

ELMORE COUNTY
PLANNING AND ZONING COMMISSION

MINUTES
Wednesday, August 19, 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, Shane Zenner and Ed Oppedyk. Also present were Attorney of Record Phillip Miller, Director Alan Christy and staff member Beth Bresnahan.

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

Simco Solar, LLC for a Conditional Use Permit for a 20 MW solar facility in the Heavy Industrial Zone. Case Number: CUP-2015-11. The site is located in portions of Sections 23 and 24, Township 1 South, Range 4 East, B.M. A common way of locating the property is from I-84, take exit 74, head south on Simco Road 1.3 miles, the site is on the east side of the road. Bresnahan gave staff report and background.

Ben Fairbanks is the director of development for Sun Edisun. He stated Sun Edisun is one the largest renewable energy companies in the world. He stated that they have prepared a slide show of their proposal. He gave a brief explanation of the different parts of the company and what they do. He presented a map with a layout of current and future proposed projects. He stated that this is one of 5 projects being proposed in various counties in Idaho. He stated that he wants to make it clear that they are not proposing a solar tower, solar thermal, mirrors or some other form of solar to generate electricity. He stated that they are proposing PV solar panels which absorbs energy rather than reflect it and it's the simplest form of solar energy. He stated that 7 to 10 panels can produce enough energy for the average Idaho home. He stated that maintenance is very minimal with solar energy. He stated that these panels track the orientation of the sun which increases production by about 40 percent. He went through the building and installation process for the solar panels. He stated that the proposed location is pretty ideal for solar energy production. He stated that they are purchasing 180 acres of heavy industrial land for this project. He stated that they have executed a power purchase agreement with Idaho Power and it was approved in December 2014. He stated that a security fence will be erected that is taller than the solar panels within the project with a gate at the road. He stated that there will be a gravel apron to serve as a firebreak and for access that will be just inside the fence that will be maintained. He stated they will acquire all required permits prior to construction and they estimate project completion by the end of 2016.

Paul Hudson signed up in support. He stated that he is an adjacent land owner. He stated that he was at the neighborhood meeting and was impressed by the professionalism of the applicants and a project like this will be good for the county.

There was no one signed up in neutral or in opposition to this application.

Christy entered the presentation into the record as applicant exhibit #1.

There was no further testimony.

Osborn closed this public hearing.

Commission action:

Osborn stated that she does not believe there should be a landscaping requirement because it would be difficult to keep alive. She stated that aside from the security fence they shouldn't be bound to something they cannot do.

Duerig stated they can just require them to meet the ITD requirements and leave it at that.

Duerig moved to approve with conditions proposed by staff with the clarification regarding landscaping not being necessary but would need to mitigate with ITD regarding any glare concerns.

Blanksma seconded.

Motion carried unanimously.

Michael & Patricia Canale for a Conditional Use Permit for a Pet Cemetery in the Agriculture Zone. Case Number: CUP-2015-12. The site is located in a portion of the W1/2 NW1/4, Section 26, Township 1 South, Range 5 East, B.M. A common way of locating the property is head north on Sunset Strip, turn left onto Ditto Creek Road, continue for approximately 12 miles. Turn right onto W Canale Lane, site is on the northeast corner of property.

Bresnahan gave staff report and background.

Roseanne Sabol is speaking on behalf of the applicants. She stated that she is the owner and primary veterinarian and the Small Animal Medical Clinic here in Mountain Home. She stated that she had approached the applicants knowing that they have rural property suitable for the endeavor. She stated that currently the only option she can offer to her clients is cremation located in Boise. She stated that this would give local people the opportunity to have an option for the deceased pet's remains close to home and is also more economical.

Miller asked if this would only be for household pets or all animals.

Sabol stated that it would be for household pets only.

Christy stated that Sabol signed up in support of this application. He stated that the applicants signed up in support of the application but did not wish to testify

No one signed up in neutral or in opposition to the application.

There was no further testimony.

Osborn closed this public hearing.

Commission action:

Oppedyk moved to approve with conditions proposed by staff.

Blanksma seconded.

Motion carried unanimously.

NEW BUSINESS

Approved

Approved

Minutes

Minutes from 08-05-15.

Duerig moved to approve.

Oppedyk seconded.

Motion carried unanimously.

INFORMATION ITEMS

Upcoming P&Z Schedule.

Christy stated the next scheduled meeting is on September 16, 2015. He stated that there would be an introduction of the new commission member Dave Holland.

MEETING ADJOURNED at 8:04 pm.

Approved

Approved

Patti Osborn

9/16/15

Patti Osborn, Chairperson

Date:

Attest: *Brian Bresnahan for*

9/16/15

Alan Christy, Director

Alan Christy

Date: