



ELMORE COUNTY PLANNING AND ZONING COMMISSION

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

Mountain Home, ID 83647

MINUTES

Thursday September 25th, 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, Sue Fish, and Ed Oppedyk. Also, present were Interim 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 and Andrew Meek.

Pledge of Allegiance

WORKSHOP ITEM - FP-2024-03 Trails End #2 Signing of Final Plat

David Abrahamson, Staff – *Gives Background via PowerPoint*

Chairperson Osborn – Asks legal if a motion is needed to accept final plat

Abbey Germaine Legal Counsel – No, this was informational only and the requirements for the Final Plat have been met per staff and the authorization for the Chair to sign was given pursuant to the conditions of the Preliminary Plat.

1. **PUBLIC HEARING ITEM** – CUP-2015-10- Continuation of Hearing for Revocation of a Conditional Use Permit for 2X Tire Recycling for a Tire Sorting/Recycling Facility approved on June 3, 2015

Rafael Sanchez, Contract Planner- *Gives Staff Report via PowerPoint.*

Questions from Commissioners – None

Neither Applicant nor Applicant Representative was present to speak

PUBLIC TESTIMONY- None

Deliberation

Chairperson Osborn stands for a motion to revoke CUP-2015-10 and recommend that Pacific Steel and Recycling negotiate a Remediation Plan with County Staff and a new CUP be applied for.

Commissioner Oppedyk- So moved.

Commissioner Duerig- Second.

All in favor, motion carries unanimously.

2. PUBLIC HEARING ITEM - Comprehensive Plan Amendment (CPA-2025-01) and Zoning Ordinance Amendment (ZOA-2025-02) for Development Impact Fees Studies and Capital Improvements Plans

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

Questions from Commission- None

PUBLIC TESTIMONY – None

Vice-Chairperson Blanksma – Does the Zoning Ordinance Amendment allow for implementation of any capital improvement project prior to having funds collected from impact fees?

Mitra Mehta-Cooper, Contract Planner- No

Mitra Mehta-Cooper, Contract Planner- Clarifies that funding sources outside of impact fees would be a different discussion.

Chairperson Osborn makes a motion to recommend approval of CPA-2025-01 and also recommend approval of ZOA-2025-02 to the Board of County Commissioners.

Commissioner Duerig – So Moved

Commissioner Oppedyk – Second

All in favor, motion carries unanimously.

3. PUBLIC HEARING ITEM- 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

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

Trent Miller, Contract Engineer with P&P – *Gives Staff Report on intersection for Maverik and suggestions for improvement to intersection.*

Mitra Mehta-Cooper, Contract Planner – *Continues Staff Report and required findings*

Angie Michaels, Contract Engineer – *Gives Report on Preliminary Plat and Master Site Plan*

Mitra Mehta-Cooper, Contract Planner – *Finishes Staff Report and requests approval of applications with minor changes from applicant via Supplemental Memo to Commission.*

Questions from commissioners-

Commissioner Smith – How are we getting pedestrians across the intersection?

Angie Michaels, Contract Engineer – Asks for clarification on which intersection

Commissioner Smith – The intersection with all the safety issues as discussed in the presentation

Angie Michaels, Contract Engineer – That was not something we reviewed, not sure if there is a lot of pedestrian traffic out there

Trent Miller, Contract Engineer with P&P – Explains that if a four-way stopped was pursued, crosswalks could be installed

Commissioner Smith – If we're stopping traffic at the intersection, what will that do to traffic coming off the interstate?

Trent Miller, Contract Engineer with P&P – Interstate would have to stop at the intersection at the controlled four-way intersection

Commissioner Smith – Concerned with the distance at the intersection from traffic coming off the interstate

Trent Miller, Contract Engineer with P&P – Mentions that ITD had plans to improve intersection from 2018 Report

Chairperson Osborn – Asks for clarification on four way stop for ITD involvement.

