



ELMORE COUNTY PLANNING AND ZONING COMMISSION

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

Mountain Home, ID 83647

MINUTES

Thursday March 13th, 2025, 6:00pm

Chairperson Patti Osborn called the meeting to order. Members of the Elmore County Planning and Zoning Commission present Vice-Chairperson Jeff Blanksma, KC Duerig, Sue Fish, Ed Oppedyk, and Mitch Smith. Also, present were Director Mitra Mehta-Cooper, Attorney of Record Abbey Germaine, Consultant Engineer Angie Michaels, and staff members, David Abrahamson, and Alyssa Nieto

Pledge of Allegiance

1. **PUBLIC HEARING ITEM** – CUP-2024-18 Crimson Orchard Solar, LLC with Master Site Plan

David Abrahamson- *Gives Staff Report via PowerPoint*

Questions from Commissioners – None

Cara Mahler- *Gives background information via PowerPoint.*

Chairperson Osborn- Question about construction noise.

Applicants- Perimeter fencing will be put up to help mitigate noise/animal concerns during construction.

Public Testimony

In Support

Karen Ward- 5368 N 18th E, Mountain Home, ID

Eric Hackett / Idaho Power - 1221 W Idaho St, Boise, ID

Jesus Garza- 3850 Sunset Strip, Mountain Home, ID

Rigo Macias- 3850 Sunset Strip, Mountain Home, ID

Ron Parks-783 E Red Rock Dr, Meridian, ID

Matthew Walsh 9379 W Medallion Dr, Boise, ID

Drew Allen 1080 E 2925 N, Ogden, UT

In Neutral

Butch Noel Hosley- 19030 Cleft Dr, Mountain Home, ID

Donald Nesbitt -5404 NW Tennant Ave, Mountain Home, ID

In Opposition

Karla Tackett- 4325 NW Purple Sage, Mountain Home, ID

Kyle Zundel- 5573 NW Tennant Ave, Mountain Home, ID

Scott Blankemere- 4545 NW Purple Sage Cir, Mountain Home, ID

Patric Acers- 511 NW Mashburn Rd, Mountain Home, ID

End of Public Testimony

Applicant- Rebuttal addressing public testimony concerns.

Chairperson Osborn Closes the Public Hearing

Deliberation

Chairperson Osborn stands for a motion of approval for CUP-2024-18 Crimson Orchard Solar with changes to Conditions as requested by the Commission to include restriction on pile driving activities and blasting from December 15-April 15, and no operation or construction shall take place on areas where suitable habitat for Slickspot Peppergrass is present.

So moved- Vice Chairperson Blanksma

Second- Commissioner Oppedyk

Roll Call Vote

Commissioner Oppedyk- Aye

Commissioner Duerig- Aye

Commissioner Fish- Aye

Vice Chairperson Blanksma- Aye

Chairperson Osborn- Aye

Commissioner Smith- Nay

Motion to approve Cup-2024-18 Crimson Orchard Solar. Passed

- 1. PUBLIC WORKSHOP ITEM** CUP-2025-08 Sawtooth (Simco Road) Regional Landfill with Master Site Plan

Mitra Mehta-Cooper- *Gives Staff Report via PowerPoint.*

Jorden Foster-*Gives Background via slide deck.*

No questions from commission

- 2. PUBLIC WORKSHOP ITEM** FP-2025-02 Greenwood Estates

David Abrahamson- *Gives Staff Report via PowerPoint.*

No questions from commission

CONSENT ITEMS

1. Minutes from February 27th, 2025

Chairperson Osborn stands for a motion of approval for Minutes from February 27th, 2025.

So Moved- Commissioner Duerig

Second- Commissioner Smith

Commissioner Oppedyk- Abstains from voting.

All in favor, motion carries unanimously.

Motion to enter into Executive Session pursuant to I.C. 74-206(1)(f)- Pending Litigation

So Moved- Commissioner Blanksma

Second- Commissioner Oppedyk

Roll Call Vote

Commissioner Oppedyk- Aye

Commissioner Duerig- Aye

Commissioner Fish- Aye

Vice Chairperson Blanksma- Aye

Chairperson Osborn- Aye

Commissioner Smith- Aye

All in favor, motion carries unanimously.

Motion to exit Executive Session pursuant to I.C. 74-206(1)(f)- Pending Litigation

So Moved- Commissioner Duerig

Second- Commissioner Smith

All in favor, motion carries unanimously.

INFORMATIONAL & DISCUSSION ITEMS

1. Next Hearing, April 24th, 2025 – changed time to meeting at 6:00pm after assessing agenda items, at American Legion Hall
2. Department Head's Memo

MEETING ADJOURN- 8:57 pm

Patti Osborn, Chairperson

Date:

Attest:

Johnny Hernandez Interim Director

Date:

4923-9848-6839, v. 2
4923-9848-6839, v. 2