

**ELMORE COUNTY
PLANNING AND ZONING COMMISSION**

MINUTES

Wednesday, March 25, 2009 at 7:00 pm

Chairperson Nettleton called the meeting to order, and established a quorum. Members of the Elmore County Planning and Zoning Commission present were Chairperson Nick Nettleton, Vice Chairperson Patti Osborn, Al Sobtzak, Debbie Lord and KC Duerig. Also present were Attorney of Record Phil Miller, and staff members, Bonnie Sharp, Kacey Hultenius, and Beth Westerwelle.

PUBLIC HEARINGS

BERMENSOLO, INC for a Conditional Use Permit for a 4-Lot Letter of Information in an Agriculture B (Ag B) Zone. Site is located in the Township 3 South, Range 6 E, Section 34, B.M.

Gary Bermensolo is the applicant. He stated that he was able to have a couple of meetings with the City of Mountain Home concerning future development of this property. He stated that he met with Wayne Sheppard and JJ Howard and they reached an agreement and he has submitted a letter to that effect. He stated that the City asked that they can sewer the property coming down Airbase Road and coming down the private right of way. He stated that the City asked that they include a utility easement in the right of way. He stated that they have changed the legal descriptions to allow for sewer and water to come down if in the future that is annexed into the City and developed. He stated that Sheppard was satisfied as to any concerns the City had about trying to sewer or provide water to the future informal plats on the parcels. Nettleton asked if that was mainly all the concerns the City had been sewer and water. Bermensolo stated that it was since they are putting in a sewer to the corner of the Chevron station now he understands their concerns with immediate access to City services. He stated that they still aren't contiguous but it does not mean that it cannot get that way. Nettleton asked if there were any other concerns with this application. Bermensolo stated that there was one other concern from the Mountain Home Rural Fire District and their request to extend the private road.

Wayne Sheppard, the Public Works Director for the City of Mountain Home submitted a letter of support via email to Bonnie Sharp as he was ill and could not attend this public hearing. Sharp read the letter on his behalf and he stated:

I appreciate the opportunity to speak with you briefly regarding this application and really appreciate the Planning and Zoning Commission for allowing time for the City and the applicant to meet to resolve the issues surrounding the proposed 4 lot Letter of Information on approximately 44 acres south off of Airbase Road. I did have the opportunity to meet with Gary and Claude Bermensolo Jr. twice. The City's concern was how these lots would receive water and sewer services if desired in the future. The Bermensolo's have had JJ Howard look at the elevations and provide a design for a future sewer line that would run west along Airbase Road and into the subdivision along Eagle Road through a utility corridor which is being granted as part of the LOI. This satisfies the City's concerns regarding this development. Again thanks for great cooperation you have always shown and good luck in the future.

Sharp stated no one else has signed up to testify in this matter.

Chris Alzola is with the Mountain Home Rural Fire District. She stated that Bermensolo only wants to go half way down into the middle of the lots and make a turn around there. Alzola stated that the turn around be at the far end of the lot and the reason is that they don't know what kind of growth is going to go in there

and they would like to be able to pull everything down away from everything rather than come back or just as far away as possible. She stated that if there is ever anything built on the other side they won't have a dead spot and wish to have everything contiguous as far as it can get. She stated that she has copies of applications that this same request was denied as well as granted in some cases. Nettleton asked the Rural Fire District has worked with the applicant on this or if they just disagree. Bermensolo stated that he not sure if there is a compromise but they have at least tried to have a discussion. He stated that he has about 5 examples that the turn around does not go to the end of the property in subdivisions that have been done. He stated one was one Reyes Lopez did off of Airbase Road that is further down from this property that have paved roads and 2 cult de sacs into it but they didn't go to the end of the property because there were lots there so they went to the front of the property or to the lots themselves. He stated that another is Wright Subdivision off of Smith Road that again the cult de sac came down to the front of the lot there and stops. He stated that the Liercke property which they said is 15 or 20 years old in platting goes to the middle of their property and has a turn around and comes back out. He stated that there was an exception and he has a copy of it was and LOI done by Reynolds in 2006 the P&Z did approve per the application without extending the road. He stated that if they were develop this and file a formal plat they would be developing it east and west and not necessarily north and south. He stated as far roads in the future, he stated that this is kind of an industrial piece and is not sure if that ties in to residential for future growth. He stated that he is asking for this to be approved as applied for as they are providing a turn around and are complying with the state fire code which says if you are over 150 feet you must have a turn around and they are at 800 feet so they certainly are providing that.

There was no further testimony.

Nettleton closed this public hearing.

Commission action:

Osborn moved to approve as it meets the 9 standards of a CUP as provided in the staff report and that the plat be approved as submitted and to accept the additional property description reflecting the public utility easement on what is known as Eagle Road, a private road, and that the utility easement be 60 foot wide and included in that easement would be access to public utilities i.e. water, sewer, power, gas, communication, as such.

Lord seconded.

Motion carried unanimously.

Erin Lord / M. R. Miller, Inc. for a Conditional Use Permit for a Gravel Pit in an Agricultural B Zone. The site is located in the NW4 SW4, of Section 12, Township 1 North, Range 4 East, B.M Nettleton postponed this public hearing to April 15, 2009 as the applicant was unavailable at this time.

New Business

Idaho Department of Transportation: Transportation Agreement

Phil Choate is a senior planner for the District 3 Transportation Department in Boise. He gave a presentation and provided a power point on formalizing a Transportation Development Agreement. He stated that they are already doing this in an informal way but are hoping to create a structured working relationship with Elmore County and the Planning and Zoning Commission in particular to work with new developments in the area.

FCO's and Minutes

FCO for Michael Summers

Sobtzak moved to approve as written.

Osborn seconded.

Motion carried unanimously.

Approved

Approved

Minutes from March 4, 2009

Sobtzak moved to approve as written.

Lord seconded.

Motion carried unanimously.

INFORMATION ITEMS

Nettleton stated that he read in the Mountain Home News that AEHI is planning on mailing a CD to all residents of Elmore County. Miller stated that it would be wise for P&Z Commission Members not to listen to this information in case this issue comes back to this board in the future.

Sharp wanted to update the P&Z Commission on the status of a new board member. She introduced Betty Van Galloway to the Commission Members. Sharp stated that she has submitted a letter of interest for open spot on the board. Sharp stated that the County Commissioners have not made a decision on who they would appoint or how many new members would be appointed. Sharp wrote a statement as to where they are with this based on what they said to her.

MEETING ADJOURNED

Nick Nettleton, Chairperson

Date:

Attest: _____

Bonnie Sharp, Administrator

Date: