



## ELMORE COUNTY PLANNING AND ZONING COMMISSION

War Memorial (American Legion Hall) 515 East 2<sup>nd</sup> South Street,

Mountain Home, ID 83647

# MINUTES

Thursday May 22<sup>nd</sup>, 2025, 7:00pm

Chairperson Patti Osborn called the meeting to order. Members of the Elmore County Planning and Zoning Commission present Vice-Chairperson Jeff Blanksma, KC Duerig, Sue Fish, and Ed Oppedyk. Also, present were Interim Director James Roddin, Attorney of Record Abbey Germaine, Contract Planner Mitra Mehta-Cooper, Contract Planner Rafael Sanchez and staff members, David Abrahamson, and Alyssa Nieto, Absent was Mitch Smith

Pledge of Allegiance

### 1. PUBLIC HEARING ITEM – CUP-2015-10 2X Recycling Revocation

Contract Planner Rafael Sanchez- *Gives Staff Report via PowerPoint*

Questions from Commissioners – None

On behalf of Opponent (IRWS) , Receiver Representative Kim Trout/ legal counsel- *Gives verbal background*, stating there are a couple of legitimate potential buyers for the 2X recycling facility. The Opponent asks the Commission to defer its decision for 90 days to allow for this potential sale.

Questions-

Commissioner Duerig- Question on Opponent's testimony regarding "assets", and asks if they are referring to the tires on site.

Kim Trout- Confirms Commissioner Duerig's question on the tires and also notes the shredding equipment would be included in the proposed sale.

Commissioner Duerig- What is the potential buyers proposed timeline on cleanup of the site?

Kim Trout- The timeline is still in discussion.

Chairperson Osborn- What does selling of the assets have to do with the CUP? The CUP goes with the land, not the equipment on the land.

Kim Trout- The buyer would take over the CUP with agreement to come to the County for transfer of the CUP, we understand we need approval for this transfer.

Abbey Germaine Legal Counsel- For clarification, did you say Republic Services may have interest in the purchase?

Kim Trout- No, that was a misunderstanding, we offered but they have no interest.

Abbey Germaine- The CUP is with the land; the lease may be in default. Have you received confirmation from the owner showing he would transfer the lease to the potential buyer.

Kim Trout- The owner has agreed to transfer the lease to the potential buyer.

Abbey Germaine- One item not mentioned is the bond originally presented by IRWS was not an actual bond; it is a violation that would need to be disclosed to the potential buyer. It is important to add that remedy to the conditions of the CUP, and it would need to be completed before the transfer of the CUP to the potential buyer.

Kim Trout - The potential buyer has been notified there is no bond and that they would need to give one before transfer of the CUP.

Abbey Germaine- The Opponent t will need to make sure the existing CUP has accurate conditions for the operations needed of the use they intend to use the facility for. The purchaser will need to match the existing CUP or apply for a CUP amendment.

Chairperson Osborn- We can add new conditions. if an amended CUP is required and the current CUP requires a surety bond.

Commissioners discuss Opponent's request to defer the public hearing by 90 days.

Commissioner Fish- Is 90 days enough time?

Opponent - - We believe so, we have a steady timeline on this proposal to meet the 90 days with ample time.

Chairperson Osborn- Consults with legal counsel on procedures on if the Planning and Zoning Commission can defer the decision/public hearing.

Abbey Germaine- Yes, the commission can defer the public hearing.

**Public Testimony – None**

Contract Planner Mitra Mehta-Cooper- Recommends monthly updates from the Applicant to ensure progress is being made in 90 days.

Opponent- Agrees to monthly communication.

**Chairperson Osborn stands for a motion to continue the public hearing until the August 28<sup>th</sup> Planning and Zoning public meeting.**

So Moved- Commissioner Duerig

Second- Commissioner Blanksma

**All in favor, motion carries unanimously.**

**CONSENT ITEMS**

1. Minutes from April 24<sup>th</sup>, 2025

**Chairperson Osborn stands for a motion to approve the Minutes from April 24<sup>th</sup>, 2025.**

So Moved- Commissioner Oppedyk

Second- Commissioner Duerig

**All in favor, motion carries unanimously.**

2. Minutes from May 1<sup>st</sup>, 2025

**Chairperson Osborn stands for a motion to approve the Minutes from May 1<sup>st</sup>, 2025**

So Moved- Commissioner Blanksma

Second- Commissioner Duerig

Chairperson Osborn abstained from voting.

**All others in favor, motion carries unanimously.**

**INFORMATIONAL & DISCUSSION ITEMS**

1. Next Hearing, June 26<sup>th</sup>, 2025 7:00pm at the American Legion Hall

**MEETING ADJOURN- 7:39 pm**

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Patti Osborn, Chairperson

Date:

Attest:

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James Roddin Interim Director

Date:

4899-2152-6350, v. 2