



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

MEETING MINUTES

Thursday, August 31st, 2023, at 6:00 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, , Ed Oppedyk and Mitch Smith. Also, present were Director Mitra Mehta-Cooper, Attorney of Record Abbey Germaine, and staff members Alyssa Nieto and Kacey Ramsauer.

Quorum Established

PUBLIC HEARING ITEMS

ACTION ITEM - PP-2023-003, an application submitted by Mayfield Ranch LLC, for a Preliminary-Plat including 1,410 single family lots, 330 multi-family units as well as non-residential multi-use/commercial/office land on approximately 1,468 acres of land within the approved Mayfield Townsite Planned Community in Elmore County; the property is zoned PC - Planned Community. The site is situated in Sections 23, 24, 25, 26 and 27, Township 1 North Range 4 East, Boise Meridian, and Section 19, Township 1 North, Range 5 East, Boise Meridian. The property is located approximately 2 miles east of I-84, Exit 71(Mayfield Exit), on the south/east side of Indian Creek Road

Daren Fluke Staff: *Gives Staff Report and Background Via PowerPoint.*

Discussion by Commissioners; Questions for Staff
Elizabeth Koeckeritz Townsite Representative 601 Banic Boise ID: *Gives report and background.*

Darin Taylor Townsite Representative: *Presents Project Proposal*
Questions by the Commission.

In Support:

Hunter Bullock elected not to speak.

Jeanette Bullock elected not to speak.

Greg Bullock elected not to speak.

Darin Taylor Testified

Jon Breckon elected not to speak.

Elizabeth Koeckeritz Testified

Teresa McCallum 11204 N Bar 21 Dr Glens Ferry ID: Testified

Greg Bullock 504 Bayhill Dr. Nampa ID:

End of Support

In Neutral:

John Briggs 5170 A Farmhouse Pl Boise, ID: Testified

Bill March elected not to speak.

Craig Wilson elected not to speak.

Kerri Wilson elected not to speak.

End of Neutral

In Opposition:

Brad Harwell 471 E Indian Creek Rd: Testified

Collin Homer elected not to speak.

Lilli Homer elected not to speak.

Tom Loy 426 E Indian Creek Rd: Testified

End of Opposition

Rebuttal:

Elizabeth Koeckeritz: Rebuttal presented by Applicant.

No Questions for the Applicant by Commission

Chairman asks for a Motion to continue the public hearing until November 16th, at 6:00 p.m.

KC Duerig: So Moved.

Ed Oppedyk: Second.

Motion carries unanimously.

END OF PUBLIC HEARING

CONSENT ITEMS – None

ITEMS FROM THE PUBLIC – None

INFORMATIONAL & DISCUSSION ITEMS

Abbey Germaine: Requests special meeting on September 21, 2023 for time sensitive matter.

Chairman stands for a motion to hold the special meeting at September 21st, 2023, at 7:00PM.

Add vote information: who made motion, who seconded.

Montion Carries Unanimously.

Chairman: stands for motion to cancel the regularly scheduled hearing on September 28th, 2023.

Add vote information: who made motion, who seconded.

Motion carries Unanimously.

MEETING ADJOURNED

On Behalf of Planning and Zoning Commission:

Patti Osborn, Chairperson

Date:

Attest: _____
Mitra Mehta-Cooper, Director

Date: