

**ELMORE COUNTY  
PLANNING AND ZONING COMMISSION**

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**MINUTES  
Wednesday, April 2, 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, 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 members Beth Bresnahan and Kacey Ramsauer.

**PLEDGE OF ALLEGIANCE**

**PUBLIC HEARING**

**Dave Mickelson for a Conditional Use Permit for a replat of Lots 14, 28, and 39, Block 1 of Amended Elk Valley Subdivision in an Agriculture (Aq) Zone. Case Number: CUP-2014-08.** The site is located in Sections 9 and 16, Township 3 North, Range 10 East, B.M. A common means of locating the property is from Pine travel North on Pine-Featherville Rd. approximately 7.8 miles, property is located on the west side of the road.

Bresnahan gave staff report and background.

Eric Howard is with JJ Howard Engineering and he is representing the applicant. He gave a brief history on this development. He stated that the owner Dave Mickelson wants to split the existing lot that was designated open area into two lots. He stated that the intent of this is merely land division and nothing else. He stated that they do not want to build roads or change the design plans or anything like that. He stated that they just want to clear up this note on the plat.

Christy gave some clarification. He stated that some of the reasons for staff concern was that some of the designs on the master site plan showed a turnaround yet on the site visit there was no turnaround. He stated that it's more of mainly getting the plats to match with what's actually on the ground in the area.

Gary Ames signed up in support. He stated that he lives in this subdivision. He stated that at the neighborhood meeting that they went over the changes that the applicant was proposing. He stated that they worked out all the issues and answered all questions and he is in support of this.

Mike Richmond signed up as neutral. He stated that he thinks this is a good idea and is appreciative of all the applicant has done for the community. He stated that hearing the testimony has cleared up any questions or concerns.

There was no one else signed up to testify.

Osborn closed this public hearing.

Approved

Approved

**Commission action:**

Duerig moved to approve as submitted with conditions as submitted by staff and to remove the open space designation in item 5 of the staff report.

Lord seconded.

Motion carried unanimously.

**FCO and Minutes**

FCO for Simplot Livestock Company Case Number: CUP-2014-07.

Lord moved to approve.

Van Gheluwe seconded.

Motion carried unanimously.

Minutes from 3-5-2014.

Lord moved to approve.

Duerig seconded.

Motion carried unanimously

**NEW BUSINESS**

Upcoming P & Z Schedule

Christy stated that next meeting is scheduled for April 16, 2014 and will be a straight forward amendment to codify the building codes in Elmore County.

**MEETING ADJOURNED**

Approved

Approved



Patti Osborn, Chairperson

*K.S. Duerig Vice-Chair*

*April 16, 2014*

Date:

Attest:



Alan Christy, Director

*4.16.14*

Date: