

**ELMORE COUNTY
PLANNING AND ZONING COMMISSION**

MINUTES
Wednesday, April 19, 2017 at 7:00 pm

Chairperson Patti Osborn called the meeting to order. Members of the Elmore County Planning and Zoning Commission present were Dave Holland, Mitch Smith, Jeff Blanksma, Ed Oppedyk, and Sue Fish. Also present were Attorney of Record Philip Miller, Director Beth Bresnahan and staff member Tell Riley.

PLEDGE OF ALLEGIANCE

PUBLIC MEETING

Work session with the Board of County Commissioners.

Al Hofer is a County Commissioner. He stated that one of the reasons he wanted to meet with the Planning and Zoning Commission is in regards to the Cat Creek Energy project. He stated that what he read is how disengaged the commission was with Cat Creek. He stated that he wanted to discuss this.

Fish stated that she was disappointed in their presentation and that it was the worst one that she had ever heard of any of the hearings she'd been to in the past 8 years on the P&Z.

Hofer stated that when they had their hearing with the County Commissioners he thought that it went really well.

Osborn asked if this was a statement made by other applicants or just Cat Creek.

Hofer stated that it was just Cat Creek.

Osborn asked if maybe this was a stated by Cat Creek as a reaction to the findings the P&Z made.

Hofer stated that the attorney for Cat Creek energy is the one that brought this up.

Osborn stated that the types of questions that they did ask were specifics and the applicants lacked specifics in any way, shape or form. She stated that it was a very broad concept presented and the P&Z as a whole wanted more substance to it and specifics that they could be held accountable for. She stated that they basically got a lot of non-answers.

Hofer asked the P&Z if they believe staff or the Director of the Land Use and Building Department could possibly sway decisions.

Osborn said no it hasn't been the case in the past and she doesn't believe it will ever be the case in the future. She stated that they have a very strong and intelligent group that will make decision based on the staff report and the information presented by the public and the applicant.

Holland stated that he relies heavily on the staff report for information. He stated that Cat Creek was so broad and presented so much information that he did not even know where to begin.

Blanksma stated that Cat Creek presented a 7,000 page application and documentation for this project and the presentation given during the hearing really didn't add anything new so that is probably a lot of the reason there weren't many questions presented as they were already answered in the documentation.

Blanksma stated that thinking back to the deliberations he believes that they had maybe 8 or 9 of the conditions for a CUP that the P&Z decided unanimously that they didn't meet. He stated that with most of those they came up with ways they could meet the standard but there were a handful of those conditions that they just could not meet no matter what they did. He stated that the applicants handed them 7,000 pages of information to basically try and muddy the waters.

Oppedyk stated that he agrees with Blanksma and that he did his homework and did not make up his mind prior to deliberations. He stated that this application was interesting and he was very interested and engaged in the process.

Fish stated that the application and presentation was generic and there was a lack of information.

Bresnahan stated that when Cat Creek went before the County Commissioners the applicants gave a power point presentation but they did not do that when presenting to the P&Z. She stated that they presented much more to the County Commissioners and they made changes as well.

Miller stated that the applicant was trying to spend as little money as possible to the county permit and then get into the details at a later date when they were dealing with other agencies.

Hofer asked if there was anything the County Commissioners could do to help the P&Z.

Osborn stated that with the course that the P&Z are on with the current ordinances is a course that they really need to stay on.

Commissioner Hofer stepped out.

Bud Corbus is a County Commissioner. He stated that he is here for the P&Z commission and is here to support them. He asked what they feel the county commissioners should be doing to support them. He stated that the wants to move the county forward and make things be more positive.

Approved

Approved

Osborn stated that water is a huge concern for everyone and almost every application they get. She stated that it is hard for people to understand that this commission has no say on water in Elmore County and that it is the Idaho Department of Water Resources that decides.

Corbus stated that there are a lot of different projects in the works right now to focus on water for the future and he spoke in detail of those projects.

Blanksma stated that he feels this commission has done their best to be very welcoming to new development.

Corbus thanked the commission for all of the hard work they do.

MINUTES

Minutes from March 15, 2017.

Holland moved to approve.

Blanksma seconded.

Motion carried with Fish and Oppedyk abstaining as they were not present for this meeting.

INFORMATION ITEMS

Upcoming P & Z Schedule

Commission consensus was to cancel the regular meeting for May 3, 2017 so Bresnahan can get more ordinance revision information to the commission.

The next meeting is scheduled for May 17, 2017.

Bresnahan stated that staff is working on updating the fee schedule.

MEETING ADJOURNED at 7:56 p.m.

Approved

Approved



5-17-17

Patti Osborn, Chairperson

Date:



5-17-17

Attest:
Beth Bresnahan, Director

Date: