

**ELMORE COUNTY
PLANNING AND ZONING COMMISSION**

MINUTES

Wednesday, November 20, 2019 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 Neil Kerr.

ACTION ITEMS

Adopt Amended Agenda

Commission Consensus was to adopt Amended Agenda.

John Boguslawski for a Conditional Use Permit to construct a Self-Service Storage Facility, to include a large storage building in Mountain Home Idaho; the property is zoned Agriculture. Case Number: CUP-2020-01. The site is located at Section 16, Township 3 South, Range 7 East, B.M. A common way of locating the property is to head east on American Legion Blvd, continue on Highway 20 East for approximately 3 miles after the Pilot Travel Center, the property is located on the left.

John Boguslawski is the applicant. He stated that the community is in dire need of storage facilities. He stated that this location will be perfect for people coming down off Highway 20 that have RVs and boats and trailers and for those that have CCR's that don't allow for this type of storage. He stated that he plans to break ground this spring.

Osborn asked if the applicant had found out the appropriate clearance for the covered parking proposed from the overhead powerlines.

Boguslawski stated that he has been in contact with Idaho Power regarding this and he is aware of the standards for this and is willing to adopt whatever is recommended. He stated that there is inside storage as well as outside. He stated that they would like to do this in phases to get an idea of what the community really needs.

Fish asked if the ground surface was going to be just gravel.

Boguslawski stated that it was going to be gravel to provide water for the aquifer.

Smith asked how far from the high-water mark of the Mountain Home Reservoir and Rattlesnake Creek is this going to be located.

Boguslawski stated he guesses its several hundred yards from the reservoir but he is not exactly sure about Rattlesnake Creek.

Smith asked if they would have external lighting

Boguslawski stated that they will have external lighting and the entire facility will be fenced and gated. He stated that there will be enough room so people can come and go off Highway 20 as to not cause congestion.

Clark gave staff report and background.

Osborn asked if the applicant was agreeable with the conditions proposed by staff.

Boguslawski stated that he was agreeable to the conditions.

There was no one signed up to testify in this matter.

Osborn closed this public hearing.

Commission action:

Blanksma stated that stated that since this in close proximity to Rattlesnake Creek that perhaps there should be accommodations for containment for any spillage of chemicals.

Osborn re-opened the public hearing.

Boguslawski stated that the ground is fairly level so as far as it migrating in to the creek it doesn't seem to be an issue but it is something that can be looked at and addressed.

Osborn asked if that would be a Department of Environmental Quality (DEQ) issue.

Blanksma stated that he assumes it is.

Clark stated that DEQ was notified but did not respond.

Blount asked if Rattlesnake Creek runs across this property.

Boguslawski stated that he believes his property is just north of it.

Blount asked where the fencing of the area would begin.

Todd Crist is the builder and an investor of the facility. He showed on the site map where the proposed fencing would be.

The map was entered into the record as Applicant Exhibit #1.

This information resolved the concerns.

Doug Richmond has property near this site and asked where they would access it from.

Osborn stated that the applicant is working with ITD to gain access of Highway 20.

There was no further testimony.

Osborn closed this public hearing.

Commission Action:

Blanksma moved to approve as it meets all standards and conditions.

Duerig seconded.

Motion carried unanimously.

JJN Enterprises, LLC for a Conditional Use Permit to construct a Shop and Office Space to lease to Excelon Company for storage and maintenance of energy production equipment in Hammett Idaho; the property is zoned Agriculture. Case Number: CUP-2020-02. The site is located at all of Block 14 in the Medbury Townsite, B.M. A common way of locating the property is to head east on American Legion Blvd, , turn left on the I-84 East toward Twin Falls, Idaho for approximately 16 miles, take exit 112 toward Hammett, turn right on Old U.S. 30 Highway for approximately 6 miles, turn right onto Medbury Hill for ½ mile then turn right on South School House Road for ½ mile, the property is located on the right.

Jeff Blanksma recused himself from this hearing as he is the applicant.

Blount stated for the record that the directions to the area that were in the hearing notice were not accurate. He stated that from his review of notice requirements under the statute and the Elmore County Zoning and Development Ordinance those driving directions are not required by law. He stated that we do apologize for the error and it does not in any way affect the validity of notice for this public hearing.

Jeff Blanksma is the applicant representing JJN Enterprises. He stated that they are proposing construction of a shop at approximately 4,000 square feet with an attached office of approximately 1,200 square feet for commercial use on the property currently addressed at 420 South Schoolhouse Road in Hammett. He stated that they have applied for a new address for any new construction as they will leave the 420 South Schoolhouse Road address for the existing residence. He stated the proposed use of the site is for Excelon who currently manage the wind turbines north of interstate 84 to base their local activities of operating and maintain their wind turbine equipment. He stated that in condition number one of the CUP he would like to strike the words *to lease to Excelon Company for storage and maintenance of energy production equipment*. He stated that reasons for this are that Excelon and its parent partner subsidiary companies are in the process of organizational restructuring and therefore may not be the entity that JJN ultimately enters into agreement with. He stated that any agreement with said tenants will not be in perpetuity and JJN would seek a new agreement with tenants upon termination of the initial agreement. He stated that the end goal would be that they do not want to paint themselves into a corner and enter in to an agreement with any particular entity. He stated that he would like to amend CUP condition number 4 to state that *operation hours may*

take place from 7:00 to 7:00 pm during daylight savings time. He stated that he would like to strike the words from CUP condition number 6 as a permitted well already exists on site servicing the residences that are there.

Osborn asked if he wanted 7:00 am to 7:00 pm Mountain Time.

Blanksma stated that he does.

Clark gave staff report and background.

There was no one signed up who wished to testify in this matter.

Blanksma responded to a letter that was submitted regarding the security lighting on the proposed building. He stated that the lighting will be very unobtrusive and shouldn't be a concern.

There was not further testimony.

Osborn closed this public hearing.

Commission action:

Duerig moved to approve as it meets all standards with the additional condition that all lighting shall be shielded and down directed.

Oppedyk seconded.

Motion carried unanimously.

ADMINISTRATIVE

Jeff Blanksma has rejoined the meeting.

Discussion about the Planning and Zoning By-Laws and appointment of Chairperson and recommend to defer election of Officers to December meeting.

Blount stated that usually the election of officers annually during the November meeting but the commission members can make changes according to the by-laws. He stated that the recommendation is to have the annual meeting at the December hearing.

Oppedyk moved to defer the annual meeting to December 10, 2019.

Duerig seconded.

Motion carried unanimously.

Preliminary Plat for Case Number: SUB-2019-02 Blue Sage Subdivision Phase II

Deurig moved to approve.

Blanksma seconded.

Motion carried unanimously

Final Plat for Case Number: SUB-2018-03 Little Camas Acres Phase II

Chairperson Osborn signed the final plat.

Ordinance Revision Discussion for Setbacks and Original Lots of Record

Clark stated that she would like to do some more research on this regarding how many divisions have been done and how would like to do this but are unable as they do not meet the 1994 date requirement for a minor land division.

Blount stated that we want to provide people with something that is common sense and not too restrictive.

Amendments for Case Number: CUP-2018-03 for Jennifer Loranger

Clark stated Loranger has a CUP for a women's retreat for winter and summer activities. She stated that she is now interested in having a tubing hill on the property and that was not part of her original CUP. She stated that they would like to do this immediately. Clark stated that staff found it was appropriate to grant an administrative approval with conditions to allow them to resume the tubing hill as they had started it last year. She stated that staff is working with the applicant to ensure she lists all activities she would like to do on the property so that we can amend the CUP appropriately so they won't have to come back for any other amendments.

MINUTES

Minutes from October 16, 2019

Deurig moved to approve.

Oppedyk seconded.

Motion carried unanimously with Smith abstaining as he was absent from this meeting.

INFORMATION ITEMS

The next public meeting will be held on Tuesday December 10, 2019.

Upcoming P & Z Schedule

MEETING ADJOURNED at 7:59 pm.

Patti Osborn

12-10-19

Patti Osborn, Chairperson

Date:

Diana Clark

12-10-19

Attest: Diana Clark, Planner

Date: