



ELMORE COUNTY PLANNING AND ZONING COMMISSION
War Memorial (American Legion Hall)
515 East 2nd South Street, Mountain Home, ID 83647

Wednesday, December 21, 2022, at 7:00pm

Meeting Agenda

PLEASE SILENCE CELL PHONES

CALL TO ORDER

ESTABLISH QUORUM

- | | |
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| <input type="checkbox"/> Chairperson Patti Osborn | <input type="checkbox"/> Vice-Chairman K.C. Duerig |
| <input type="checkbox"/> Ed Oppedyk | <input type="checkbox"/> Sue Fish |
| <input type="checkbox"/> Mitch Smith | <input type="checkbox"/> Jeff Blanksma |
| <input type="checkbox"/> Attorney of Record Ralph Blount | <input type="checkbox"/> Director Mitra Mehta-Cooper |

PLEDGE OF ALLEGIANCE

1. PUBLIC HEARING ITEMS

- 1.1. Impact Fees
 - 1.1.1. Comprehensive Plan Amendment (CPA-2023-01) to the 2014 Comprehensive Plan of Elmore County for allowing and adding Impact Fee Capital Improvement Plans for Elmore County, Mountain Home Rural Fire District, and King Hill Rural Fire District),
 - 1.1.2. Impact Fees Ordinance as new Title 12 of Elmore County Code for collecting and expending development impact fees within Elmore County, and
 - 1.1.3. Entering into intergovernmental agreements with the Mountain Home Rural Fire District as well as the King Hill Rural Fire District for the collection and expending of their development impact fees within their respective fire district boundaries, as identified in each Capital Improvements Plan.
- 1.2. Matthew Tobiasson and LTD Properties LLC , for a Conditional Use Permit to subdivide 3.49 acres of land to create a one-acre parcel in Elmore County Idaho; the property is zoned Agriculture. Case Number: CUP-2023-04. The site is located at Township 3 South, Range 6 East, Section 36. The parcel number is RP03S06E364410. A common way of locating the site from the Elmore County Court House is by heading northwest on S 4th E toward E Jackson St. Turn left at the 1st cross street onto E Jackson St. Turn left onto N Main St/ Old U.S. 30 E. Turn left onto S 3rd W St. Slight right onto S 3rd West St and the destination will be on the left.
- 1.3. Desert Ridge Winds LLC , for a Conditional Use Permit to construct a Meteorological Evaluation Tower (MET) on a portion of 200 acres of land in Elmore County Idaho; the property is zoned Agriculture. Case Number: CUP-2023-01. The site is located at Township 4 South, Range 9 East, Section 21. The parcel number is RP04S09E217210. A common way to reach the site is to travel North on Hammett Hill Road from the interstate-84 exit, then turn east onto Old Oregon Trail Rd. Continue east, then turn north onto Walker Rd. The site is approximately 3.5 miles north of Old Oregon Trail Rd west of Walker Rd.

- 1.4. Desert Ridge Winds LLC , for a Conditional Use Permit to construct a Meteorological Evaluation Tower (MET) on a portion of 40 acres of land in Elmore County Idaho; the property is zoned Agriculture. Case Number: CUP-2023-02. The site is located at Township 5 South, Range 8 East, Section 13. The parcel number is RP05208E133000. A common way of locating the tower is to travel north on Hammett Hill Road from the interstate 84 exit for approximately 3.1 miles. Then, travel west (off-road) for approximately 3.5 miles to the site.
- 1.5. Zoning Ordinance Amendment - accept testimony and to consider amending the Elmore County Zoning and Development Ordinance, which was adopted on May 18, of 2018 and amended on January 17, 2020. The proposed changes were initiated by Elmore County and are intended to update Titles 6, 7, 8, and 10 of the Zoning and Development Ordinance in the following manner.

2. CONSENT ITEMS

- 2.1. FCO-CUP-2022-021 Kerin and Russ
- 2.2. Minutes-August 17th, 2022, and September 21st, 2022

3. ITEMS FROM THE PUBLIC: For information purposes only on items not placed on the agenda.

4. INFORMATIONAL ITEMS

- 4.1. Upcoming P&Z Meeting and Date
- 4.2. Patti Osborn's 2-year extension
- 4.3. Department Head Memo
- 4.4. Discuss Dodge Contractors Yard Code Violation
- 4.5. Update Bustamante CUP for Truck Repair and Service Shop
- 4.6. P&Z Member Application

MEETING ADJOURN