



ELMORE COUNTY PLANNING AND ZONING COMMISSION

Public Services Building #1, 2280 American Legion Blvd,

Mountain Home, ID 83647

MINUTES

Thursday April 30, 2026, 5:00 p.m.

Chairperson Patti Osborn called the meeting to order. Members of the Elmore County Planning and Zoning Commission present, Vice Chairperson Jeff Blanksma, Mitch Smith, KC Duerig and Sue Fish. Also present were Attorney of Record Abbey Germaine, Contract Engineer Angie Michaels, Contract Planner Mitra Mehta-Cooper, Contract Planner Dan Pauly, Contract Planner Elizabeth Allen and staff members, Director James Roddin, David Abrahamson and Elizabeth Elliott. Absent was Ed Oppendyk.

Pledge of Allegiance

PUBLIC WORKSHOP ITEMS

1. **PUBLIC WORKSHOP ITEM** – Conditional Use Permit, CUP-2024-01, with a Master Site Plan, and Development Agreement for Desert Ridge Winds LLC to construct, operate and maintain a utility-scale wind, solar and storage project in eastern Elmore County.

Staff Presentation:

Elizabeth Allen, Contract Planner for Elmore County – Gives Staff Report via PowerPoint for CUP-2024-01.

Questions from Commissioners:

- None

Applicant Presentation:

Rick Koebbe, Desert Ridge Power President, 5420 W Wicher, Glens Ferry, ID – Desert Ridge Winds LLC presents Exhibit 1 to Commissioners and Staff. Applicant gives project presentation via PowerPoint.

Questions from Commissioners:

- None

Comments from the Public:

- In Support

Paula Riggs, 5420 W Double Anchor, Glens Ferry, ID – Landowner of the property the project will be on. States she has a background in City Planning as the Executive Director of Economic Development. She states that Elmore County is missing out on growth and is hurting farm owners trying to diversify their livelihood. She is unhappy with the studies Elmore County Land Use requires for the project.

Kelly Riggs, 5420 W Double Anchor, Glens Ferry, ID – Landowner of the property the project will be on. Letter presented by Paula Riggs to staff as Exhibit 2.

Rocky Trail, 5308 E Trail Rd, King Hill, ID – Landowner of the property the project will be on. The Trail Family has been in Elmore County since 1931. They've owned the land since 1958, and his biggest concern is that it is on private land. He does not agree with the studies that Elmore County Land Use requires for this project as it is on private land. He states that another rent check goes a long way to survive this crisis. This is 3 landowners, but this is happening all over the country, so please think about that and help farmers keep food on your table.

- In Neutral – None
- In Opposition – None

No rebuttal by the Applicant.

Workshop closed.

2. **PUBLIC WORKSHOP ITEM** – Conditional Use Permit, CUP-2025-29, with a Master Site Plan and Development Agreement for Soles Rest Solar to construct, operate and maintain a commercial solar generation facility in western Elmore County.

Staff Presentation:

Dan Pauly, Contract Planner for Elmore County – Gives Staff Report via PowerPoint for CUP-2025-29.

Applicant Presentation:

Amit Nadav, Vice President Project Development Ashtrom Renewable Energy, 111 Congress Ave, Austin, TX – Gives project presentation via PowerPoint.

Questions from Commissioners:

- None

Comments from the Public:

- In Support

Jay Clark, 27386 Middleton Rd, Middleton, ID – Landowner of the property the project will be on. Family moved to Elmore County back in 1989 and has farmed these 1000 acres for the last 35 years. The current use for farming isn't feasible long term. This project is perfect to help support the family trust and the long-term income will provide great support. This is just dry dirt and sand, and the land is not useful for farming anymore.

- In Neutral – None
- In Opposition

Noel Hoseley, 19030 Cleft Rd, Mayfield, ID – Lives within 1/8 of a mile from the project. Is worried about it being a fire trap with weeds being highly combustible. Recommends to the Board that they require a contract with the fire department before proceeding. He states that he is worried about the wildlife in the area and the impact this will have on them.

Applicant Rebuttal:

Nathan Jones, Applicant Representative with SWCA Environmental Consultants, 257 E 200 South, Salt Lake City, UT – His job on this project is to support Ashtrom in obtaining appropriate environmental studies for the required permits. Part of that is making sure they do their due diligence in obtaining information from Idaho Fish and Wildlife for data on big game migrations and federally listed species. He states they take that data and determine what habitat assessments are needed. They do this prior to applying to make sure we avoid any issues in design.

Paul Brown, Applicant Representative, Energy Safety Response Group (ERSG), 8800 N Hetzler Rd, Piqua, OH – Their company specializes in fire safety for energy projects. There are firebreaks and the entire perimeter has a 20-foot fire break. ERSG will create an Emergency Response Plan (ERP) that will lay everything out with where they have water sources. They train the local fire department with the ERP, so it keeps everyone safe.

There will be a water source out there for the fire department to use even if the fire is not on our site.

Merissa Moeller, Applicant Representative, 101 S Capitol Blvd Suite 1900, Boise ID – I want to thank the Commissioners for their time and reassure the Board that we are invested in this project and building a relationship with Elmore County. I think that it is unique to have the opportunity to have public workshops and hear local concerns. We will continue to collaborate with staff, and our team looks forward to coming back for the public hearing.

Chairperson Osborn – Is the May 11th date that was suggested by staff for additional materials doable?

Merissa Moeller – Yes, I have a follow up meeting with Mitra to talk through information from tonight and identified in the Staff Report. Everything on the list seems like something that we can work through. We won't come back for Commission approval without being ready.

Chairperson Osborn – It's also has to be doable for our staff.

Merissa Moeller – Absolutely, we saw the agenda tonight and know how busy they are.

PUBLIC HEARING - ACTION ITEMS

1. **PUBLIC HEARING ITEM**: Conditional Use Permit, CUP-2025-18, for Valdivia Subdivision, represented by Eric Howard to subdivide a 10-acre lot into a 5-lot subdivision in western Elmore County.

Staff Presentation:

David Abrahamson, Planner I for Elmore County – Gives Staff Report via PowerPoint for CUP-2025-18.

Staff recommends approval with conditions of approval for CUP-2025-18.

Questions from Commissioners:

- None

Applicant Presentation:

Eric Howard, Applicant representative, 5983 W State St, Boise ID – States that the family didn't want to do a subdivision they were just wanting to execute the will. Applicants have issues with multiple items in the conditions of approval.

Questions from Commissioners:

Chairperson Osborn – Is there a basis for the questions that Eric had on the staff recommendations?

David Abrahamson – This is based on the comments that we got back from Angie, the county engineer. If there is a road to more than 4 houses it would have to be asphalt. I didn't see a design for the road coming off Smith Road.

Chairperson Osborn – Might I suggest that we continue this and you have additional conversations that we can get this worked out without having a debate about what can and can't be done. Do I have a consensus?

Commissioner Smith – Does item 13 help spell out what they need to do?

Abbey Germaine - I'm assuming the commissioner's question is would condition of approval No 13 would resolve the issues that were discussed. The problem that we are facing is that the Applicants' representative has asked for other items to be removed that won't be covered by COA No.13. There is some discretion within what the local ordinances are. I think it leaves too much room for interpretation.

Chairperson Osborn stands for a motion to Continue CUP-2025-18 with Master Site Plan to a date certain of May 28, 2026.

Commissioner Blanksma – So Moved

Commissioner Duerig – Second

All in favor, Motion carries unanimously.

2. **PUBLIC HEARING ITEM**: Comprehensive Plan Amendment, CPA-2026-01, Envision Elmore County, a Comprehensive Update of the 2014 Comprehensive Plan.

Staff Presentation:

Mitra Mehta-Cooper, Contract Planner for Elmore County – Gives Staff Report via PowerPoint for CPA-2026-01.

Staff recommends continuing to a date certain of May 28, 2026.

Questions from Commissioners:

Commissioner Blanksma – I think you've done a really good job with our recommendations.

Commissioner Fish – I need a new paper copy. Mitra provides her one.

Chairperson Osborn stands for a motion to Continue CPA-2026-01 to a date certain of May 28, 2026.

Commissioner Duerig – So Moved

Commissioner Smith – Second

All in favor, Motion carries unanimously.

3. **PUBLIC HEARING ITEM**: Zoning Ordinance Amendment, ZOA-2026-01, an update to the existing Zoning Ordinance text and maps to establish compliance with the proposed Comprehensive Plan.

Staff Presentation:

Mitra Mehta-Cooper, Contract Planner for Elmore County – Gives Staff Report via PowerPoint for CPA-2026-01.

Staff recommends continuance to a date certain of May 28, 2026.

Questions from Commissioners:

Commissioner Duerig – I think giving us a month to review would be helpful

Commissioner Blanksma – I think the ideas are on point we just need more time to review.

Chairperson Osborn stands for a motion to Continue ZOA-2026-01 to a date certain of May 28, 2026.

Commissioner Duerig– So Moved

Commissioner Blanksma – Second

All in favor, Motion carries unanimously.

CONSENT ITEMS

1. Findings of Fact, Conclusions of Law, and Order – CUP-2025-31 Rush - Dog Kennel

Chairperson Osborn stands for a motion to approve FCO for CUP-2025-31 as presented by staff.

Commissioner Smith – So Moved

Commissioner Fish – Second

All in favor, motion carries unanimously.

2. Findings of Fact, Conclusions of Law – VAR-2026-01 Rush - Dog Kennel

Chairperson Osborn stands for a motion to recommend approval to the Board of County Commissioners for VAR-2026-01 with the conditions of approval as presented by staff.

Commissioner Smith – So Moved

Commissioner Duerig – Second

All in favor, motion carries unanimously.

3. Findings of Fact, Conclusions of Law – VAR-2026-02 Bazer – Property Variance

Chairperson Osborn stands for a motion to recommend approval to the Board of County Commissioners for VAR-2026-02 with the conditions of approval as presented by staff.

Commissioner Smith – So Moved

Commissioner Duerig – Second

All in favor, motion carries unanimously.

4. Findings of Fact, Conclusions of Law – VAR-2026-03 McCown – Lone Wolf

Commissioner Smith Recuses himself.

Chairperson Osborn stands for a motion to recommend approval to the Board of County Commissioners for VAR-2026-03 with the conditions of approval as presented by staff.

Commissioner Blanksma – So Moved

Commissioner Duerig – Second

All in favor, motion carries unanimously, with Commission Smith recused.

Commissioner Smith rejoins.

5. Findings of Fact, Conclusions of Law, and Order – CUP-2025-25 Idaho Power - Mayfield Substation and Transmission Lines.

Chairperson Osborn stands for a motion to approve FCO for CUP-2025-25 as corrected and presented by staff.

Commissioner Smith – So Moved

Commissioner Fish – Second

All in favor, motion carries unanimously.

6. Findings of Fact, Conclusions of Law, and Order – CUP-2025-32 Idaho Power – Peregrine Natural Gas Plant.

Chairperson Osborn stands for a motion to approve FCO for CUP-2025-32 as corrected and presented by staff.

Commissioner Smith – So Moved

Commissioner Duerig – Second

All in favor, motion carries unanimously.

7. Findings of Fact, Conclusions of Law – VAR-2026-05 Idaho Power – Peregrine Plant

Chairperson Osborn stands for a motion to recommend approval to the Board of County Commissioners for VAR-2026-05 with the conditions of approval as presented by staff.

Commissioner Smith – So Moved

Commissioner Duerig – Second

All in favor, motion carries unanimously.

8. Findings of Fact, Conclusions of Law – VAR-2026-06 Idaho Power – Peregrine Plant

Chairperson Osborn stands for a motion to recommend approval to the Board of County Commissioners for VAR-2026-05 with the conditions of approval as presented by staff.

Commissioner Smith – So Moved

Commissioner Fish – Second

All in favor, motion carries unanimously.

9. Approve Minutes from March 12, 2026.

Chairperson Osborn – Stands for a motion to approve the Minutes from March 12, 2026, as presented by staff.

Commissioner Fish – So Moved

Commissioner Smith – Second

All in favor, motion carries unanimously, Commissioner Duerig abstaining.

10. Approve Minutes from April 2, 2026.

Chairperson Osborn – Stands for a motion to approve the Minutes from April 2, 2026, as presented by staff.

Commissioner Fish – So Moved

Commissioner Smith – Second

All in favor, motion carries unanimously.

11. Consideration of Amended Bylaws of the Planning and Zoning Commission

Commissioner Blanksma asks if there were any other revisions to the Bylaws other than the change in time of the meeting.

Abbey Germaine – No other changes besides minor grammatical clean up.

Chairperson Osborn – Stands for a motion to approve the Amended Bylaws as presented by staff.

Commissioner Duerig – So Moved

Commissioner Smith – Second

All in favor, motion carries unanimously.

ITEMS FROM PUBLIC:

Noel Hoseley – My only comment is that in 2020 it took me 2 weeks to figure out what I could do on my property in Elmore County while looking at the Comprehensive Plan. The Comprehensive Plan is really confusing as it is written now. I'm thrilled that the ordinance will be amended and hopefully it will be easier to understand.

INFORMATIONAL & DISCUSSION ITEMS:

1. Next Regular Commission Meeting – May 28, 2026, at 2280 American Legion Blvd (PS1) at 5:00 p.m.
2. June Regular Commission Meeting moved to June 18, 2026, at 2280 American Legion Blvd (PS1) at 5:00 p.m.

MEETING ADJOURN- 8:14 p.m.



Patti Osborn, Chairperson

5-28-26

Date:

Attest:



James Roddin, Director

5-28-26

Date: