do not live in Pine all the time.

## **MEETING ADJOURNED**

Approved

Approved



4/2/14

Patti Osborn, Chairperson

Date:

Attest:   
Alan Christy, Director

4.2.14

Date: