

**ELMORE COUNTY
PLANNING AND ZONING COMMISSION**

**MINUTES
Wednesday February 19, 2020 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, Ed Oppedyk, Mitch Smith and Sue Fish. Also present were Attorney of Record Ralph Blount and staff members Diana Clark and Kacey Ramsauer.

ACTION ITEMS

Will Runyan, Machine West, for a Conditional Use Permit to operate a truck and equipment repair shop in Mountain Home Idaho; the property is zoned Agriculture. Case Number: CUP-2020-04. The site is located 3 South, Range 7 East, Section 19, B.M. A common way of locating the property is to head east on American Legion Blvd, turn left onto North 18th East for approximately 1.8 miles, turn right onto East 27th North Street/Reservoir Road for approximately .2 miles, turn right onto North 22nd East St for .3 miles, the property is located on the left.

Will Runyon is the applicant. He stated that wants to expand his business that he is operating on this property. He stated that they repair farm equipment and trucks as well as parts sales and fabrication. He stated that they do work for many local agencies, but they mostly deal with local farmers and customers. He stated that he is proposing to put an addition on the current building. He stated that he employs one person at this time with the possibility of employing one more after the addition to the shop is complete.

Clark gave staff report and background. She stated that there were two corrections to the supplemental staff report. She stated that there was a directional typo on page 2 and on page 12 of the matrix it referred to this being a sand and gravel pit and it should be a truck and equipment repair shop. She stated that there was a CUP on the property at one time, but staff discovered that it was inactive.

Oppedyk asked how it was discovered that the previous CUP was inactive.

Clark stated that the applicant is in the process of purchasing this property and in that process is when they came into the Land Use and Building Department to inquire about the CUP. She stated that staff did some research and discovered that the previous CUP had expired.

Blount stated that he was present when the applicant came into the office and he was not aware that the CUP had lapsed.

Sylvia Boyer signed up in support but did not wish to testify.

There was no one signed in as neutral to the project.

There was no one signed in as opposed to the project.

Amy Alexander is with the Mountain Home News. She stated that she would like to support the Runyon's on this project.

Runyon stated that he has nothing else to add but wanted to say this is a major investment and he wants to make sure he does everything correctly.

There was nothing further.

Osborn closed the public hearing.

Commission action:

Oppedyk moved to approve as all standards and conditions are met.

Duerig seconded.

Motion carried unanimously.

FCO for Case Number: CUP-2020-04 for Will Runyon.

Duerig moved to approve.

Oppedyk seconded.

Motion carried unanimously.

ADMINISTRATIVE

Review By-Laws

The commission members discussed current by-laws and proposed updates to the by-laws.

Blanksma moved to amend the proposed changes of the by-laws to Article 1 Section 6 to strike the word "shall" and replace with the word "may" in reference to roll call votes to amend an agenda.

Duerig seconded.

Motion carried unanimously.

Duerig moved to amend Section 7 item 6 to add the words "or continued "after tabled to a date certain.

Fish seconded.

Motion carried unanimously.

Blanksma moved to adopt the revised version of Article 1 Section 1 only of the proposed by-laws.

Duerig seconded.

Motion carried unanimously.

Voting of new officers for 2020

Osborn opened nominations for Vice Chairman.

Osborn nominated Duerig.

There were no other nominations.

Duerig moved to close nominations.

Blanksma seconded.

Motion carried unanimously.

Voting was done by secret ballot.

Duerig won with a 6-0 vote.

Osborn opened nominations for Chairperson.

Duerig nominated Osborn.

There were no other nominations.

Blanksma moved to close nominations.

Duerig seconded.

Motion carried unanimously.

Voting was done by secret ballot.

Osborn won with a 6-0 vote.

Discussion for Mayfield Townsite PC.

Clark gave some background on this planned community project. She stated that this project was approved, and the applicant has gotten their water rights but there has been very little activity since 2014. She stated that staff has been considering calling a public hearing on Mayfield Townsite to have them come forward and discuss with the commission members what their plans are going forward. She stated that in her research on this she found that they have obtained a portion of the water rights but not enough for the entire development and may not get that for many years.

Osborn asked why we would have a public hearing.

Blount stated that they decided a public hearing on this would be necessary as they have done some work and have spent a significant amount of money so this would give them due process and an opportunity to explain where they are regarding this project. He stated that Clark received a phone call from a developer interested in buying Mayfield Townsite and developing it.

Osborn stated that yes, they have put money into this, but they have not done what we have asked them to do.

Duerig asked if the public hearing would be to discuss revocation of the permit. He stated that gives them the opportunity to come in and talk to us and convince us that we shouldn't.

Clark stated that was the intention, but the county commissioners wanted the owner to have the opportunity to explain.

Duerig stated that would give him the opportunity. He stated that our standard format would have him speak first at the public hearing.

Osborn stated that if they aren't getting the water rights that they are asking for then there is substantial change to the project therefore we need to start from square one anyway.

Blount stated at least discuss significant modification or change to the PC to scale it back or modify it.

Commission consensus was for staff to move forward with a public hearing for revocation of Mayfield Townsite.

Discussion for Mayfield Springs PC.

Clark stated Mayfield Springs withdrew their PC application in 2017 but now they are back. She stated that they have had several meetings with her and Blount discussing what their plans are. She stated that they are having their first neighborhood meeting tonight and will be submitting their pre-application with the county.

Draft of Planned Community Ordinance.

The commission discussed some changes and modifications to the Planned Community Ordinance. Blount stated that staff has an ordinance amendment draft that will be presented to the commission members at the next meeting.

FCO and Minutes

FCO for Case Number: CUP-2020-03 for Willa Rose.

Oppedyk moved to approve.

Blanksma seconded.

Motion carried with Duerig abstaining as he was not present for this meeting.

Minutes from December 10, 2019.

Oppedyk moved to approve.

Blanksma seconded.

Motion carried with Duerig abstaining as he was not present for this meeting.

INFORMATION ITEMS

Upcoming P & Z Schedule

The next meeting is scheduled for March 18, 2020

MEETING ADJOURNED at 8:15 pm.

Patti Osborn

5-20-20

Patti Osborn, Chairperson

Date:

Attest: *Diana Clark*
Diana Clark, Planner

5-20-20

Date: