



## ELMORE COUNTY PLANNING AND ZONING COMMISSION

War Memorial (American Legion Post 26 Hall) 515 East 2<sup>nd</sup> South Street,

Mountain Home, ID 83647

# MINUTES

**Thursday June 26<sup>th</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 Mitch Smith. Also, present were Interim Director – James Roddin and Attorney of Record – Abbey Germaine, Contract County Engineer – Angie Michaels, Contract Planner – Mitra Mehta-Cooper, and staff members - David Abrahamson, Andrew Meek and Alyssa Nieto, Absent was: Commissioner Ed Oppedyk

Pledge of Allegiance

1. **PUBLIC WORKSHOP ITEM** – CUP-2025-09 with Master Site Plan for Commercial Subdivision, Fuel Sales and Service Station, Fuel or Flammable Material Storage, Convenience Food Store, and Freestanding Billboard Sign for Maverik Store 787; PP-2025-03 for preliminary platting commercial subdivision; and VAR-2025-03 for Billboard Sign

Contract Planner Mitra Mehta-Cooper- *Gives Staff Report via PowerPoint*

Questions from Commissioners – None

Maverik Representatives Todd Meyers and Greg Day- *Give project overview via PowerPoint.*

Questions from Commissioners

Vice-Chairperson Blanksma- Will there be shower stalls in the restrooms?

Maverik Reps- There will be no travel services such as showers or a lounge.

Maverik Reps – There will be no overnight parking of semi-trucks and trailers

Chairperson Osborn- Where exactly will the fuel storage tanks go?

Maverik Reps- Directs commissioners to the diagram to show location.

Chairperson Osborn- Per the county ordinance, fuel storage structures or outdoor activity areas must be 300 ft from the property line per Section 7-2-125 of the Zoning Ordinance. This diagram shows them right by the property line.

Maverik Reps- We will look into the setbacks to ensure compliance.

Chairperson Osborn- Have you done an Impact Traffic Study?

Maverik Reps- There has been a Traffic Study completed.

Chairperson Osborn- Notes her concerns with the location and the use of ITD snowplows and the already busy area with traffic.

Maverik Reps- We understand the concern and have completed all studies/ standards for an Impact Traffic Study as requested by ITD.

Commissioner Fish- Who can add a stop light to the area?

Maverik Reps- That would be ITD.

**No more questions from commissioners**

## **PUBLIC TESTIMONY**

In Support- None

In Neutral- None

In Opposition-

Charles Nicholson- 1833 NW Frontage Rd- Testified (Entered Crash Data from Sheriff in Record)

James Mesplay- 4340 NW Purple Sage Cir- Testified

Maverik Reps- Closing remarks, confirms they did consult with ITD and would show proof of that.

Chairperson Osborn- Did you do a Traffic Impact Study?

Maverik Reps- Yes, we did with ITD.

Angie Michaels County Engineer- The applicants did an “abbreviated” Traffic Study.

Maverik Rep- We are happy to do a Traffic Study at any level you deem appropriate. Applicants also clarify that they did not chose the scope of the Traffic Study that was determined by ITD.

**No further questions from commissioners or comments from applicants.**

2. **PUBLIC WORKSHOP ITEM** CUP-2025-13 with Master Site Plan, Simco Environmental, LLC for the proposed Industrial Wastewater Evaporation Ponds and Soil Remediation.

Mitra- Mehta Cooper- *Gives Staff Report via PowerPoint where staff requested a subsequent Site Visit/Meeting to understand the Applicant’s desired soil remediation proposal.*

Angie Michaels- *Provides background on Master Site Plan.*

Questions from Commissioners- None

Cody Sprague Engineer on behalf of Simco Environmental- *Gives project overview.*

Questions from Commissioners-

Chairperson Osborn- Clarification on the Process/uses of the Evaporation Ponds, specifically how the grease is recycled.

Simco Environmental Rep- Explains the recycling process of grease.

Dave Abrahamson Planner- Question about bird mitigation.

Simco Environmental Rep- Confirms staff will “Chase them away.”

Mike Eisenman- *Gives background via handout (entered into record).*

Angie Michales- Question about structure location between ponds 3 & 4.

Mike Eisenman- Clarifies location and the type of structure.

**No further questions from commissioners.**

## **CONSENT ITEMS**

1. Minutes from May 22<sup>nd</sup>, 2025

**Chairperson Osborn stands for a motion of approval for Minutes from May 22<sup>nd</sup>, 2025.**

So Moved- Commissioner Blanksma

Second- Commissioner Duerig

Chairperson Smith- Abstains from voting

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

**MEETING ADJOURN- 8:35 pm**

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Patti Osborn, Chairperson

Date:

Attest:

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James Roddin, Interim Director

Date: