

**ELMORE COUNTY**  
**PLANNING AND ZONING COMMISSION**

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**MINUTES**  
**Wednesday, August 5, 2015 at 7:00 pm**

Chairperson Osborn called the meeting to order. Members of the Elmore County Planning and Zoning Commission present were Vice Chairman K.C. Duerig, Jeff Blanksma, Sue Fish, Betty Van Gheluwe and Ed Oppedyk. Also present were Attorney of Record Phillip Miller, Director Alan Christy and staff members Tell Riley and Kacey Ramsauer.

**PLEDGE OF ALLEGIANCE**

**PUBLIC MEETING/INFORMATION ITEMS**

Ordinance Work Session

Christy stated that he has provided a memo to the commission regarding some potential changes to the ordinance chapters 10 and 11. He stated that chapter 10 is for a farm development right or one time split in the agriculture zone on farm properties to potentially build another house either for family or farm employees. He stated that since it requires 40 acres for a farm development right the date of record was removed as it is not needed. He stated that they can also increase lot size to possibly 10 acres where the current ordinance only allows for 2.5 acres.

Commission consensus was to increase acreage to 10 acres.

Christy stated that chapter 11 is for overall requirements. He stated that language has been added to make it consistent with the rest of the ordinance where there were conflicts. He stated that some language was added for construction sites regarding people dumping construction waste where they shouldn't. He stated that if it's added to the county ordinance it will make it more enforceable.

Tiny Homes

Tell Riley is the county building official. He read a memo he prepared regarding tiny homes. He stated that there has been an increase in these throughout the county and the current ordinance does not address them. He stated that some of these are built in backyards and they show up on property in the mountains or in a RV park. He stated that the concern in the mountains is the high snow load not knowing how they are built and how long people are staying in them. He stated that there are zoning issues as well such as assessorly dwellings without permits, squatting, and using other people's water sources and hooking into septic tanks illegally. He stated these people use tax funded services while paying no taxes He stated that an ordinance should be developed addressing these tiny homes and parked trailers regarding their location, construction, time limits and licensing.

Upcoming P&Z Schedule

Christy stated that the regularly scheduled public hearing will be held on August 19, 2015. He stated that there will be an annual recess scheduled in September and the September 15, 2015 meeting may be rescheduled or cancelled.

**MINUTES and FCO**

Minutes from 07-15-2015

Duerig moved to approve.

Van Gheluwe seconded.

Motion carries unanimously.

FCO for Case Number: CUP-2015-08 Hammett Community Church

Duerig moved to approve.

Van Gheluwe moved to approve.

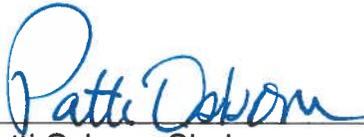
Motion carried unanimously.

Christy presented commission member Van Gheluwe with a certificate for her years of service on the planning and zoning commission as this is her last meeting.

**MEETING ADJOURNED at 7:29 p.m.**

Approved

Approved



Patti Osborn, Chairperson



Date:



Attest:  
Alan Christy, Director



Date: