

**ELMORE COUNTY
PLANNING AND ZONING COMMISSION**

**MINUTES
Wednesday, February 16, 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, Ed Oppedyk, Jeff Blanksma and Mitch Smith. Also, present were Attorney of Record Ralph Blount and staff members Director Mitra Mehta-Cooper, County Engineer Angie Michaels, Joel Cruz-Haber and Kacey Ramsauer.

ACTION ITEMS

Black Mesa Solar LLC, for a Conditional Use Permit (CUP-2022-01) to construct a solar farm on approximately 365 acres of land on two contiguous parcels near Glens Ferry Idaho; the property is zoned Agriculture. The site is located at Township 6 South, Range 11 East, Section 17 and 18. The parcel numbers are RP06S11E173010 and RP06S11E180010. A common way of locating the property from Glens Ferry, is to go East via frontage road for approximately 5 miles, then turn right on Black Mesa Rd, and continue for another 5.5 miles to the site.

Dustin Shively is the developer representing the applicant. He stated that they have done many projects in Elmore County as well as many others throughout the country. He described the layout of the facility plan and how the solar panels work. He stated that the solar panels are warranted for 30 years then they are removed and possibly recycled at the end of their use.

Wes Wootan signed up in support of the project. He stated that he is looking forward to it being approved.

Justin Wootan signed up in support but did not wish to testify.

Cruz-Haber gave staff report and background.

There was no further testimony.

Osborn closed this public hearing.

Commission action:

Oppedyk moved to approve.

Duerig seconded.

Motion carried unanimously.

TOYCO LLC, for a Zoning Map Amendment (ZMA-2022-02) to rezone their 11.1-acre parcel from the agriculture (Ag) to Highway/ Interstate Commercial near Mountain Home Idaho; the property is zoned Agriculture. The site is located at Township 3 South, Range 6 East, Section 24. The parcel number is RP03S06E240610. A common way of locating the property from Mountain Home is to go North on- N 18th East St, across the I-84 overpass and then proceed West on NE frontage road for a quarter mile to the site.

Clint Seamons is the applicant. He stated that they are seeking a rezone to construct a commercial storage unit in an Agriculture Zone. He stated that they decided to do a rezone rather than a Conditional Use for future possibilities to expand. He stated that there will be open RV storage and closed storage as well.

Cruz-Haber gave staff report and background.

There was no one signed up to testify in support.

Liberty Trausch signed up as neutral. She stated why the public hearing notice said this would be commercial/interstate and she was curious about that. She asked if there will be another notice as the hearing notice says this is all preliminary if anything were to change in the future.

Cruz-Haber stated that there will be another notification for any major changes. He stated that the zoning ordinance classifies this as Highway/Interstate commercial as a zoning classification and there will be no access to this parcel from Interstate 84.

Kari Sinclair signed in as opposed. She stated that she wants to make sure this will not rezone her property that is near as they are not interested in rezoning.

Osborn stated the rezone is only for this parcel not any surrounding parcels.

There was no further testimony.

Osborn closed this public hearing.

Commission action:

Duerig moved to approve.

Oppedyk seconded.

Motion carried unanimously.

FCO's and Minutes

Commission consensus was to table the FCO's to the next public hearing for review.

Minutes from December 15, 2021

Duerig moved to approve.

Blanksma seconded.

Motion carried unanimously with Fish and Smith abstaining as they were absent for this hearing.

Upcoming P & Z Schedule

Alyssa Granatir is the Administrative Assistant for the Elmore County Land Use and Building Department. She presented information for WebEx and Zoom meetings for the Planning and Zoning Commissions public hearings.

Mehta-Cooper gave an update on impact fee discussions for Elmore County.

The next public hearing is scheduled for March 16, 2022.

MEETING ADJOURNED AT 7:56 pm.

Approved

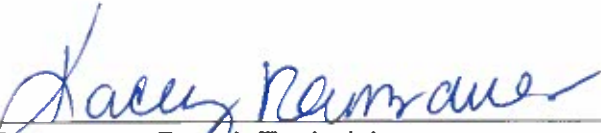
Approved



3-16-22

Patti Osborn, Chairperson

Date:



3-16-22

Attest:
Kacey Ramsauer, Permit Technician

Date: