

**ELMORE COUNTY  
PLANNING AND ZONING COMMISSION**

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**MINUTES**  
**Wednesday August 18, 2021 at 7:00 pm**

Chairperson Patti Osborn called the meeting to order. Members of the Elmore County Planning and Zoning Commission present were Vice Chairman K.C. Duerig, Mitch Smith, Sue Fish and Jeff Blanksma. Also, present were Attorney of Record Ralph Blount and staff members Director Mitra Mehta-Cooper and Kacey Ramsauer.

**ACTION ITEMS:**

**ITEM # 1-** Cassandra Barrington, Preliminary Plat, (SUB-2021-02 A), for the C Wayne Tindall Subdivision in Elmore County, Idaho; the property is zoned Agriculture.

**ITEM # 2-** Cassandra Barrington, Final Plat, (SUB-2021-02 B), for the C Wayne Tindall Subdivision in Elmore County, Idaho; the property is zoned Agriculture.

Cassandra Barrington is the applicant. She stated she is subdividing a 10-acre parcel into 2 five-acre parcels so she can live near her mother and care for her as she ages.

There was no one signed up to testify in support, neutral or on opposition to this application.

Mehta-Cooper presented the staff report and background.

There was no further testimony.

Osborn closed this public hearing.

**Commission Action:**

Duerig moved to approve the Preliminary and Final plat C. Wayne Tindall Subdivision and move the final plat forward to the Board of County Commissioners for approval.

Blanksma seconded.

Motion carried unanimously.

**ITEM # 3-** Kevin Bentley, Preliminary Plat (SUB-2021-03 A), to subdivide a 20-acre parcel into four 5-acre parcels in Elmore County, Idaho; the property is zoned Agriculture.

**ITEM #4-** Kevin Bentley, Final Plat, Plat (SUB-2021-03 B), to subdivide a 20-acre parcel into four 5-acre parcels in Elmore County, Idaho; the property is zoned Agriculture.

Kevin Bentley is the applicant. He stated that he had nothing to add at this time and that the record looks great.

Mehta-Cooper presented the staff report and background.

There was no one signed up to testify in support, neutral or on opposition to this application.

There was no further testimony.

Osborn closed this public hearing.

**Commission Action:**

Blanksma moved to approve the Preliminary and Final plat for Red Baron Estates # 4 and move the final plat forward to the Board of County Commissioners for approval.

Duerig seconded.

Motion carried unanimously.

**ITEM #5-** Accept testimony and to consider amending the Elmore County Zoning Ordinance Map for approximately 66 acres comprising of Assessor's Parcels RP03S06E153640, RP03S06E153210, RP03S06E153810, RP03S06E153010, and RP03S06E153410. The proposed map change (Case Number: ZMA-2021-02) to the ordinance was initiated by three property owners, currently in Ag (Agriculture) Zone wanting to propose uses consistent with C-2 (Highway/Interstate Commercial) zone.

Osborn stated that the commission member is only accepting testimony specific to the rezone and map changes and not to any future uses and testimony will be limited to 3 minutes.

Mehta-Cooper stated that there are 3 different landowners involved in this rezone and would like to afford each of them time to testify.

Raymond DeMeyer is an applicant. He stated that he is proposing changing the zoning from Agriculture to C2 Highway Commercial. He stated that he would like to build construct commercial warehouses there of 3,000 to 6,000 square feet in size.

Stanley Scott is an applicant. He stated that he wished to rezone two lots from Agriculture to C2 Highway Commercial as these lots are contiguous with three other commercial lots. He stated that he is doing feasibility to see what types of uses would be best for that area.

Edward Jordan is an applicant. He stated that he joined this rezone to make his lots from Agriculture to C2 Highway Commercial. He stated that his lots are up for sale.

Mehta-Cooper presented the staff report and background.

Edward Jordan signed up in support but did not wish to testify.

Dan Weitz signed up in support. He stated that he is in support of this rezone. He stated that this area coming into Mountain Home needs a lot of help and this is a great way to accomplish this and is in line with the Comprehensive Plan.

James Carrie signed in as neutral. He stated that this project is a good one as it doesn't take a lot of water, sewer, and utilities.

Bob Eisenberg in as neutral but did not wish to testify.

There was no one signed in as opposed.

There was no further testimony.

Osborn closed this public hearing.

**Commission Action:**

Duerig moved to approve and move to forward to the Board of County Commissioners for approval.

Blanksma seconded.

Osborn held a roll call vote:

Blanksma-AYE

Fish-AYE

Duerig-AYE

Smith-AYE

Osborn-AYE

Motion carried unanimously.

Minutes from July 21, 2021

Duerig moved to approve.

Smith seconded.

Motion carries unanimously with Fish abstaining as she was absent for this public hearing.

**INFORMATION ITEMS**

Mehta-Cooper provided an update to the commission members for the Land Use and Building Department operations, workload and staff changes.

Upcoming P & Z Schedule

The next public hearing is scheduled for September 15, 2021.

**MEETING ADJOURNED AT 7:39 pm.**

Approved

Approved

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Patti Osborn, Chairperson

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Date:

Attest: \_\_\_\_\_  
Mitra Mehta-Cooper, Director

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Date: