

**ELMORE COUNTY  
PLANNING AND ZONING COMMISSION**

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**MINUTES**

**Wednesday December 15, 2021, 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, Ed Oppedyk and Jeff Blanksma. Also, present were Attorney of Record Ralph Blount and staff members Director Mitra Mehta-Cooper, Joel Cruz-Haber and Kacey Ramsauer.

**ACTION ITEMS**

Appaloosa Wind and Solar LLC, for a Conditional Use Permit to develop a Meteorological Evaluation Tower (MET) located in Glens Ferry, Idaho; the property is zoned agriculture. Case Numbers: CUP-2022-02. The site is located at Township 4S Range 9E Section 7. The parcel number is RP04S09E071810.

Appaloosa Wind and Solar LLC, for a Conditional Use Permit to develop a Meteorological Evaluation Tower (MET) located in Glens Ferry, Idaho; the property is zoned agriculture. Case Numbers: CUP-2022-03. The site is located at Township 4S Range 9E Section 6. The Parcel is RP04S09E062500.

Appaloosa Wind and Solar LLC, for a Conditional Use Permit to develop a Meteorological Evaluation Tower (MET) located in Glens Ferry, Idaho; the property is zoned agriculture. Case Numbers: CUP-2022-04. The site is located at Township 4S Range 9E Section 21. The Parcel is RP04S09E214200.

Osborn stated, after speaking with legal counsel, that these three agenda items would be heard together due the proximity of and similarity of the 3 projects, but separate motions will be made for each CUP.

Mark Green is the project manager representing Appaloosa Wind and Solar, LLC. He stated that this project is designed to be a 330-megawatt wind and solar project. He stated that the project is in the early stages of development and that is why they are here to get approval to put up these meteorological towers to test the wind speed in the area. He stated that they have started the biological and environmental evaluations as well.

Cruz-Haber gave the staff report and background.

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

There was no further testimony.

Osborn closed this public hearing.

**Commission action:**

Blanksma moved to approve **CUP-2022-02** with one change to condition 8 to reflect a 4-wire barbed fence to be placed around the facility.

Duerig seconded.

Motion carries unanimously.

Duerig moved to approve **CUP-2022-03** with one change to condition 8 to reflect a 4-wire barbed fence to be placed around the facility.

Oppedyk seconded.

Motion carries unanimously.

Oppedyk moved to approve **CUP-2022-04** with one change to condition 8 to reflect a 4-wire barbed fence to be placed around the facility.

Blanksma seconded.

Motion carries unanimously.

Sunsets Associates LLC, for a Zoning Map Amendment to develop single family homes on lots 1 (one) through 6 (six) located in the City of Mountain Home; the property is zoned C2. Case Numbers: ZMA-2022-01. The site is located at Township 3S, Range 6E, Section 33, Quarter NW ¼, Lots 1-3, 5, 6, Block 1, Subdivision Night Sky View Subdivision. The Parcels are RP-003070010010, 003070010020, 003070010030.

Terry Parham is representing Sunsets Associates, LLC. He stated that Nights Sky View Subdivision was platted in 2008 and nothing was developed at that time. He stated that the lots in this subdivision that front Airbase Road are zoned commercial and the rest of the lots in the subdivision are zoned AG so it makes sense to rezone these lots so they can be buildable.

Cruz-Haber gave staff report and background.

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

There was not further testimony.

Osborn closed this public hearing.

**Commission action:**

Duerig moved to recommend approval for ZMA-2022-01 to the Board of County Commissioners

Blanksma seconded.

Motion carries unanimously.

Amanda Howard and Rodney Evans with Toyco LLC, for a Conditional Use Permit to subdivide 112 (one-hundred and twelve) acres into 21 (twenty-one) lots located in Mayfield, Idaho; the

property is zoned agriculture. Case Numbers: CUP-2022-05. The site is located at Township 1S Range 4E Section 3. The Parcel is RP01S04E030600.

Rodney Evans is the applicant and is attending via phone call. Amanda Howard is also an applicant and is attending the meeting via WebEx but doesn't have access to a microphone. Evans stated that they are coming in for a CUP application to subdivide 112 acres into 20 residential lots located in Mayfield off Desert Wind Road.

Cruz-Haber gave staff report and background.

Rosanna Castle signed in as neutral. She stated that this property is adjacent to her property on the west side. She stated that she does not have any issue with this subdivision.

Evans stated that they find the conditions acceptable but at this point would like to request that the commission revise conditions:

9. The applicant shall receive approval of a road network from the Mountain Home Highway District and Idaho Department of Transportation to determine access, routes, circulation, and necessary road improvements on and off site of the subdivision prior to applying for a preliminary plat.
10. The applicant shall receive approval from Oasis Rural Fire District for an acceptable fire access to the proposed lots and other improvements necessary for fire suppression prior to submitting a preliminary plat application.

Evans stated that he wants them to read "prior to applying for a final plat." He stated that he and his client and himself find these three conditions go above and beyond the typical requirements of a Preliminary Plat.

Blount stated that Idaho Code has provisions for public notice and hearings for Preliminary and Final Plats. He stated that he does not understand any of the conditions would require a detailed drawings in a final plat to obtain those. He stated that he finds nothing that would constitute a basis for deviating the county's established process and code.

Evans stated they do not want to do a groundwater investigation prior to a Preliminary Plat as it is costly and lengthy process. He stated that they find these conditions extreme and unacceptable for a Preliminary Plat.

Mehta-Cooper spoke on the groundwater issues in this area. She stated that staff has received two letters from members of the community with their concerns about water. She stated that the lack of comment from agencies regarding ground water, the county engineer felt it was necessary for this condition to be placed upon the applicant.

There was no further testimony.

Osborn closed the public hearing.

**Commission action:**

Duerig moved to approve CUP-2022-05 with all 17 conditions based on the supplemental report as presented by staff.

Oppedyk seconded.

Motion carries unanimously.

Upcoming P & Z Schedule

The next public hearing is scheduled for January 19, 2022.

MEETING ADJOURNED AT 8:23 pm.

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Patti Osborn, Chairperson

Date:

Attest:

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Mitra Mehta-Cooper, Director

Date: