

**ELMORE COUNTY
PLANNING AND ZONING COMMISSION**

MINUTES

Wednesday, April 18, 2018 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, Jeff Blanksma, Sue Fish and Mitch Smith. Also present were Attorney of Record Philip Miller, Director Beth Bresnahan and staff members Diana Clark and Kacey Ramsauer.

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

Continuation for Intermountain Development (Jim Carrie) for a Conditional Use Permit to subdivide an existing 5-lot subdivision Frontage Estates into a 53-lot subdivision (Blue Sage Subdivision) in the Agriculture Zone/Mountain Home Area of City Impact. Case Number: CUP-2018-02. The site is located in the NW1/4, Section 15, Township 3S, Range 6E, B.M. A common way of locating the property is from Sunset Strip turn onto Frontage Road. The property is located approximately 1 mile on the right.

Osborn stated that at the last meeting the public hearing was closed so this meeting will be to discuss and make a decision. She stated that the commission will need to remember that they must base their decision on the 12 standards for a conditional use permit.

Osborn stated that she would like to add the recommendation from the city of Mountain Home stating that a swell next to the road would be sufficient for storm water retention.

Fish asked if there could be wording added to get protection to the surrounding neighbors regarding traffic or possible well contamination.

Miller stated that as long as the wells comply with the state standards he does not think they have the legal authority to do anything else besides comply with those standards. He stated they got their water permit which means they satisfied water resources requirements and have determined it will not negatively affect the local public interest and people in the area.

Blanksma stated that regarding the septic concerns and if he is understanding correctly, Central District Health makes those decisions.

Miller stated that Central District Health will look at the test holes and make their decisions based on that.

Osborn stated that that Central District Health Department did sign off on the permit application.

Duerig stated that Central District Health seemed to be happy with the plans if they signed off on them.

Miller stated that Central District Health Department said that they did say they want more data concerning soil conditions before they will sign off on the final plat.

Blanksma stated that in the various places that he has been the reoccurring theme for this community is that we need to attract business, those businesses need workforce and that workforce need places to live which is currently a big problem. He stated that we need to be able to keep families from the Air Force Base here rather than living in Boise and this is a good way to help that.

Duerig moved to approve this application Case Number: CUP-2018-02 for Intermountain Development to subdivide property into 53 buildable lots in two phases as it meets the 12 standards for a conditional use permit with an additional condition that they comply with the letter from the city of Mountain Home stating that a swell next to the road would be sufficient for storm water retention.

Blanksma seconded.

Motion carried unanimously.

PUBLIC MEETING

Elmore County Comprehensive Plan Work Session

Bresnahan handed out a copy of the proposed Elmore County Comprehensive Plan to the commission members to review for any changes or update. She discussed some items that they could look at and review for discussion at a later date.

NEW BUSINESS

Final Plat for Case Number: SUB-2018-01 Stonegate Subdivision

Duerig moved to approve.

Blanksma seconded.

Motion carried unanimously.

MINUTES

Minutes from April 4, 2018

Blanksma moved to approve.

Duerig seconded.

Motion carried unanimously.

Approved

Approved

INFORMATION ITEMS

Upcoming P & Z Schedule

The next meeting is scheduled for May 16, 2018.

MEETING ADJOURNED at 7:31 p.m.



Patti Osborn, Chairperson



Date:



Attest: Beth Bresnahan, Director



Date: