

**ELMORE COUNTY
PLANNING AND ZONING COMMISSION**

MINUTES

Wednesday, February 2, 2011 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, Sue Fish, Betty Van Gheluwe and Jim Martin. Also present were Attorney Phil Miller, Director Alan Christy and staff members Beth Bresnahan and Kacey Hultenius.

Osborn established a quorum.

Pledge of Allegiance

PUBLIC HEARING

Continuation of deliberations for Arbor Ridge, LLC and Powder River Development Company, Inc. for a Planned Community Application to be known as Mayfield Springs Planned Community in a Agricultural (AG) Zone. The site is located in Section 34 and 35, Township 1 North, Range 4 East, B.M. Property is located from I-84 exit at Indian Creek Road or Simco Road, parcels are via Desert Wind Road (Old Highway 30).

Van Gheluwe recused herself from this public hearing due to her employment with Elmore Medical Center who has a possible economic interest in this project.

Christy stated that while meeting with the applicant's representative on another issue the option to potentially postpone the decision and possibly re-open the public hearing to address some of the outstanding issues was raised. He stated that there had been a series of emails and phone calls today regarding this issue. He stated that the applicant's representative may need to clarify this.

Miller stated that per his conversation with Pecchenino he stated that he thought that they did not get an adequate opportunity to rebut some of the things at the second meeting and he felt that there were some outstanding issues that he needed to deal with. Miller stated that he wanted to point out that the ordinance does say that once you forward your recommendation to the Board of County Commissioners, the Board has 90 days to make a decision. He stated that is fairly tight timeline as they have 2 new Board members who aren't familiar with Planning and Zoning issues. He stated that it would be wise to forward this to them with as few unresolved and possibly contentious issues as possible. He stated that there is nothing that would prohibit the Commission from re-opening and scheduling another public hearing as long as it is properly noticed.

Mark Pecchenino is the applicant's representative. He stated that they have a personnel issue with the County. He stated that if they cannot get the issues resolved then the applicant does not see any benefit at this level to have any more work sessions as they have not been fruitful in the past. He stated that he is asking for 45 days but is hoping that they can get some items resolved with the Board in 15 days. If they can get that done within this week they can start on work sessions. He stated that if the issues can't get resolved with the Board or if they refuse to address the issue then the applicant does not wish to have any work sessions and at the end of the 45 days wants the Planning and Zoning Commission to go back to deliberations.

Commission action:

Commission consensus was to re-open this public hearing to April 6, 2011

Van Gheluwe re-joined the public hearing.

FCO and MINUTES

FCO for Case Number: CUP-2010-17.

Duerig moved to approve.

Oppedyk seconded.

Motion carried unanimously.

Minutes from January 5, 2011, January 12, 2011, and January 19, 2011.

Duerig moved to approve.

Van Gheluwe seconded.

Motion carried unanimously.

INFORMATION ITEMS

Commission Update

Christy informed the Commission that Rusty Trail has turned in his resignation from the Planning and Zoning Commission and it was accepted by the Board. He stated that the Board is still willing to have 8 people on the Commission. He stated that there has been one person who has turned in an application but he is not sure when the Board will make a decision.

Update to Zoning and Development Ordinance Binder

Christy presented the Commission with updates to the Zoning and Development binder.

MEETING ADJOURNED

Approved

Approved

Patti Osborn _____ Date: 2/16/11
Patti Osborn, Chairperson

Attest: Alan Christy _____ Date: 2-16-11
Alan Christy, Director