

**ELMORE COUNTY  
PLANNING AND ZONING COMMISSION**

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**MINUTES**

**Wednesday, September 21, 2022, 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, Sue Fish, Jeff Blanksma, Ed Oppedyk and Mitch Smith. Also, present were Director Mitra Mehta-Cooper, Attorney of Record Ralph Blount and staff members Joel Cruz-Haber and Kacey Ramsauer.

Kerin and Russ, for a conditional use permit application to subdivide a 29-acre parcel into two 26.5 and 2.5 lots abutting S. 18th East St; the property is zoned is Agriculture. Case Number: CUP-2022-21. The site is on Township 4 South, Range 6 East, Section 24 and is located 5.25 miles South from the intersection of American Legion Blvd. and N. 18th East St., in Mountain Home. The parcel number is RP04S06E241895. A common way of locating the property from Mountain Home is by going South on N. 18th East St., and continuing South on S. 18th East St. for 5.25 miles. At about the mid-point of the drive, crossing the railroad tracks and Old Highway 30, and continuing t South until you reach the site, just two lots South of the intersection of S. 18th East St. and Spencer Dr. The site will be on your right.

Jim Russ is one of the applicants. He stated that his daughter and husband are soon to retire from the military and wish to come back to Mountain Home to live. He stated that he is wishing to subdivide acreage off his large parcel so they can build a home on their own parcel of land.

Cruz-Haber gave staff report and background.

There was no one signed up to testify in any manner.

There was nothing further.

Osborn closed this public hearing.

**Commission action:**

Oppedyk moved to approve

Duerig seconded.

Motion carried unanimously.

Diego Bustamante, for a conditional use permit application to construct an office and vehicle repair, service, and storage shop on 4.88 acres of land in the unincorporated community of Tipanuk, Idaho; the property is zoned Agriculture. Case Number: CUP-2022-17. The site is located at Lot 10, Block 1, within the Tipanuk subdivision. The parcel number is RP001620010100. A common way of locating the property from Mountain Home, go West from Elmore County Courthouse via Old Highway U.S. 30 for approximately 3.8 miles, turn left onto

Approved

Old Oregon Trail Highway, go straight for 7 miles, turn left on W Hisel Dr, and the destination will be on your left.

Kayla Uribe is with the applicant. She stated that they would like to construct a pole barn and run a trucking company and repair shop on this site. She stated that at some point they would like to place a manufactured home on the site as well. She stated that they will have semi-trucks parked on the site as well.

Cruz-Haber gave staff report and background. He gave a PowerPoint presentation on the history of this parcel and current code violations that the Department is currently working with the applicant on. He stated that since the beginning of this investigation there has been no clean up on the site and more code violations have occurred all while having a standing stop work order. Staff has recommended to continue this hearing to a later date to allow the applicant time to rectify these code violations prior to hearing this agenda item and to better be able to define the scope of this project.

Osborn stated that the Commission will continue this item to the next regularly scheduled hearing date of October 19<sup>th</sup>, 2022.

#### FCO's

##### FCO for CUP-2022-16 for Diamond Ridge Homes, LLC

Duerig moved to approve.

Blanksma seconded.

Motion carried unanimously.

##### FCO CUP-2022-19 for Raymond Demeyer

Duerig moved to approve.

Oppedyk seconded.

Motion carried unanimously.

#### ITEMS FROM THE PUBLIC

Eva Schmidt wanted to address her concerns about the possible casino project that is being proposed in Mountain Home.

#### INFORMATIONAL ITEMS

##### Upcoming P&Z Meeting and Date

The next public hearing is schedule for October 19<sup>th</sup>, 2022.

##### Department Head Memo

Mehta-Cooper presented the commission with the monthly memo she presents to the Board of County Commissioners.

##### Water Discussion

Approved

Mehta-Cooper wanted to talk about water issues in the county and the Departments role in this with the large upcoming projects coming our way.

Meeting adjourned at 7:52 pm.



Patti Osborn, Chairperson

12-21-22  
Date:



Attest: Mitra Mehta-Cooper, Director

12/21/22  
Date: