



ELMORE COUNTY PLANNING AND ZONING COMMISSION
War Memorial (American Legion Hall)
515 East 2nd South Street, Mountain Home, ID 83647

Wednesday, April 19, 2023, at 7:00pm

Meeting Agenda

PLEASE SILENCE CELL PHONES

CALL TO ORDER

ESTABLISH QUORUM

- | | |
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| <input type="checkbox"/> Chairperson Patti Osborn | <input type="checkbox"/> Vice-Chairman K.C. Duerig |
| <input type="checkbox"/> Ed Oppedyk | <input type="checkbox"/> Sue Fish |
| <input type="checkbox"/> Mitch Smith | <input type="checkbox"/> Jeff Blanksma |
| <input type="checkbox"/> Attorney of Record Ralph Blount | <input type="checkbox"/> Director Mitra Mehta-Cooper |

PLEDGE OF ALLEGIANCE

PUBLIC HEARING ITEMS

1. CUP-2023-10 - The applicant, Jennifer Reece of Cold Springs Winery, proposed use is for a restaurant or eating place on a portion of 36 acres of Agriculture Zoned land in Elmore County. Prior to submitting a CUP, the applicant had submitted a building application and plans without clearly defining a restaurant or eating place in their plans. During routine building inspections of the proposed structure, it was determined by Code Enforcement Officer and Building Official a portion of the structure is being developed as a restaurant or eating place. As a result, the Code Enforcement officer stopped work on site and had requested the property owner submit a CUP application for their intended use. A common way of locating the property from the Elmore County Court House, go North on American Legion Blvd, then go East on Interstate-84 for approximately 16 miles. Take exit 112 for Hammett and proceed North on Hammett Hill Rd for one mile and turn right onto W Ringert Ln and proceed for a mile, the location will be on your right.
2. CUP-2023-08 – The applicant, 84 Lumber, proposed use is to expand upon an existing, contiguous use, and develop a 40,000 sq. ft truss plant, 7,500 sq. ft storage shed, lumber processing retail/ wholesale, and lumber processing, office space, and outdoor storage facility located on portion of 10 acres of Agriculture Zoned land in Elmore County. A common way of locating the property from the Elmore County Court House, go South on E Jackson St for two blocks then turn right onto Old US. 30 and drive west for approximately 2 miles, the site will be on your right.

3. FP-2023-01 & Revision to FCO SUB 2022-01 Ridge View Estates - The applicant, Amanda Howard of TOYCO LLC has submitted a Final Plat application (FP-2023-01) for their approved 22 lot preliminary-plat (SUB-2022-01). To meet required findings for a final plat, the applicant is requesting a revision to conditions #8 and #9 within the findings of fact, conclusions of law of the approved preliminary plat for Ridge View Estates. Planning and Zoning may recommend approval for FP-2023-01 if the required findings for a final-plat are met. A common way of locating the property from Mountain Home, travel West on I-84 for approximately 16 miles, then take exit 74 onto Simco Rd, then turn right. Turn left onto Desert Wind Rd. Continue for 1.6 miles until you reach the site on your left.

CONSENT ITEMS

4. FCO_PP -2022-02
5. FCO_VAR-2022-05
6. FCO_CUP-2022-06
7. Minutes from February 15th meeting

ITEMS FROM THE PUBLIC: For information purposes only on items not placed on the agenda.

Name:	Address:

INFORMATIONAL & DISCUSSION ITEMS

8. Outside Counsel and Meeting Day
9. Upcoming P&Z Meeting Date – May 17, 2023
10. Update on - USA Trucking
11. Department Head Memo

MEETING ADJOURN