

**ELMORE COUNTY  
PLANNING AND ZONING COMMISSION**

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**MINUTES  
Wednesday, March 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 Joel Cruz-Haber and Kacey Ramsauer.

**ACTION ITEMS**

Jacob Kunsky, for a Conditional Use Permit to construct a Multi-Use Ag building on 40 acres of land on one parcel in Glens Ferry Idaho; the property is zoned Agriculture. Case Number: CUP-2022-10. The site is located at Township 3 South, Range 9 East, Section 25. The parcel numbers are RP03S09E254865 A common way of locating the property from Glens Ferry City Hall, go West on Old. U.S. 30 Frontage Road for approximately 1.6 miles, then turn right on driveway North of frontage road. Shop is 1000 meters west of new home construction.

Jake Kunsky is the applicant. He stated that he is proposing to build a multi-use shop on this property. He stated that this is a dry 40-acre parcel.

Osborn stated for the record that she is aware of this project due to the scope of her employment, and she has been on the site itself and stated that if the applicant feels she cannot be unbiased in her decision-making process today he has the right to ask her to recuse herself.

Kunsky stated that it would not be necessary.

Cruz-Haber gave staff report and background.

There was no one signed up to testify in support

Richard Hull signed in as neutral. He stated that he lives near this location. He stated that he is concerned with the lighting on the site. He stated that he is requesting the county to enforce the lighting ordinance and make all outdoor lighting shielded to prevent it from going upward and to prevent the bulb from being seen by neighboring property owners like himself.

Christy Accord signed in as neutral. She stated that she is the manager of the Elmore County Rural Development as well as rural and economic development around these areas. She stated that she is support of this project in the business and the revenue that it will bring to the community.

There was no one signed in as opposed.

Kunsky gave his rebuttal. He stated that he has had a topography map created by his surveyor that just came in that he handed out to the commission members that pinpoints the proposed site as it was not in the meeting packet. He stated that this site was a large gravel pit at one time. He stated that there has been concern about the slope of the property, but this build site has nothing more than a 1% slope and there is nothing above the site, hillsides etc., that could slough off as they are the highest point. He stated that if there are any issues with compaction, they will have compaction testing done. He stated that he will work to take care of the concerns from the neighbor regarding lighting issues.

There were no further questions.

Osborn closed the public hearing.

**Commission action:**

Oppedyk moved to approve with the additional condition the applicant adhere to the county lighting ordinance.

Duerig seconded.

Motion carried unanimously.

**FCO's and Minutes.**

**FCO for Case Number: CUP-2022-02 for Appaloosa Wind and Solar, LLC**

Duerig moved to approve.

Blanksma seconded.

Motion carried with Fish and Smith abstaining as they were not present for this hearing.

**FCO for Case Number: CUP-2022-03 for Appaloosa Wind and Solar, LLC**

Duerig moved to approve.

Blanksma seconded.

Motion carried with Fish and Smith abstaining as they were not present for this hearing

**FCO for Case Number: CUP-2022-04 for Appaloosa Wind and Solar, LLC**

Oppedyk moved to approve.

Duerig seconded.

Motion carried with Fish and Smith abstaining as they were not present for this hearing

**FCO for Case Number: ZMA-2022-01 for Sunsets Associates, LLC**

Oppedyk moved to approve with two corrections.

Duerig seconded

Motion carried with Fish and Smith abstaining as they were not present for this hearing.

FCO for Case Number: CUP-2022-05 for Toyco, LLC

Duerig moved to approve with one correction.

Oppedyk seconded

Motion carried with Fish and Smith abstaining as they were not present for this hearing.

FCO for Case Number: CUP-2022-01 for Black Mesa, LLC

Duerig moved to approve.

Oppedyk seconded

Motion carried unanimously.

FCO for Case Number: ZMA-2022-02 for Toyco, LLC

Duerig moved to approve with one correction.

Oppedyk seconded

Motion carried unanimously.

Minutes from February 16, 2022

Duerig moved to approve with one correction.

Oppedyk seconded

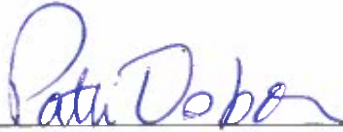
Motion carried unanimously.

INFORMATION ITEMS

Upcoming P & Z Schedule

The next public hearing is scheduled for April 20, 2022.

MEETING ADJOURNED AT 7:50 pm.



Patti Osborn, Chairperson

Date:



Attest:  
Mitra Mehta-Cooper, Director

05/18/22

Date: