

**ELMORE COUNTY  
PLANNING AND ZONING COMMISSION**

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**MINUTES**

**Wednesday, September 15, 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, Betty Van Gheluwe, Sue Fish and Jim Martin. Also present were Attorney Phil Miller, and staff members Beth Westerwelle and Kacey Hultenius.

Osborn established a quorum.

Pledge of Allegiance

**NEW BUSINESS**

Extension request of Conditional Use Permit and Preliminary Plat for Sky Ridge Estates

Westerwelle gave staff report and background.

Martin asked if there were any development criteria on the Wright Subdivision as far as lot sizes and wells and septic. Osborn stated that each lot has individual wells and septic and that the lots are completely built out except for 3 lots and the lot sizes vary from 3 acres and up.

Al Hofer is the applicant. He stated that the reason why they haven't made any progress on the subdivision is because nobody is buying any lots. He stated that he does not want to put out a lot of money without the need. He stated that he would like to keep it just the way it is.

Osborn asked if any of the roads had been cut in.

Hofer stated that to do that a survey must be done and they have not done that as it costs \$20,000. He stated that he would do that if that's what it takes to keep get an extension.

Duerig asked what the timeline was to start moving forward with this.

Hofer stated that as soon as the need is there he will start but there is not any need right now.

There was no one signed up to testify.

**Commission action:**

Martin stated that the length of time that this has been sitting out there with no progress that he would tend to be more consistent on the decisions that they have made in the past to deny.

Van Gheluwe stated that she is concerned with the amount of time that has gone by with no progress as this was started in 2007 and it is now 2010.

Martin moved to deny the extension of the CUP and Preliminary Plat for Skyridge Subdivision based on the 3 plus years of inactivity.

Duerig seconded.

There was no further discussion.

Motion carried unanimously to deny.

Osborn explained the appeal process to the applicant.

Hofer asked the commission to what percent would any improvements need to be done to gain approval of the extension request. He stated that there should be some definition on site improvements.

Miller stated that there weren't any hard and fast rules on this.

Miller stated for the record that the new ordinance has nothing to do with this application unless they re-apply.

Martin stated that 2 weeks prior to this meeting there were 2 extensions before them to either approve or deny. He stated that one extension had done absolutely nothing in 3 years time and the other one had accomplished engineered drawings. He stated that even engineered drawings in that particular case was enough to give them a 1 year extension conditional on them presenting them to the Growth and Development office within 10 days. He stated that it's all subjective based on the intent of movement of the person holding the CUP.

### **FCO's and MINUTES**

#### **Minutes from 9-1-2010**

Van Gheluwe moved to approve.

Duerig seconded.

Motion carried unanimously.

#### **Letter of Denial of extension for Clear Springs Ranch Subdivision**

Van Gheluwe stated that the date of the letter was wrong. Staff will correct.

The commission members expressed concern with language in the letter regarding the phasing of this project. Miller stated that he would like to discuss this with Alan Christy and Buzz Grant. Commission consensus was to table this item for further discussion.

### **INFORMATION ITEMS**

Westerwelle stated that there will be several LOI's on the commission agenda for November 17, 2010.

Westerwelle gave the commission members the application for Mayfield Townsite. She stated that this public hearing will start on December 1, 2010 at 6:00 pm.

### **MEETING ADJOURNED**

Approved

Approved

*Patti Osborn*

Patti Osborn, Chairperson

*10-6-10*

Date:

Attest: *Alan Christy*

Alan Christy, Director

*10/6/10*

Date: