

ELMORE COUNTY PLANNING AND ZONING COMMISSION

Work Session: Zoning and Development Ordinance Revision

MINUTES

Wednesday, October 28, 2009 6:30 P.M.

Chairperson Nick Nettleton called the meeting to order and established a quorum. Members of the Elmore County Planning and Zoning Commission present were Al Sobotzak, K. C. Duerig, Patti Osborn, Sue Fish and Betty Van Gheluwe. Also present were Alan Christy and Beth Westerwelle from the Growth and Development Department and Phil Miller, Council.

WORK SESSION

Christy provided the Planning and Zoning Commission with an outline of the items to be discussed during this work session. He stated that he would like to start with updating the zoning map. Christy stated that the first thing that needs to be corrected is the Commercial Zone up in the Prairie area on the map. He stated that the map shows T2N R7E Sections 13 and 24 and that it should be in section 23. He stated that it needs to be moved over approximately one mile to the west and make it a radius and not a square. He stated that once the updates are made he will present the map to P&Z and then on to the County Commissioners for approval. Nettleton stated that at the last town meeting that were held in Prairie the question was raised as to whether there should be 2 commercial zones in Prairie and the consensus of the citizens was that they did not want any commercial zones in Prairie at all.

Christy stated that another item that needs to be discussed is the South Fork of the Boise Area of Critical Concern. He stated that they have found reference to this on maps as far back as 1982 and he thinks the Growth and Development Department needs to do some additional research on the boundaries but believes it would need to be shown on the zoning map. The Commission Members agreed.

Christy went on to discuss overlay districts. He stated that overlay districts are discussed but are not spelled out on the adopted zoning map. He stated that with the new zoning map they will add the overlay districts on that map. The Commission went on to discuss the zoning maps.

The Commission discussed Recreation Zones versus recreation Overlays. Christy stated that the way he interprets it is that there is no recreation zoning in the County, however, people have the option to rezone to a recreation zone if they choose. Nettleton stated that in the comp plan there is no reference to a recreation zone just an overlay. He stated that he wants to protect Ag with an overlay. Christy stated that they may need to have a meeting with the residents of Pine and Featherville to decide what is best for them. Commission consensus is to put together a paragraph based on the last meeting in that area and then have a public hearing and then the residents can add or detract from it at that point in time. Christy asked if the Planning and Zoning Commission would just like to abandon the Recreation Zone. Miller stated that it should be left in and then anytime anybody wanted a recreation zone it would just be a matter of adding it.

Nettleton stated that it could then be zoned to just one specific property so that if Ag may be allowed it would not affect any of the Ag operations around.

Christy moved to discuss Commercial subdivisions. He stated that they are not called out in the Zoning Matrix. He stated that this should be a simple fix and that it be added to the Matrix. He stated that in a C1 and C2 zone a Conditional Use Permit should be required similar to a Residential or Industrial subdivision. The members of the Planning and Zoning Commission agreed.

Christy then moved to discuss subdivisions in an Agricultural zone. He stated that as of right now subdivisions in an Ag zone require a Conditional Use Permit. He stated that there will be times when subdivisions are and are not appropriate in an Agricultural Zone. Nettleton stated that if Ag land is to be preserved then you shouldn't split it. It should be rezoned to a Rural Residential to get away from these subdivisions on Ag. Osborn stated that even if the area wasn't rezoned there would be language to support the Planning and Zoning Commission for denying or approving. Duerig suggested an Agricultural Subdivision. Christy stated that staff would do some additional research on Agriculture Subdivisions and have further discussion.

Christy moved on to one time lot splits with the new Ordinance. He stated that under the old Ordinance it was extremely easy to do one time lot splits and now it is extremely difficult due to the amount of agricultural zone in the County. Christy provided the Commission with a few different options of how to proceed with it. Christy stated that they would get back to this at a later date.

Boundary Line Adjustments. Christy stated that he has noticed that there a lot lines that are incorrect and need some cleaning up. He referred to Chapter 16 which is dedicated to Boundary Line Adjustments. He stated the he would like to strike the reference that states the relocation of property shall be defined as relocating a property line greater than 60 percent of the properties width or length. The Commission was in favor of striking this. Christy stated that he would think it through, look at some different language, and present his recommendation to the Commission Members.

Christy went on to discuss conditions on extensions. He stated that he would like to implement changes on extensions where development has been postponed due to a variety of reasons and also to hold applicants accountable if Ordinances change. Nettleton stated that it should be standard verbiage on the Conditional Use Permit. Miller stated that it must be in the Ordinance to begin with to have legal authority to apply that condition. Christy stated that other jurisdictions in Idaho do condition extensions severely. Miller stated that he would send Christy specific verbiage for the conditions.

The next workshop is scheduled for December 9, 2009 at 6:30 pm.

Meeting adjourned.

Nick Nettleton, Chairperson

Date

Attest: _____
Alan Christy, Director

Date