



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

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**MEETING MINUTES**

**Thursday, September 21, 2023, 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, Jeff Blanksma, and Ed Oppedyk. Also, present were Director Mitra Mehta-Cooper, Attorney of Record Abbey Germaine, and staff members James Roddin and Alyssa Nieto. Absent was Sue Fish and Mitch Smith.

**Quorum Established**

**PUBLIC HEARING ITEM:**

ACTION ITEM: Accept testimony and consider revocation of Conditional Use Permit (“CUP”) issued on October 2, 1997, for Simco Road Regional Landfill (“Site”) located at NE ¼ Section 12, T.2S, R.4E, B.M., Idaho; SE ¼ Section 7, N1/2 Section 18, T.2S, R.5E, B.M., Idaho. This revocation is proposed pursuant to Elmore County Code 7-16-5 after the Land Use and Building Department’s numerous efforts to notify the site operators, IRWS, LLC, of multiple violations of the CUP over the course of two and half years, IRWS’s failure to remedy those violations, IRWS’s contest to revocation of CUP dated August 24, 2023, and the Board of County Commissioners intent to revoke the CUP on August 25, 2023.

Madam Chair provides hearing outline and rules of conduct for the meeting.

**Staff Presentation:**

Staff presentation by Mitra Mehta-Cooper, James Roddin, and Abigail R. Germaine (legal counsel).

No Questions for Staff from Commissioners

**IRWS Contest Presentation:**

IRWS provided presentation by John Tulac and Jessica Borders

**Agency Comments:**

Mike Reno- Central District Health: provides additional information to correct IRWS's assertion about the operating plan and states that currently have two enforcement referrals to DEQ.

Aaron Scheff-DEQ: DEQ is in receipt of notice of violations - for daily cover and leachate.

Matt Beeter-DEQ: States that DEQ staff is in concurrence with county staff about IRWS's violations and enforcement actions as stated above.

**Public Testimony:**

In Support – 1:

Dan Weitz- 18714 Fargo Rd, Wilder ID: Expresses concern about fire safety and urges the commission to revoke the CUP until IRWS do something constructive to mitigate risks for surrounding neighbors.

In Neutral – 5:

None elected to speak.

In Opposition – 21:

Kirby Farner- 1212 26<sup>th</sup> Ave MT: Speaking on behalf of Pacific Steel Recycling: Offers to help IRWS to deal with tire reduction goals but commits to follow rules if they actually do it.

Wyatt Johnson-199 N Capitol, Boise ID: Reminds the Commission what happens when they revoke the CUP and its the consequences of the County.

Dale Hope 5890 W Diamond St Boise: States that if the Commission revokes the CUP, they affect a small businesses that are relying on this landfill and shows his willingness to help.

End of Opposition

John Tulac: Gives Rebuttal on behalf of IRWS.

Madame Chair Closes the Public Hearing

**Commission Deliberations:**

Ed Oppedyk: Current CUP is being violated. IRWS can apply for a new CUP. . With this he would like to see a good waste management plan and tires have to be stored in a manner that's not a fire hazard.

KC Duerig: IRWS can reapply for a new CUP that satisfies the problems of the original CUP.

Jeff Blanksma: IRWS must deal with the tires.

Patti Osborn: I stand for a motion to revoke the CUP for IRWS Simco Regional Landfill and recommend enforcement fees from IRWS per the CUP and Elmore County Code.

KC Dureig: So moved.

Jeff Blanksma: Second

Madam Chair calls for a roll call vote.

Jeff: Aye

Ed: Aye

KC: Aye

Patti: Aye

Motion Carries Unanimously

END OF PUBLIC HEARING FOR Revocation of CUP for Simco Road Regional Landfill

**CONSENT ITEMS**

The Planning and Zoning Commission tabled signing minutes until the October 26 public hearing.

**ITEMS FROM THE PUBLIC** – None

**INFORMATIONAL & DISCUSSION ITEMS**

Next Hearing: October 26, 2023

**MEETING ADJOURN**

On behalf of Planning and Zoning Commission:

\_\_\_\_\_  
Patti Osborn, Chairperson

\_\_\_\_\_  
Date:

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

\_\_\_\_\_  
Date:

