

**ELMORE COUNTY
PLANNING AND ZONING COMMISSION**

MINUTES

Wednesday, January 06, 2016 at 7:00 pm

Vice-Chairman Duerig called the meeting to order. Members of the Elmore County Planning and Zoning Commission present were Sue Fish, Jeff Blanksma, Shane Zenner, Ed Oppedyk and Dave Holland. Also present were Attorney of Record Philip Miller, Director Alan Christy and staff members Beth Bresnahan and Kacey Ramsauer.

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

S Bar Ranch, LLC for a Conditional Use Permit for an Aircraft Landing Field – Private, in the Agriculture Zone. Case Number: CUP-2016-02. The site is located in Section 10, Township 2 South, Range 10 East, B.M. A common way of locating the property is from Highway 20 north turn right on Cat Creek Road, turn right on Bennett Mountain Road, turn left on Hill City Road, proceed 8 ½ miles to the ranch entry gate on the left.

Bresnahan gave staff report and background.

Chris Stephens is the applicant and the owner of S Bar Ranch. He stated that he has read the staff report and if approved will comply with all conditions of approval.

Duerig asked how complete the runway was.

Stephens stated that it is already built. He stated that it is made from decomposed granite and that it is 25 feet wide and within a few inches of the existing grade.

Duerig asked if any of this was raised above the grade level of the meadow and surrounding areas.

Stephens stated within a few inches plus or minus.

Duerig stated that in the email received by staff there is concern with the spring runoff.

Stephens stated that will not be a factor.

Blanksma asked what would be done to mitigate the runoff.

Stephens stated that there is one small drainage course that's perpendicular and basically follows the topo line. He stated that there is a natural spring that was used when there were cattle on the property and a small culvert that goes through the existing grade.

Christy stated that there was no one signed up to testify in support, neutral, or opposed to this application.

Stephens wanted to thank the commission for their time and apologized for the original misunderstanding. He stated that he enjoyed working with Christy.

Miller asked if would be fair to say that you just didn't realize you needed a conditional use permit.

Stephens stated that this was very true. He stated that he's been an architect for 30 years and his very good friend was the head of the P&Z in Sun Valley for more than 10 years so we know what we are doing and we checked but didn't go to the CUP section. He stated that he would never do anything to jeopardize this as this is a huge investment for him. He stated that he is very concerned with environmental issues. He stated that it is very light touch and he will be the only pilot and there will be no fuel storage on the property. He stated that he has future plans to build one hangar only.

Duerig asked about the investigative fee for not obtaining a permit prior to building this runway.

Christy stated that he cannot recall a time when this has been imposed on a CUP but they are imposed on building permits regularly if they start to build prior to obtaining building permit.

Duerig asked if there were any investigation time involved in this project.

Christy stated that there was at least two site visits that he took as well as the building official aside from the CUP application site visits.

There was no further testimony.

Duerig closed this public hearing.

Commission action:

Blanksma asked if there were any outstanding fees at this time.

Christy stated that there are not.

Duerig stated that they have the option to impose the investigative fee.

Duerig took a roll call vote to determine if the commission would like an investigative fee to be implemented:

Approved

Approved

Zenner-No

Fish-No

Blanksma-Yes

Oppedyk-Yes

Holland-Yes

Duerig-Yes

Oppedyk moved to approve with the imposed conditions of approval with added condition to implement the investigation fee.

Holland seconded.

Motion carried unanimously.

NEW BUSINESS

The following five items were heard together

Extension for Case Number: CUP-2014-01 Grandview PV Solar Two, LLC

Extension for Case Number: CUP-2014-02 Grandview PV Solar Two, LLC

Extension for Case Number: CUP-2014-03 Grandview PV Solar Two, LLC

Extension for Case Number: CUP-2014-04 Grandview PV Solar Two, LLC.

Extension for Case Number: CUP-2014-05 Grandview PV Solar Two, LLC.

Christy stated that according to the bylaws the Commission can hear all of these at the same time.

Duerig stated that a one year extension is being requested to provide time for completing the design before submitting building permits. He stated that the ordinance allows for a one time one year extension.

Zenner moved to approve.

Holland seconded.

Motion carried unanimously.

MINUTES

12-16-2015

Fish moved to approve.

Blanksma seconded.

Motion carried unanimously.

INFORMATION ITEMS

Upcoming P&Z Schedule

Christy stated that there will be a work session on January 20, 2016.

Christy gave an update on appeals before the Board of County Commissioners.

Approved

Approved

MEETING ADJOURNED at 7:26 pm.

Approved

Approved



K.C. Duerig, Vice Chairman



Date:

Attest: 
Alan Christy, Director



Date: