

**ELMORE COUNTY
PLANNING AND ZONING COMMISSION**

MINUTES

Wednesday, January 18, 2017 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, Jeff Blanksma and Ed Oppedyk. Also present were Attorney of Record Philip Miller, Director Alan Christy and staff members Beth Bresnahan and Kacey Ramsauer.

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

Rocky Mountain Cranes, LLC for a Conditional Use Permit for a contractors yard in the Agriculture Zone. Case Number: CUP-2017-01. The site is located in a portion of the NE1/4 of Section 24, Township 3 South, Range 7 East, B.M. A common way of locating the property is from the intersection of North 18th East Street and American Legion Boulevard travel north on North 18th East Street approximately 1.25 miles and the property is on the left side of North 18th East Street.

Christy gave staff report and background.

Dusty Bitton is the applicant. He stated that he rents cranes throughout the northwest and this is a good central location for when the cranes are not in use. He stated that there will be cranes and flatbed trucks stored on this property. He stated that is it very rare that the equipment is not being used. He stated that this will not create a lot of traffic coming and going.

Bitton presented a picture showing what the equipment being parked on the site looks like.

Christy entered this into the record as Applicant Exhibit # 1.

Osborn asked if Bitton agreed with the conditions of approval presented by staff.

Bitton stated that he agrees with the conditions.

Miller asked what the ground surface was going to be like on site where the cranes are going to be parked.

Bitton stated that they have put gravel and six to eight inches of pit run out there now and they will contact the highway district regarding what kind of culvert they require.

Letitia Coles signed up in neutral. She stated that she has a few questions. She asked how the traffic will handle the large equipment coming in and out of this area as there is such a small area to pull in and out of the site? She asked how maintenance and any leaks will be handled in the area? She stated that she is concerned that something like this does not fit in with the surrounding area.

Bitton responded to the public testimony. He stated the access is wide enough for their trucks and they will access the property so that they wouldn't be pulling across traffic. He stated that his phone number is on all of the equipment so if there are any issues they can call and he will take care of it. He stated that as far as hydraulic spills and those types of things are concerned there are hydraulic tanks on all of these cranes and they do carry spill kits in all of their vehicles if there is a spill.

There was no one signed in as opposed.

There was no further testimony.

Osborn closed this public hearing.

Commission action:

Duerig moved to approve.

Oppedyk seconded.

Motion carried unanimously.

OLD BUSINESS

Ordinance and Comprehensive Plan Work Session

The commission discussed updates and changes to the ordinance and comprehensive plan.

FCO and MINUTES

FCO for Case Number: CUP-2016-04 Idaho County Concerts, LLC

Oppedyk moved to approve.

Duerig seconded.

Motion carried with Osborn, Blanksma and Smith abstaining.

Minutes from 11-30-2016

Holland moved to approve.

Oppedyk seconded.

Motion carried unanimously.

Approved

Approved

Minutes from 12-7-2016

Duerig moved to approve.
Oppedyk seconded.
Motion carried with Osborn abstaining.

INFORMATION ITEMS

Upcoming P & Z Schedule

Christy stated that there will be meetings on February 1st and 15th, 2017.

New Zoning Map and Comprehensive Plan Amendment

Christy handed out two map updates to add to their comprehensive plan and zoning ordinance copies

MEETING ADJOURNED at 8:03 p.m.



Patti Osborn, Chairperson

2/1/17

Date:



Attest:
Alan Christy, Director

2.1.17

Date: