



ELMORE COUNTY PLANNING AND ZONING COMMISSION

War Memorial (American Legion Hall) 515 East 2nd South Street,

Mountain Home, ID 83647

MINUTES

Thursday November 20, 2025, 7:00pm

Chairperson Patti Osborn called the meeting to order. Members of the Elmore County Planning and Zoning Commission present, Vice Chairperson Jeff Blanksma, Mitch Smith, Ed Oppendyk and Sue Fish. Also, present were Attorney of Record Abbey Germaine, Contract Planner Mitra Mehta-Cooper, Contract Planner Trent Miller, Contract Engineer Angie Michaels and staff members, David Abrahamson, Andrew Meek and Elizabeth Elliott. Absent was KC Duerig and Director James Roddin.

Pledge of Allegiance

PUBLIC HEARING – ACTION ITEMS

1. PUBLIC HEARING ITEM – Continuation for the Conditional Use Permit (CUP-2025-09) with Master Site Plan for Commercial Subdivision, Fuel Sales and Service Station, Fuel or Flammable Material Storage, Convenience Food Store and Deli, and Freestanding Billboard Sign; and Preliminary Plat (PP-2025-06) for Commercial Subdivision; and Variance (VAR-2025-03) for a Billboard Sign for Mountain Home Commercial LLC and Maverik Store 787.

Staff Presentation -

Mitra Mehta-Cooper, Contract Planner with P&P – Gives continuation Staff Report via PowerPoint for CUP-2025-09 A (Subdivision), B (Fuel Sales, Flammable Storage, & Deli) & C (Signs).

Trent Miller, Contract Engineer with P&P – Discusses what Maverik agreed to do to modify the entrance to make the area safer. ITD, MHHD and Maverik in agreement with those items.

Mitra Mehta-Cooper– Provides information that these items were agreed upon including conditions #17 and #18, with ITD and MHHD, because they are in the right of way. ITD confirms

they are in agreement via email which is provided in supplemental staff report. ITD recommends approval for CUP-2025-09-A, CUP-2025-09-B and CUP-2025-09-C.

Questions from Commissioners –

Chairperson Osborn – Is anything being done on Sunset Blvd, like changing speed limits or signage?

Trent Miller - Explains that ITD is responsible for maintaining additional items in right of way.

Luke Rudolph, Staff Engineer ITD, 8150 Chinden Blvd, Boise– Explains that additional signage can overpopulate eyes and make it less safe. Traffic group at ITD is looking at signage and restriping the road. Reducing speed won't make it safer.

Commissioner Smith - What about the concern for pedestrians?

Luke Rudolph – Does not think there will be major need for pedestrian walkways due to lack of population and subdivisions in the area.

Applicant Presentation -

Todd Myers, Employee of Maverik, 185 S State St, Salt Lake City, UT– States they agree to complete all the requests for safety in the staff report.

Public Testimony –

In Support - None

In Neutral -

Alan Roberts, EMS Director, 2280 American Legion Blvd, Mountain Home – Wants to make sure public safety is the priority. Explains that there have been 43 accidents at that one intersection in 3 years. Need to get them slowed down coming off the highway. Sites a 2018 study by IDT that said on the recommendation page the ramps at exit 90 need reconfigurations as soon as practical. Something needs to be done to change this intersection to make it safer.

Daniel Brennan, ISP Trooper, 700 S. Stratford Dr., Meridian – Brought up that the figure for Alan Robert's accidents might be lower as there are many street names and descriptions they can put for an accident at that intersection. He brought up that if buses stop like they do at Exit 95, there won't be a safe area for the kids to cross between gas stations.

Mike Hollinshead, Elmore County Sheriff, 2255 E. 8th North, Mountain Home – Understands the need for growth but he asks for the safety of the people at the exit to be the number one priority.

Brittany Breman, 2255 E. 8th North, Mountain Home – Does not testify

Vic Brown, 9880 W Dairy Barn Rd., Hammett – Does not testify

In Opposition – None

Questions from Commissioners –

Chairperson Osborn – Will there be the issue with stacking of semi-trucks coming off the highway?

Luke Rudolph – ITD doesn't believe there will be stacking as the traffic is light. He thinks they will have an easier time turning into Maverik than Chevron. He says that speeding is the cause of most of the accidents at that intersection. Drivers will drive what they feel safe. That the 2018 report timeline was misconstrued; the minimum for a new project to get on a construction schedule of ITD is seven years. This project is not at the top of the priority list for projects, like Eagle Rd.

Chairperson Osborn closes public hearing

Deliberation

Vice Chairperson Blanksma – What is the appropriate Role of Planning and Zoning Commission and does this project fit the code. That is the question we must answer.

Commissioner Oppendyk – Same concerns as Vice Chairperson Blanksma. However, we can't put off growth for ITD.

Commissioner Smith – Agrees and has the same concerns if we are meeting the safety conditions.

Chairperson Osborn – States she is conflicted if this Conditional Use permit meets all 11 conditions.

Abbey Germaine, Legal Counsel – Recites the 11 standards of Elmore County Code, Chapter 9 Conditional Use Permit Standards and Requirements, Section 7-9-7: Required Findings.

Chairperson Osborn – Conflicted as to the additional cost to public based on traffic accidents.

Commissioner Fish – On the fence. Conflicted as to the safety of the intersection as many people don't slow down.

Chairperson Osborn – Agrees with Vice Chairperson Blanksma about our role to evaluate the project based on the required findings of Section 7-9-7.

Vice Chairperson Blanksma – States that standards 7 and 9 of Section 7-9-7 aren't being met because the proposed use will likely be hazardous or disturbing to existing uses because of the additional traffic that will be generated by the Maverik development and the lack of mitigation by ITD at this time. In addition, the use will create excessive additional requirements at public cost related to Sheriff and EMS response to the intersection with the possibility of more accidents

Commissioner Smith – Agrees that standards 7 and 9 aren't being met, for the same reasons articulated by Vice Chairperson Blanksma.

Commissioner Oppendyk – Agrees that standards 7 and 9 aren't being met, for the same reasons articulated by Vice Chairperson Blanksma.

Chairperson Osborn – Requests a motion to recommend denial of CUP-2025-09 A, B and C pursuant to Elmore County Code 7-9-7 as the Conditional Use Permit fails to meet the standards 7 and 9 of Section 7-9-7 Elmore County Code.

Commissioner Smith – So Moved

Vice Chairperson Blanksma – Second

Roll Call vote

Commissioner Oppendyk – Aye

Commissioner Smith – Aye

Vice Chairperson Blanksma – Aye

Commissioner Fish – Nay

Chairperson Osborn – Aye

Motion carries to Deny CUP-2025-09 with 4-1 Vote

Based on the denial of CUP-2025-09, the Commission could not consider Preliminary Plat (PP-2025-06) for Commercial Subdivision; and Variance (VAR-2025-03) for a Billboard Sign for Mountain Home Commercial LLC and Maverik Store 787 being that a Preliminary Plat cannot be granted without a CUP where required, and a Variance cannot be approved for a project use that has not been approved.

2. PUBLIC HEARING ITEM – Continuation of Preliminary Play (PP-2025-08) to subdivide one 20-acre parcel into two approximate 5-acre parcels and one approximate 10-acre parcel for JayDee McCown.

Commissioner Smith recuses himself.

Staff Presentation -

Andrew Meek, Planner II – Gives Staff Report via PowerPoint.

Questions from Commissioners –

Applicant Presentation -

Jay McCown, Applicant – 5816 Hwy 51, Mountain Home – Explains that the parcels are smaller than the 5-acre and 10-acre due to the easements and highway 51 being on the property.

In support-

Mitch Smith, 1561 S.E. Beet Dump Rd, Mountain Home – Does not testify

Jay McCown, 5816 Highway 51, Mountain Home – Does not testify

Kristine Dinsdale McCown, 5816 Highway 51, Mountain Home – Does not testify

In Neutral – None

In Opposition – None

Chairperson Osborn closes public hearing

Deliberation

Vice Chairperson Blanksma – Makes a motion to approve PP-2025-08.

Commissioner Oppendyk – Second

All in favor, Motion carries unanimously with Com. Smith Recusing

Commissioner Smith rejoins.

3. PUBLIC HEARING ITEM – Variance (VAR-2025-04) to build a home within 100’ of the South Fork River.

Staff Presentation -

Andrew Meek, Planner II – Gives Staff Report via PowerPoint.

Questions from commissioners –

Angie Michaels, Contract Engineer - Clarifies they have a home and are replacing it and will not make it closer to river than current home. Will still meet all flood requirements.

Applicant Presentation -

Eric Howard, Applicant Representative/J.J. Howard Engineering, 5983 W State St, Suite D, Boise – No objections to staff report, agrees with the conditions of approval, and will not place home closer to river.

In support-None

In Neutral – None

In Opposition – None

Chairperson Osborn closes public hearing

Deliberation

Commissioner Fish – Makes a motion to recommend to the Board of County Commissioners for approval of VAR-2025-04.

Commissioner Smith – Second

All in favor, Motion carries unanimously

CONSENT ITEMS

1. Finding of Facts, Conclusions of Law, and Order CPA-2025-02 & ZOA-2025-03 & 04 for Areas of Impact Changes

Chairperson Osborn – Stands for a motion to approve the FCO for CPA-2025-02 and ZOA-2025-03 & 04 for areas of impact changes.

Vice Chairperson Blanksma – So Moved

Commissioner Smith – Second

All in favor motion carries unanimously

2. Approve Minutes from October 23, 2025.

Chairperson Osborn – Stands for a motion to approve the Minutes from October 23, 2025.

Vice Chairperson Blanksma – So Moved

Commissioner Smith – Second

All in favor, motion carries unanimously, Commissioner Oppendyk abstaining

INFORMATIONAL & DISCUSSION ITEMS

1. Special Meeting – December 4, 2025, at 2280 American Legion Blvd (PS1) at 5:30 p.m.
-May not be necessary.
2. Next Commission Meeting, December 18, 2025, at the American Legion Hall at 7:00 p.m.

*Please note the special meeting date to accommodate the Christmas Holiday.

MEETING ADJOURN- 8:22 p.m.

Patti Osborn, Chairperson

Date:

Attest:

James Roddin, Director

Date:

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