



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

Thursday, June 22, 2023, at 7:00pm

Meeting Agenda

PLEASE SILENCE CELL PHONES

CALL TO ORDER

ESTABLISH QUORUM

- | | |
|--|--|
| <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"/> Counsel Abbey R. Germaine | <input type="checkbox"/> Director Mitra Mehta-Cooper |

PLEDGE OF ALLEGIANCE

PUBLIC HEARING ITEMS

1. CUP-2023-11 - project is located approximately 21 miles West of Mountain Home as shown in the vicinity map (Exhibit 1). The 11-acre parcel is owned by Christopher Brown and Melissa Hartman in which they propose to develop a Dry Storage Facility/Contractors yard consisting of closed trailers, trailers, RVs, boats, and vehicles for the applicant's employer. There are no proposed permanent structures on the site. The proposed use will not require any hillside grading of slopes exceeding 15%. The proposed site will be an unstaffed facility and is located within a rural fire district. A portion of this parcel is located within the A Flood Zone. The applicant completed the Floodplain Development application. All stored items will be located outside the floodplain. The site will take primary access from west Tilli Rd. via an existing driveway. The applicant owns the parcel directly in front of the parcel for this proposed use.
2. CUP-2023-09 - project is located approximately 3.9 miles West of Mountain Home Air Force Base as shown in the vicinity map (Exhibit 1). The one-acre parcel is owned by Gunner Terhaar in which he proposes to build a 30x50 square foot shop for personal use on this parcel located in the Air Base Hazard Zone (ABHZ). Pursuant to the Elmore County Zoning and Development Ordinance Land Use Table §7-2-26(B) accessory structures that are proposed to be constructed in the Air Base Hazard Zone require a Conditional Use Permit.
3. CUP-2022-15 - is subject to review pursuant to Elmore County Zoning and Development Code, ordinance 2018-03 ("Zoning Ordinance") at Title 7, Chapters 2, 3, and 9. The applicant, Carl Vaughn, submitted a CUP application on behalf of Johnathan Dodge, for a

gravel pit, rock crushing, outdoor storage, and scale house on 42 acres of Agriculture (Ag) Zoned land in Elmore County. parcel RP03S06E142410 (the "site"). A common way of locating the property from the Elmore County Court House, go North on S 14th St E, then go West on American Legion Blvd, turn right onto Old U.S. 30, and stay on for 1.1 miles. Turn right onto Canyon Creek Rd for 1.5 miles and the location will be on your left after crossing the I-84 overpass. shown in the vicinity map (EXHIBIT 1.)

CONSENT ITEMS

- 4. FCO CUP-2022-17 - USA Trucking
- 5. Minutes from April 19th meeting
- 6. Minutes from May 17th meeting

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

Name:	Address:

INFORMATIONAL & DISCUSSION ITEMS

- 7. Review Meeting Dates & Locations 4th Thursday of the month starting June 22, 2023
- 8. Mayfield Townsites Preliminary Plat public hearing for the week of August 28th
- 9. Department Head Memo

MEETING ADJOURN

**Elmore County Land Use and Building Department
520 East 2nd South Street, Mountain Home, ID 83647
Telephone 208-587-2142, ext. 502 Fax 208-587-2120**

PUBLIC NOTICE

PUBLIC NOTICE is hereby given of the 2023 Elmore County Planning and Zoning Commission meeting schedule. Meetings and Public Hearings are scheduled as follows:

Thursday, June 22, 2023
Thursday, July 27, 2023 – (Late Set Up)
Thursday, August 24, 2023
Thursday, September 28, 2023 – In the Commissioners Room at the
Court House
Thursday, October 26, 2023
Wednesday, November 22, 2023
Thursday, December 28, 2023

Meetings and hearings are usually held in the War Memorial (American Legion) Hall, 515 E. 2nd South Street, Mountain Home, Idaho at 7:00 pm. Notices of all meetings and hearings are posted in the County Courthouse, the War Memorial Hall, the Land Use and Building Department, and Elmore County Website: www.elmorecounty.org
Draft agendas are available via email. Send requests to tboyd@elmorecounty.org

The public is encouraged and welcome to attend.

One Publication – June 02, 2023

Mitra Mehta-Cooper, Director
Elmore County Land Use
and Building Department