

**ELMORE COUNTY
PLANNING AND ZONING COMMISSION**

**MINUTES
Wednesday, July 20, 2022, 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, Sue Fish, Jeff Blanksma, and Mitch Smith. Also, present were Director Mitra Mehta-Cooper, Attorney of Record Ralph Blount and staff members Joel Cruz-Haber and Kacey Ramsauer.

ACTION ITEMS

Amanda Howard of TOYCO LLC, for a preliminary plat application to develop 22 lots on approximately 112 acres of land on a single parcel in the unincorporated community of Mayfield, Idaho; the property is zoned Agriculture. Case Number: SUB-2022-01. The site is located at Township 1 South, Range 4 East, Section 3. The parcel number is RP01S04E030600. A common way of locating the property from Mountain Home, travel West on I-84 for approximately 16 miles, then take exit 74 onto Simco Rd, then turn right. Turn left onto Desert Wind Rd. Continue for 1.6 miles until you reach the site on your left.

Rodney Evans is representing the applicant. He stated that they have received the staff report and they agree with most of the required findings but would like to discuss the finding for open space and street lighting in the development. He stated that this is considered an urban development and there are no streetlights at any other developments in the area and they don't believe their development should be any different. He stated that the open space finding doesn't meet the characteristics of what they want this development to be, He stated that their vision for open space is to keep this natural for the wildlife and leave these areas undeveloped. He stated that each lot will be big enough for each resident to have their own open space.

Cruz-Haber gave staff report and background.

There was no one signed up to testify in support or neutral.

Grif Herron signed up in opposition. He presented an article concerning fire danger in similar locations with limited road accesses such as this proposed development.

This was entered into the record as Public Exhibit #1.

There as no further testimony.

Evans stated that that they would agree to place a streetlight at the intersection off Desert Wind Road entering the development.

Osborn closed this public hearing.

Commission action:

Duerig moved to approve with changes to conditions 11 and 14 regarding the lighting plan and open space.

Blanksma seconded.

Motion carried unanimously.

Linda Ramsey, for a variance to construct a one-thousand four-hundred and ninety-four square foot (1,494 sqft) Accessory Dwelling Unit (ADU) on a portion of 7.23 acres in Mountain Home, Idaho; the property is zoned Agriculture. Case Number: VAR-2022-03. The parcel number RP04S07E0667410A. A common way of locating the property from the Elmore County Courthouse, go Southeast on Old Highway 30 for 2.5 miles until you reach the site on your right.

Linda Ramsay is the applicant. She stated that she is requesting this variance to move a 1,494 square foot home on to her 7 acres parcel. She stated that she needs help to take care of such a large parcel and this will be a great help to her to have this happen.

Cruz-Haber gave staff report and background.

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

Osborn closed this public hearing.

Commission action:

Blanksma moved to recommend approval to the Board of County Commissioners with the change to the verbiage of condition 8 regarding renting or selling the accessory dwelling.

Smith seconded.

Motion carried unanimously.

FCO

FCO for Case Number: CUP-2022-07 for Arthur Young

Duerig moved to approve.

Blanksma seconded.

Motion carried unanimously

INFORMATION ITEMS

Upcoming P & Z Schedule

The next public hearing is scheduled for August 17, 2022.

MEETING ADJOURNED AT 7:48 pm.

Approved

Approved



Patti Osborn, Chairperson

Date:

Attest:



Mitra Mehta-Cooper, Director

08/17/22

Date: