



ELMORE COUNTY PLANNING AND ZONING COMMISSION

Public Services Building #1, 2280 American Legion Blvd,

Mountain Home, ID 83647

MINUTES

Thursday February 26, 2026, 7:00pm

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

Pledge of Allegiance

PUBLIC WORKSHOP ITEMS

None

PUBLIC HEARING - ACTION ITEMS

1. PUBLIC ACTION ITEM – Conditional Use Permit (CUP-2025-14) for La Hacienda Subdivision to subdivide a 39.1-acre lot into a 7-lot Subdivision within the City of Mountain Home Area of Impact. *Continued from Jan 22, 2026, public hearing.*

Staff Presentation-

David Abrahamson, Planner I for Elmore County – Gives Staff Report via PowerPoint for CUP-2025-14.

Staff recommends approval of CUP-2025-14.

Questions from Commissioners – None

Angie Michaels, Contract Engineer Elmore County – Clarifies that the road will be allowed to be a gravel road with future engineering approval to ensure the proper water flow continues to happen.

Edgar Hernandez, 1395 Highway 51, Mountain Home 83647, Applicant – Explains that they have contacted an engineer and will have culverts for water flow. Working with the city on water testing requirements.

Questions from Commissioners – None

Comments from the Public

- In Opposition – None
- In Support - None
- In Neutral – None

Chairperson Osborn closes public hearing.

Deliberation

Chairperson Osborn stands for a motion to approve CUP-2025-14 with the conditions of approval as presented by staff.

Commissioner Oppendyk – So Moved

Commissioner Blanksma – Second

All in favor, Motion carries unanimously.

2. PUBLIC ACTION ITEM – Variance (VAR-2026-02) for Bini Bazer to allow for the construction of a single-family home on a 1.2-acre parcel, with Ag zoning and Mayfield Overlay of a 10-acre minimum.

Staff Presentation -

Andrew Meek, Planner II for Elmore County – Gives Staff Report via PowerPoint for VAR-2026-02 to allow a subdivision that will create parcels less than 10 acres.

Staff recommends approval of VAR-2026-02.

Questions from Commissioners – None

Bini Bazer, 2217 N. Middlefield Road, Boise, Applicant – Explains the hardship this has caused due to the overlay and miscommunication during his purchase process of the land.

Comments from the Public

- In Support - None
- In Opposition – None
- In Neutral – None

Chairperson Osborn closes public hearing

Deliberation

Chairperson Osborn stands for a motion to recommend to the Board of County Commissioners to approve VAR-2026-02 with the conditions of approval as presented by staff.

Commissioner Smith – So Moved

Commissioner Blanksma – Second

All in favor, Motion carries unanimously.

3. PUBLIC ACTION ITEM – Variance (VAR-2026-03) for JayDee McCown to reduce the requirement of Zoning Ordinance to widen Lone Wolf Lane.

Commissioner Smith Recuses himself.

Staff Presentation -

Andrew Meek, Planner II for Elmore County – Gives Staff Report via PowerPoint for VAR-2026-03 and discuss physical constraints of the road that would make widening infeasible.

Staff recommends approval of VAR-2026-03.

Questions from Commissioners – None

Jay McCown, 5816 Highway 51, Mountain Home, Applicant – Explains that the road has been used regularly and safely for at least 25 years. There is a maintenance agreement to maintain the road among the neighbors. They are putting a turnaround at the end of the road to make sure emergency services can turn around.

Questions from Commissioners – None

Comments from the Public

- In Support - None
- In Opposition – None
- In Neutral – None

Chairperson Osborn closes public hearing

Deliberation

Commissioner Oppendyk - proposes adding condition number 7 to the proposed conditions of approval to ensure the emergency services turnaround is complete as it was proposed in the original application.

Chairperson Osborn – I agree, thoughts.

Commissioner Blanksma – I agree with Commissioner Oppendyk and adding the safety turnaround, safety condition number 7.

Chairperson Osborn stands for a motion to recommend to the Board of County Commissioners to approve VAR-2026-03 with the conditions of approval as presented by staff with the additional condition.

Commissioner Oppendyk– So Moved

Commissioner Fish – Second

All in favor, Commissioner Smith recused. Motion carries unanimously.

Commissioner Smith rejoins.

4. PUBLIC HEARING ITEM – Conditional Use Permit (CUP-2025-31) for Megan Rush-Abbott to operate a Commercial Kennel. *Continued from December 18, 2025, public hearing.*

Staff Presentation -

Andrew Meek, Planner II for Elmore County – Gives Staff Report via PowerPoint for CUP-2025-31.

Staff recommends approval of CUP-2025-31.

Questions from Commissioners –

Chairperson Osborn - Are there residents on the adjacent properties?

Andrew Meek – There are neighbors in the area.

Megan Rush-Abbott, 3365 SW Fallon Dr, Applicant – One neighbor lives in a shop and the property to the north is just animals.

Chairperson Osborn - Have you talked with the neighbors?

Megan Rush-Abbott - I have and they are excited for me to watch their dogs.

Chairperson Osborn – That was my only concern.

Andrew Meek – The variance is because of the 600-foot requirement for the separation for the kennel. This is not the first kennel like this that required a variance.

Megan Rush-Abbott – We aren't going to bother anyone unless someone develops this after we get up and running.

Chairperson Osborn – Have you read and understand the conditions of approval as presented by staff?

Megan Rush-Abbott – Yes, Andrew has gone over them with me.

Chairperson Osborn – You agree to the conditions in the Variance and Conditional Use Permit?

Megan Rush-Abbott – Yes, I understand and agree with the conditions.

Comments from the Public

- In Support – None
- In Neutral – None
- In Opposition – None

Angie Michaels, Contract Engineer for Elmore County – Clarifies that they found a standard for noise that is labeled in the conditions of approval in case there is a want to develop in the future.

Chairperson Osborn closes public hearing for CUP-2025-31 and VAR-2026-01.

Deliberation

Chairperson Osborn stands for a motion to approve CUP-2025-31 with the conditions of approval as presented by staff.

Commissioner Blanksma– So Moved

Commissioner Oppendyk – Second

All in favor, motion carries unanimously.

Chairperson Osborn stands for a motion to recommend to the Board of County Commissioners to approve VAR-2026-01 with the conditions of approval as presented by staff.

Commissioner Oppendyk – So Moved

Commissioner Fish– Second

All in favor, motion carries unanimously.

CONSENT ITEMS

1. Findings of Facts, Conclusion of Law, and Order CUP-2025-26 Reeves Subdivision.

Chairperson Osborn – Stands for a motion to approve FCO for CUP-2025-26 as presented by staff.

Commissioner Oppendyk – So Moved

Commissioner Smith – Second

All in favor, motion carries unanimously, Commissioner Blanksma abstaining.

2. Findings of Facts, Conclusion of Law, and Order PP-2025-09 Reeves Subdivision.

Chairperson Osborn – Stands for a motion to approve PP-2025-09 as presented by staff.

Commissioner Smith – So Moved

Commissioner Oppendyk – Second

All in favor, motion carries unanimously, Commissioner Blanksma abstaining.

3. Finding of Facts, Conclusion of Law, and Order CUP-2025-13 Wastewater Evaporation Ponds.

Chairperson Osborn – Stands for a motion to approve the FCO for CUP-2025-13 as presented by staff.

Commissioner Smith – So Moved

Commissioner Oppendyk – Second

All in favor, motion carries unanimously, Commissioner Blanksma abstaining.

4. Approve Minutes from January 15, 2026.

Chairperson Osborn – Stands for a motion to approve the Minutes from January 15, 2026, as presented by staff.

Commissioner Oppendyk – So Moved

Commissioner Fish – Second

All in favor, motion carries unanimously.

5. Approve Minutes from January 22, 2026.

Chairperson Osborn – Stands for a motion to approve the Minutes from January 22, 2026, as presented by staff.

Commissioner Oppendyk – So Moved

Commissioner Smith – Second

All in favor, motion carries unanimously, Commissioner Blanksma abstaining.

ITEMS FROM PUBLIC: None

INFORMATIONAL & DISCUSSION ITEMS

1. Special Meeting – March 12, 2026, at 2280 American Legion Blvd (PS1) at 5:00 p.m.
2. Next Regular Commission Meeting – April 2, 2026, at 2280 American Legion Blvd (PS1) at 5:00 p.m.
3. Regular April Commission Meeting date change to April 30, 2026, time TBD.

MEETING ADJOURN- 7:47 p.m.



Patti Osborn, Chairperson 4-2-26
Date:

Attest: 

James Roddin, Director 4-2-26
Date: