



ELMORE COUNTY PLANNING AND ZONING COMMISSION

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

Mountain Home, ID 83647

MINUTES

Thursday October 23, 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, KC Duerig and Sue Fish. Also, present were Director James Roddin, Attorney of Record Abbey Germaine, Contract Planner Mitra Mehta-Cooper, Contract Planner Rafael Sanchez, Contract Engineer Angie Michaels and staff members, David Abrahamson, Andrew Meek and Elizabeth Elliott. Absent was Vice-Chairperson Ed Oppendyk.

Pledge of Allegiance

COMMISSION WORKSHOP AGENDA

PUBLIC WORKSHOP - Envision Elmore County, a comprehensive update of the 2014 Comprehensive Plan.

Advisory Committee:

Sheri Freemuth, 2760 W Excursion Ln Suite 400, Meridian

Justin Wootan, 500 N Owl Rock Ln, Glenss Ferry

Christy Acord, 428 N McKnight St, King Hill

Brenda Ellis, 160 S Burton, Mountain Home

Ted Reaume, 160 S Burton, Mountain Home

Micky Thompson, 2245 NE Summerwind Dr, Mountain Home

Becky Colter, 2760 W Excursion Ln Suite 400, Meridian

Sheri Freemuth, Senior Planner, J-U-B Engineers – *Gives Background via PowerPoint*

Questions:

Justin Wootan – When these changes happen, what is the potential for having an effect on the existing land use. If we change to light industrial, will agriculture be an approved use for light industrial?

Sheri Freemuth – The zoning map will not change unless amended by the County.

Abbey Germaine, Legal Counsel – Clarifies that the Comprehensive Plan is a guiding document that illustrates how the County envisions the area developing. The Future Land Use Map and Zoning Map are distinct and the allowed uses within specified zones as illustrated in the zoning tables will need to be evaluated based on the changes in the Comprehensive Plan.

Justin Wootan – Appreciates the geographic zones that have been created and the corresponding priorities.

Chairperson Osborn – Ask about the changes of light industrial in the traditionally ag area.

Justin Wootan – It's important to evaluate the best use classifications for the area being considered.

Chairperson Osborn – Want to encourage flexibility in growth within the County and the community.

Justin Wootan – Should have an effect on future developers, indicating where we want to see future development and what type.

Sheri Freemuth – It is not uncommon to have large agricultural designations, but the hope is to direct develop to the right locations.

Justin Wootan – Agricultural uses don't look the same as they did 10 years ago. Flexibility in use is important.

Sheri Freemuth – We did an analysis on the lot size and Elmore County still has a lot size of average of 120-180 size. *Shows maps and how those lot sizes play into it.*

Chairperson Osborn – Suggests setting a date and time for the special meeting.

Abbey Germaine, Legal Counsel -suggests to calendar the special meeting and send out a notice.

Chairperson Osborn suggests- December 4th 5:30pm, 2280 American Legion Blvd, Rocky Bar Meeting Room for Special Meeting to Consider Comprehensive Plan.

Questions from Commissioners –

Various typo changes suggested to the draft Comprehensive Plan.

****RECESS until 7PM****

PUBLIC MEETING AGENDA

1. WORKSHOP ITEM - FP-2025-05-Mayfield Springs Planned Community Final Plat #2

Rafael Sanchez, Contract Planner – *Gives Background via PowerPoint*

Questions from Commissioners – None

Heath Clark, Mayfield representative– *Gives Background via PowerPoint*

Questions from Commissioners – None

Public Testimony – None

2. WORKSHOP ITEM – Sawtooth Regional Landfill – Compliance Agreement Progress Report

Mitra Mehta-Cooper, Contract Planner- *Gives Staff Report via PowerPoint.*

Questions from Commissioners:

Commissioner Fish- They are shredding the tires and bringing them back. Are tires being buried?

Mitra Mehta-Cooper, Contract Planner – Some disposal of tires is occurring in existing air space within the current cell.

Abbey Germaine, Legal Counsel – Clarifies that only tires can only make up, up to 5% of tonnage disposal and must be mixed with other waste being disposed.

Mitra Mehta-Cooper, Contract Planner – Right now they are disposing the auto shredder residual and mixing tires in.

Commissioner Fish – Thought tires could be recycled.

Mitra Mehta-Cooper, Contract Planner – These tires are not appropriate for recycling and must be disposed.

Abbey Germaine, Legal Counsel – These tires are dirty and cannot practically be recycled.

