



## ELMORE COUNTY PLANNING AND ZONING COMMISSION

Public Services Building #1, 2280 American Legion Blvd,

Mountain Home, ID 83647

# MINUTES

Thursday February 12, 2026, 5:00pm

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

Pledge of Allegiance

### PUBLIC WORKSHOP ITEMS

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

Individuals present included:

Keri Hill – Panorama Environmental

Brenda Ellis - Senior City Planner, City of Mountain Home

Decker Sanders – President of Mountain Home City Counsel

Sheri Freemuth - Senior Planner, JUB

Crystal Rodgers – County Commissioner

Christy Acord – Rural Development, Elmore County

Justin Wootan – Comprehensive Plan Advisory Committee member

Sheri Freemuth - Provides presentation on the Envision Elmore County Comp Plan Update. Discusses the 18th element that covers the effect the plan will have on ground water in the area. Explains the updates that have been made to make the plan easier to read and understand.

Mitra Mehta-Cooper - Provides presentation focusing on chapters 4 and 5. The Comprehensive Plan has been rebranded into a version that organizes the priorities into three pillars, then into objectives in the three regions. Mitra breaks down the three regions into charts and discusses vision, goals, and objectives and what growth Elmore County is seeking in those regions.

Discussion – All three regions are discussed among the Commissioners, Advisory Committee members and staff. Minor changes are suggested in the comp plan layout and verbiage.

Mitra Mehta-Cooper - Presents the Future Land Use Map with Land Use Designations, Overlays, and Policies along with the data-layers that informed proposed land use changes and overlays.

Discussion - The Commission, Advisory Committee and staff discuss minor changes that are needed to the Overlays and Proposed Land Use Designations. They discuss the importance of limiting the growth of wind projects and subdivisions in certain areas while restoring mountains and agriculture of the future generations. They support the idea of having growth of a certain type in specific areas such as Areas of City Impact, Military Installations, and Simco Road. They discuss about addressing the Comp Plan land use designations and overlays versus base zoning designations and zoning overlays. They also talk about 5 or 10-acre minimums for many rural communities in the county and how to address them.

Mitra continues to emphasize the importance of taking the time to get the Comprehensive Plan right and update the Elmore County Zoning Ordinance at the same time to continue the growth and development in the County in the future and make it easier to implement for the Department.

The Commission asks for comments from Advisory Committee and agencies to be delivered to Mitra and Keri by February 17, 2026. The Commission asked for an update from staff on March 12, 2026, in another special meeting to discuss the next draft and asks that the draft document be provided to the Commission and Advisory Committee for review on March 6, 2026.

### **INFORMATIONAL & DISCUSSION ITEMS**

1. Next Regular Commission Meeting, February 26, 2026, 2280 American Legion Blvd (PS1) at 7:00 p.m.
2. Next Special Meeting, March 12, 2026, at 2280 American Legion Blvd (PS1) at 5:00 p.m.

**MEETING ADJOURN- 6:59 p.m.**

Patti Osborn  
Patti Osborn, Chairperson

4-2-26  
Date:

Attest: [Signature]  
James Roddin, Director

4-2-26  
Date: