

ELMORE COUNTY
PLANNING AND ZONING COMMISSION

MINUTES

Wednesday, July 21, 2010 at 7:00 pm

Chairperson Osborn called the meeting to order. Members of the Elmore County Planning and Zoning Commission present were Chairperson Patti Osborn, Vice Chairperson KC Duerig, Ed Oppedyk, Rusty Trail, Sue Fish Betty Van Gheluwe, Debbie Lord and Jim Martin. Also present were Attorney of Record Phil Miller, Director Alan Christy and staff member Kacey Hultenius.

Osborn established a quorum.

Pledge of Allegiance

PUBLIC HEARING

Continuation of deliberations for Kenneth & Sheila Casper to amend a Conditional Use Permit for a Case number CUP-2004-06 in an Agriculture (Ag) Zone. (New Case Number: CUP-2010-02.) The site is located in Southwest ¼ of the Northwest ¼ Section 30, Township 1 South, Range 5 East, B.M. Property is located from Mountain Home head west bound on I-84, take exit #74, East to Desert Wind Road, southeast 3 miles to airstrip.

Christy gave a brief staff summary. He stated that Oppedyk recused himself previously for lack of knowledge of the history of this hearing.

Oppedyk recused himself from further discussion on this particular hearing.

Duerig stated that expanding the CUP will expand the use and could cause a lot of other potential problems. He stated that right now it's a small airpark and a small membership and he does not think they need to expand it.

Van Gheluwe stated that she believes it will be disturbing to neighbors and will not be harmonious with the surrounding area.

Duerig stated that there has been a lot of testimony on this item that really has nothing to do with the application. He stated that it looks like there is a lot of conflict outside of this application. He stated that he does not see where allowing invitees will be harmonious with what has already been approved and he does not want to allow invitees.

Martin stated that this area is zoned agricultural. He stated that there is an airstrip in Mountain Home that is about 13 miles from this area that can be used by anyone wanting to visit. He stated that the original CUP should stand.

Martin moved to deny this request to amend the original Conditional Use Permit.

After some discussion Martin rescinded his motion.

Duerig moved to deny the application to amend the Conditional Use Permit as it does not meet standards 7, 8, or 10.

Lord seconded.

Van Gheluwe voted AYE.

Duerig voted AYE.

Lord voted AYE.

Trail voted AYE.

Approved

Approved

Martin voted AYE.

Chairperson Osborn voted AYE.

Motion carried 6-0 with Fish and Oppedyk abstaining due to lack of history on this item.

Consensus from the Commission members in a 5-1 vote is that this application could not be changed in any form to gain approval. Vice Chairperson Duerig suggested that it could possibly gain approval by meeting with the Oasis Fire District and working on fire prevention.

Miller stated for the record that there will be an official document prepared, the Commission will approve that, and then once that is approved the applicants will have 10 days to appeal this decision to the Board of County Commissioners.

Oppedyk re-joined this public hearing.

MINUTES AND FCO'S

Minutes from 6-30-2010

Lord moved to approve.

Trail seconded.

Motion carried unanimously.

INFORMATION ITEMS

Christy stated that there will be a hearing on the Area of City Impact on 7-28-2010.

MEETING ADJOURNED