3. WORKSHOP ITEM – Planning and Zoning Commission Public Meeting Schedule for 2026

Questions from commissioners – None

Informational, dates agreed upon and accepted.

1. PUBLIC HEARING ITEM – Comprehensive Plan Amendment CPA-2025-02

Abbey Germaine, Legal Counsel – Area of impacts must be reviewed and confirmed or revised by the end of December per state code. This will require a comprehensive plan amendment and will be handled concurrently to the overall comprehensive plan amendment.

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

Public Testimony – None

Questions from commissioners – None

Deliberation

Chairperson Osborn – Makes a motion recommend approval of CPA-2025-02 to the Board of County Commissioners.

Commissioner Fish – So Moved

Commissioner Smith – Second

All in favor, motion carries unanimously

2. PUBLIC HEARING ITEM – Zoning Ordinance Amendment (ZOA-2025-03 & 04) for Areas of Impact Changes

Questions from Commission- None

PUBLIC TESTIMONY – None

Chairperson Osborn – Makes a motion to recommend approval of ZOA 2025-03 & 04 to the Board of County Commissioners.

Vice-Chairperson Blanksma – So Moved

Commissioner Duerig – Second

All in favor, motion carries unanimously

3. PUBLIC HEARING ITEM – PP-2025-08 McCown Lone Wolf Subdivision Continuation

Staff recommends continuance of PP-2025-08

Commissioner Smith recuses himself.

PUBLIC TESTIMONY – None

Questions from Commission – None

Deliberation

Chairperson Osborn – Stands for a motion to continue the PP-2025-08 to a date certain of November 20, 2025.

Vice-Chairperson Blanksma – So moved.

Commissioner Duerig – Second.

Commissioner Smith abstains

All in favor, motion carries unanimously. Commissioner Smith abstaining

Commissioner Smith rejoins.

CONSENT ITEMS

1. Finding of Facts, Conclusions of Law, and Order CUP-2025-23 Denning

Chairperson Osborn – Stands for a motion to approve the FCO for CUP-2025-23

Commissioner Smith – So Moved

Commissioner Duerig – Second

All in favor, motion carries unanimously

2. Finding of Facts, Conclusions of Law, and Order CUP-2025-24 McCown Lone Wolfe Subdivision

Chairperson Osborn – Stands for a motion to approve the FCO for CUP-2025-24

One correction from the presentation from staff.

Commissioner Smith – So Moved

Vice-Chairperson Blanksma – Second

Commissioner Smith abstains.

All in favor, motion carries unanimously, Commissioner Smith abstaining

3. Finding of Facts, Conclusions of Law, and Order CUP-2015-10 2X Revocation

Chairperson Osborn – Stands for a motion to approve the FCO revoking CUP-2015-10

Commissioner Duerig – So Moved

Commissioner Fish – Second

All in favor, motion carries unanimously

4. Finding of Facts, Conclusions of Law, and Order CPA-2025-01 and ZOA 2025-02

Chairperson Osborn – Stands for a motion to approve the FCO for CPA-2025-01 and ZOA 2025-02

Commissioner Duerig – So Moved

Commissioner Smith – Second

All in favor, motion carries unanimously

5. Approve Minutes from August 28, 2025.

Chairperson Osborn – Stands for a motion to approve the Minutes from August 28, 2025.

Commissioner Duerig – So Moved

Commissioner Fish – Second

All in favor, motion carries unanimously, Vice Chairperson Blanksma and Commissioner Smith abstaining

6. Approve Minutes from September 25, 2025.

Chairperson Osborn – Stands for a motion to approve the Minutes from September 25, 2025.

Commissioner Duerig – So Moved

Commissioner Fish – Second

All in favor, motion carries unanimously, Vice Chairperson Blanksma and Commissioner Smith abstaining

7. Authorize Chair to Sign COMPASS Request Letter to the Board of County Commissioners

Chairperson Osborn – Makes a motion to authorize Chair to Sign COMPASS Request Letter to the Board of County Commissioners

Commissioner Duerig – So Moved

Vice-Chairperson Blanksma – Second

All in favor, motion carries unanimously

INFORMATIONAL & DISCUSSION ITEMS

1. Next Hearing, November 20, 2025, 7:00pm at the American Legion Hall at 7:00 p.m.

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

MEETING ADJOURN- 8:02 p.m.

Patti Osborn, Chairperson

Date:

Attest:

James Roddin, Director

Date:

4934-7004-5304, v. 2