Trent Miller, Contract Engineer with P&P – Clarifies that he proposed it to ITD and they are interested in it

Greg Day Applicant- *Gives verbal background.* Would be happy with intersection suggestions as long as they are contingent with other agencies' approval

Jimmy Greenfield, w/Applicant for Sign Variance – *Gives background on Sign installation*

PUBLIC TESTIMONY-

In Support – 0

In Neutral – 2 signed up but did not speak, 2 signed up to speak

Daniel Brennan (ISP) – 700 S Stratford Ave, Meridian ID

Alan Roberts (EAS) – 1150 S 4th East St, Mountain Home ID

Chairperson Osborn – Asks for clarification for Speaker Brennan if they are representing Idaho State Police as a representative

Daniel Brennan w/ Idaho State Police – *States he is speaking on behalf of ISP. Speaks on traffic safety and states that ISP is neutral on the approval of the Application. Recommends some type of intersection control for safety improvement.*

In Opposition –

Scott D. Blakemore – 4545 NW Purple Sage Cir, Mountain Home ID

Charles Nicholson – 1833 NW Frontage Rd, Mountain Home ID

James Mesplay – 4340 NW Purple Sage, Mountain Home ID

Scott D. Blakemore – *Concerned with intersection and potential foot traffic from Maverik*

Charles Nicholson – *Concerned with intersection and lists recent traffic accidents at intersection*

James Mesplay – *Concerned with intersection, unsure about sign variance*

Chairperson Osborn – Asks if there is anyone who did not sign up if they wish to speak

Alan Roberts (EAS) – Signs in the Neutral Category

Alan Roberts (EAS) – *Provides an exhibit to the Public Hearing for the 2018 ITD Study to Commission (Exhibit #1). Neutral on the development of the Application but is against the use of the intersection*

Todd Meyers, Applicant – *States that Maverik is willing to put \$200,000 towards improvement of intersection.*

Chairperson Osborn closes the public hearing

Deliberation

Commissioner Fish- The intersection needs to be taken care of. It's been that way, but we can't blame the Applicant for wanting to build because it's been that way

Vice-Chairperson Blanksma – Would like to see some MOU for improvements between the Applicant, ITD, and MHHD on this particular intersection. Would be inclined to table CUP until an MOU is brought forth

Chairperson Osborn – Is torn because Maverik has completed what was requested of them as it relates to traffic studies, but cannot sit by and be complicit in a future death due to inaction

Commissioner Duerig – Is there a timeline for an MOU or guidance between Applicant, MHHD and ITD?

Chairperson Osborn – Holding ITD to their 2018 proposal and make them follow through on it.

Commissioner Oppedyk – Put a timeline in for an MOU so that Maverik can move forward with the application

Commissioner Duerig – Thinks that the Chairperson should table the CUP and request for an MOU to a date specific so that the Commission can review what is proposed

Vice-Chairperson Blanksma – Thinks Elmore County should be involved in this so that applicant is not left holding the bag. The County should use whatever leverage it can to get MHHD and ITD to the table.

Chairperson Osborn – We can only be as active as MHHD wants to be. We have to get MHHD as equally involved. Ask for thoughts on tabling the application to a future date

Abbey Germaine Legal Counsel – Suggests that the public hearing be left open and continued to a date certain for information to be provided by ITD and other agencies. The Commission should be mindful about requiring the applicant to do something they have no control over like entering into an MOU with ITD. A potential motion for consideration is to continue the public hearing to a date certain to encourage the applicant, county staff and agencies to coordinate on necessary improvements on the intersection. Allows the applicant to work with ITD and MHHD.

Chairperson Osborn – Asks for clarification since the public hearing was closed and if the hearing needs to be reopened again

Abbey Germaine Legal Counsel – Would recommend a motion to reopen the public hearing and continue the public hearing to a date certain of October 23 or the next date the Commission feels comfortable with.

Mitra Mehta-Cooper, Contract Planner – Recommends a two-month extension as MHHD has not worked with the County or other agencies on the issue

Chairperson Osborn - Asks for thoughts on extension

Commissioner Oppedyk – At least three months

Commissioner Fish – Is that too far out?

Chairperson Osborn – Stands for a motion to reopen the public hearing to a date certain.

Commissioner Duerig – So moved

Commissioner Oppedyk - Second

All in favor, motion carries unanimously

Greg Day, Applicant – *Would like to have a meeting sooner if the appropriate documents and agreements are in place*

Abbey Germain Legal Counsel – Reminds Commission that a date must be picked but nothing prohibits the Commission from continuing the application again if the information is not there on that specified date

Chairperson Osborn – Stands for a motion to continue the public hearing to a date certain, November 20, 2025 for the Applicant to work with the County, MHHD, and ITD on acceptable improvements for the intersection.

Commissioner Duerig – Second

All in favor, motion carries unanimously

4. **PUBLIC HEARING ITEM-** CUP-2025-24 and PP-2025-08 to subdivide one 20-acre parcel into two 5-acre parcels and one 10-acre parcel for JayDee McCown

Commissioner Smith – Recuses himself from application hearing for personal reasons

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

Questions from commissioners- None

JayDee McCown Applicant- *Gives verbal background on property and road. Provides exhibit for Commission (Exhibit #1)*

Questions from commissioners-

Chairperson Osborn – Do you have a road maintenance agreement?

JayDee McCown – Yes. Signed about 10 years ago. Couldn't locate it.

Chairperson Osborn – Was it recorded?

JayDee McCown – It was recorded and sent in. The three people on the road are responsible for it

Angie Michaels, Contract Engineer – You have the one easement on your property?

JayDee McCown – On the southern border of the property

Chairperson Osborn – So Lone Wolf is not on your property?

JayDee McCown – The access easement is a County approved 30' easement

Chairperson Osborn – So it splits the property line?

JayDee McCown – The road is fully on my property

PUBLIC TESTIMONY-

In Support – Three signed in support but did not speak. Two signed up to speak

Kristine McCown – 5816 Highway 51, Mountain Home, ID

Mitch Smith – 1561 SE Beet Dump Rd, Mountain Home, ID

Kristine McCown – *Appreciates the support of the county in regard to the application*

Chairperson Osborn – Ask Mitch Smith to clarify whether they are speaking on a personal basis and or on behalf of the Commission

Mitch Smith – I am testifying on a personal basis

Mitch Smith – *Speaks to the good of the application for providing housing for the families involved*

In Neutral – 0

In Opposition - 0

Chairperson Osborn closes the public hearing.

Deliberation

Vice-Chairperson Blanksma – Makes a motion to approve CUP-2025-24

Commissioner Duerig - Second

All in favor, motion carries unanimously

Chairperson Osborn – Makes a motion to continue PP-2025-08 to a date certain

Abbey Germaine Legal Counsel – Clarifies that the public hearing needs to be reopened to continue to a date certain

Chairperson Osborn – A motion to reopen the public hearing for PP-2025-08

Commissioner Duerig – So moved

Commissioner Oppedyk – Second

All in favor, motion carries unanimously

Chairperson Osborn – Stands for a motion to continue the PP-2025-08 to a date certain of October 23, 2025

Commissioner Duerig – So Moved

Commissioner Oppedyk – Second

All in favor, motion carries unanimously

5. PUBLIC HEARING ITEM- CUP-2025-23 to subdivide a 30-acre parcel located within Agriculture (AG) zone, into two (2) parcels of 10 and 20 acres for Ladean Denning

Chairperson Osborn – Commissioner Smith has rejoined the meeting

Andrew Meek, Planner II - *Gives Staff Report via PowerPoint. Indicates a Supplemental Memo was submitted to the Commission for late exhibits to include access off W Martha Ave*

Questions from commissioners-

Chairperson Osborn – To be clear, the Applicant can take access of W Martha Ave?

Andrew Meek - Yes

Ladean Denning, Applicant – *Gives verbal background on property to include previous split and access of property*

PUBLIC TESTIMONY

IN SUPPORT – one person signed in support of the Application but did not speak in the Public Testimony.

IN OPPOSITION – 0

IN NEUTRAL – two people signed in neutral but did not speak. One person signed to speak

Jeff Rowett – 8500 W Martha Ave, Mountain Home, ID

Jeff Rowett – *Thanks Staff for answering questions. Has concern with W Martha Ave not being paved*

Chairperson Osborn – Speaker would have to talk with MHHD about the paving of W Martha Ave

Chairperson Osborn closes the public hearing.

Deliberation

Chairperson Osborn stands for a motion to approve CUP-2025-23 with the Conditions of Approval as presented by Staff.

Commissioner Oppedyk – So Moved

Commissioner Duerig – Second

All in favor, motion carries unanimously

CONSENT ITEMS

1. Findings of Fact, Conclusion of Law for Appeal BLA-2025-04

Chairperson Osborn stands for a motion to approve the FCO for BLA-2025-04.

So Moved- Commissioner Oppedyk

Second- Commissioner Fish

All in favor, motion carries unanimously

2. Findings of Fact, Conclusion of Law for Appeal of OTD-2025-02

Commissioner Duerig – Last name is spelled wrong in signature block for all FCOs present

Chairperson Osborn stands for a motion to approve the FCO for OTD-2025-02 with the amendment noted on the spelling of Commissioner Duerig’s name.

Commissioner Duerig – So Moved

Commissioner Oppedyk – Second

All in favor, motion carries unanimously

3. Findings of Fact, Conclusion of Law for CUP-2025-07

Chairperson Osborn stands for a motion to approve the FCO for CUP-2025-07

Commissioner Duerig – So Moved

Commissioner Fish – Second

All in favor, motion carries unanimously

4. Findings of Fact, Conclusion of Law for CUP-2025-01

Chairperson Osborn stands for a motion to approve the FCO for CUP-2025-01

Commissioner Oppedyk – So Moved

Commissioner Fish – Second

All in favor, motion carries unanimously; Commissioner Smith Abstaining

5. Findings of Fact, Conclusion of Law for CUP-2025-02

Commissioner Smith – Was absent from previous meeting and will abstain

Chairperson Osborn stands for a motion to approve the FCO for CUP-2025-02

Commissioner Duerig – So Moved

Commissioner Oppedyk – Second

All in favor, motion carries unanimously, Commissioner Smith Abstaining

6. Findings of Fact, Conclusion of Law for CUP-2025-03

Chairperson stands for a motion to approve the FCO for CUP-2025-03

Commissioner Oppedyk – So Moved

Commissioner Duerig – Second

All in favor, motion carries unanimously, Commissioner Smith Abstaining

7. Findings of Fact, Conclusion of Law for CUP-2025-12

Chairperson Osborn stands for a motion to approve the FCO for CUP-2025-12

Commissioner Duerig – So Moved

Commissioner Oppedyk – Second

All in favor, motion carries unanimously, Commissioner Smith Abstaining

8. Findings of Fact, Conclusion of Law for PP-2025-03

Chairperson Osborn stands for a motion to approve the FCO for PP-2025-03

Commissioner Duerig – So Moved

Commissioner Oppedyk – Second

All in favor, motion carries unanimously, Commissioner Smith Abstaining

INFORMATIONAL & DISCUSSION ITEMS

1. Next Hearing, October 23rd, 2025, 7:00pm at the American Legion Hall with an early workshop at 5:30pm
2. Chairperson Osborn request that Staff write a letter to the Board of County Commissioners to bring COMPASS into Elmore County

MEETING ADJOURN- 9:31 p.m.

Patti Osborn, Chairperson

Date:

Attest:

James Roddin Interim Director

Date: