

**ELMORE COUNTY  
PLANNING AND ZONING COMMISSION**

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**MINUTES**

**Wednesday, November 30, 2016 at 7:00 pm**

Chairperson Patti Osborn called the meeting to order. Members of the Elmore County Planning and Zoning Commission present were Vice Chairman K.C. Duerig, Dave Holland, Mitch Smith, and Ed Oppedyk. Also present were Director Alan Christy and staff member Kacey Ramsauer.

**PLEDGE OF ALLEGIANCE**

**PUBLIC HEARING**

**Elmore Development, LLC (Mirazim Shakoori) for a Development Agreement related to applications for a Zoning Change from Agriculture to Light Industrial and an Amendment to the Comprehensive Plan. Case Number: REZ-2016-01.** The site is located in portions of the Section 7 and 8, Township 4 South, Range 7 East, B.M. A common way of locating the property is from I-84 head east, take exit 99, turn right on Old Oregon Trail Rd. for approximately 2 miles.

Christy stated that Phil Miller who is the Attorney for the Planning and Zoning Commission had a conflict of interest in this case so he has recused himself from this hearing.

Christy gave staff report and background.

Ryan Armbrewster is the attorney representing the applicant. He stated that they are here because the county ordinance requires a development agreement to go along with a rezone. He stated that the applicant would like to request the Commission send on a favorable recommendation to the Board for approval and that this be expedited before the Board so they can get the record complete.

Paula Riggs signed up in support. She stated that she is the Executive Director of the Economic Development Department for the City of Mountain Home. She stated that the city gets many requests for information throughout the year from the Department of Commerce and companies themselves. She stated that she has received calls from several manufacturing companies that were going to create many local jobs in Elmore County but these companies require shovel ready industrial property with a railroad. She stated that these opportunities have been turned down because we don't have the industrial zoning required for it.

Holland asked how much of the county was zoned light industrial?

Riggs stated that the only light industrial zoning is the Industrial Park located off of Hwy 20 and they are 2-3 acre lots which will not work for a big manufacturer.

Dallas Snider signed in as neutral. He asked what the development agreement would involve as far as steps to take for mitigating noise and things of that nature.

Duerig stated that any project that comes in will have to follow the requirements of the zoning ordinance so any issues regarding screening or noise abatement would be addressed at that time.

There was no further testimony.

Osborn closed this public hearing

**Commission action:**

Duerig moved to forward the development agreement on to the Board of County Commissioners and recommend approval.

Oppedyk seconded.

Motion carried unanimously.

**MINUTES**

**Minutes from November 02, 2016**

Oppedyk moved to approve.

Duerig seconded.

Motion carried unanimously.

**INFORMATION ITEMS**

**Upcoming P & Z Schedule**

Christy stated that there will be a public hearing on December 7, 2016.

Osborn recommended the meeting for December 21, 2016 be cancelled as there are no public hearings scheduled.

Holland moved to cancel the December 21, 2016 meeting.

Duerig seconded.

Motion carried unanimously.

**MEETING ADJOURNED at 7:22 p.m.**

Approved

Approved



Patti Osborn, Chairperson

1/18/17

Date:



Attest:  
Alan Christy, Director

1.18.17

Date: