

**ELMORE COUNTY
PLANNING AND ZONING COMMISSION**

MINUTES
Wednesday, November 5, 2014

Chairperson Osborn called the meeting to order. Members of the Elmore County Planning and Zoning Commission present were Vice Chairperson K.C. Duerig, Ed Oppedyk, Sue Fish, Shane Zenner, and Betty Van Gheluwe. Also present were Attorney of Record Phillip Miller, Director Alan Christy, and staff member Beth Bresnahan.

PLEDGE OF ALLEGIANCE

PUBLIC MEETING

Final plat for Case Number for SUB-2014-02 Elk Valley Subdivision 2.

Christy stated that the plat has been signed by the county surveyor, Central District Health, and the Mountain Home Highway District. He stated that there is a supplemental staff report with information about the county ordinance and the state code regarding vacations. He stated the applicant/owner in this case has matched up the road easements with where the roads actually are. He stated that they have cleaned that up so it's just a matter of procedure on the vacation and rededication. He stated that the state code and the ordinance are a little vague on how to handle that. He stated that if it does need to be vacated it's just means that the board will conduct a public hearing.

Miller stated that state law says that if you are going to abandon or vacate any portion of the private right of way that was accepted as part of a recorded platted subdivision that abandonment or vacation shall be accomplished pursuant to the provisions in chapter 13 title 50.

Eric Howard is representing the applicant. He stated that during the plat process they viewed it as platting over the old plat. He stated that he can re-label the plat to say relocate instead of vacate.

Christy stated that the change, if any, will not change the number of lots and should not affect the decision made as they can go over with counsel and staff another time.

Duerig moved to approve.

Oppedyk seconded.

Motion carried unanimously.

WORK SESSION

Discuss recreational vehicles ordinance amendment.

Christy provided an updated memorandum. He stated that there was a public meeting at the Pine Senior Center and after going through his notes he saw there are still some outstanding

issues but that they are on the right track for an ordinance amendment. He asked if they want to set a number of RV's per acre, do they want seasonal dates, and do they want a timeline? Fish stated that they should let the seasons dictate when to pull the RV's out because every year is different.

Osborn stated that this is not specific to the Pine/Featherville area this ordinance is county wide. Christy stated that they are trying to differentiate between private and commercial uses for RV's. Fish stated that the people who have problems with the RV's are the ones in the newer subdivisions. She stated that the majority of people up there don't seem to mind it at all. She stated that it should be left up to each individual subdivision how they feel about the RV's.

Van Gheluwe asked if the 16 day time limit would still be in place.

Christy stated that they would do away with that.

Miller stated that the simplest way to do it is to just change nothing but the definition of the RV campground/RV park to require payment. He stated that way if there is no payment exchanged it does not come under the definition and therefore wouldn't be subject to regulation.

Commission consensus is to change the definition of RV Campground/Park to require money exchange to make it commercial.

MINUTES

Minutes from 10-2-2014.

Van Gheluwe moved to approve with correction.

Fish seconded.

Motion carries unanimously with Oppedyk abstaining.

Minutes from 10-3-2014.

Van Gheluwe moved to approve with correction.

Fish seconded.

Motion carries unanimously with Oppedyk abstaining.

INFORMATION ITEMS

Upcoming P & Z Schedule.

Christy stated the next regularly scheduled meeting will be on November 19, 2014. He stated it will be the annual meeting so they will be electing Chairperson and Vice Chairperson.

Christy stated that the concert that was approved at the October 2nd meeting has been appealed and that hearing will be held on December 8, 2014 with the board of county commissioners.

Christy stated that after the board hearing on the Red Baron Estates appeal hearing the Board ordered that both Red Baron and Soles Rest subdivisions have 90 days to come up with an agreement. The final decision has been stayed until an agreement is reached.

Christy stated that Debbie Lord has turned in her resignation on the Planning and Zoning Commission.

MEETING ADJOURNED

Approved

Approved





Patti Osborn, Chairperson

Date:

Attest: 
Alan Christy, Director



Date: