



**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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# **MINUTES**

**For:**

**Thursday January 25<sup>th</sup> 2024 7:00pm**

Chairperson Patti Osborn called the meeting to order. Members of the Elmore County Planning and Zoning Commission present were, Vice chair Jeff Blanksma, Sue Fish, and Mitch Smith. Also, present were Director Mitra Mehta-Cooper, Attorney of Record Abbey Germaine, and staff members Kacey Ramsauer, Alyssa Nieto and James Roddin. Absent was: Ed Oppedyk

## **CONSENT ITEMS**

1. **ACTION ITEM** - Five Nine Design Group, for a Conditional Use Permit to construct a pre-manufactured fiber optic utility building; the property is zoned Highway/Interstate Commercial (C2). Case Number: CUP-2024-02. The parcel number is RP03S06E106310.

Rex Atkinson: *Gives Applicant Presentation and Background.*

Mitra Mehta-Cooper: *Gives Staff Report and Background via PowerPoint.*

**Questions by the Commission.**

**Applicant answers questions.**

**Public Testimony Provided.**

**In Support:**

Lehi Hartwell 2384 NW Frontage Rd, Mountain Home Idaho: Testified

**End of Support**

**In Neutral:** None

**In Opposition:** None

Chairperson Osborn stands for a motion to approve CUP-2024-02.

KC Duerig: So Moved.

Jeff Blanksma: Second

**Motion carries unanimously.**

2. **ACTION ITEM** – Addie Maldonado and Derik Bagdon, for a Variance to building setback requirements on a portion of 1.5 acres in Mountain Home, Idaho; the property is zoned Agriculture. Case Number: VAR-2024-01. The parcel number is RP002770010100.

Kacey Ramsauer: *Gives Staff Report and Background via PowerPoint.*

Applicants Addie Maldonado and Derik Bagdon: *Give Background and Testimony.*

**Questions from commissioners.**

**Staff answers.**

**Public Testimony Provided**

**In Support:** None

**In Neutral:** None

**In Opposition:** None

Chairperson Osborn stands for a motion to approve VAR-2024-01.

KC Duerig: So Moved.

Jeff Blanksma: Second.

**Motion carries unanimously.**

3. **ACTION ITEM** – Accept testimony and consider amending the Elmore County Zoning and Development Ordinance which was adopted on May 18, of 2018 and amended on January 17, 2020 and February 17, 2023. The proposed changes were initiated by Elmore County Board and are intended to update Titles 7, Chapter 1 – Definitions, and potentially Title 8, Chapter 2 – Flood Hazard Damage Prevention, of the Zoning and Development Ordinance to ensure compliance with the Federal Emergency Management Agency’s floodplain requirements.

Angie Michaels: *Gives Staff Report and Background.*

**Questions by commissioners.**

**Attorney of record Abbey Germaine answers.**

**Public Testimony Provided**

**In Support:** None

**In Neutral:** None

**In Opposition:** None

Chairperson Osborn stands for a motion to recommend approval of ZOA-2024-01 to the Board of County Commissioners.

KC Duerig: So Moved

Mitch Smith: Second

**Motion carries unanimously.**

4. **ACTION ITEMS** - Ron Reichert, for a Conditional Use Permit for two RV pads and a subdivision; the property is zoned Agriculture. Case Number: CUP-2024-03. The parcel number is RP00061012001B.

Kacey Ramsauer: *Gives Staff Report and Background via PowerPoint.*

Applicant Ron Reichert: *Gives Background and Testimony.*

**Public Testimony Provided**

**In Support:** None

**In Neutral:** None

**In Opposition: 10**

Margaret Ottaway elected not to speak.

Douglas Cameron 700 S Thacker Rd, Hammett ID: Testified

Teri Parrish elected not to speak.

Jessie Shenk 1908 C Cold Springs, Hammett Id: Testified

Tim Parrish 1854 S Mooney Ln, Hammett ID: Testified

Charles Shenk 1908 N Cold Springs, Hammett ID: Testified

Gina Gould elected not to speak.

Todd Gould elected not to speak.

Katherine Agner 10411 W Bernt Rd, Hammett ID: Testified

Clay Mills 10432 W Bernt Rd, Hammett ID: Testified

**End of Opposition.**

Ron Reichert: *Rebuttal*

Chairman Osborn stands for a motion of approval for CUP-2024-03.

Jeff Blanksma- So Moved

KC Duerig- Second

Motion Carries for Approval of CUP-2024-03, vote: 3 in favor (Blanksma, Duerig, Osborn), 1 opposed (Smith).

**CONSENT ITEMS-**

1. ACTION ITEM- Minutes from December 6<sup>th</sup> 2023 Hearing.

Chairperson Osborn stands for a motion of approval for Minutes from December 6<sup>th</sup>, 2023.

Mitch Smith: So Moved

Jeff Blanksma: Second

Sue Fish: Abstained from voting.

2. ACTION ITEM- P&Z Bylaws

Chairperson Osborn stands for a motion of approval of the P&Z Bylaws.

KC Duerig: So Moved

Jeff Blanksma: Second

Sue Fish: Question for Commissioners

Attorney of record Abbey Germaine: Answers

**ITEMS FROM THE PUBLIC –**

Clay Mills: Questions about Appealing Commissioners Decision

Commissioners Answer.

**EXECUTIVE SESSION** – Pursuant to I.C. 74-206(1)(f) – Pending Litigation

The Commission moved into executive session, pursuant to Idaho Code 74-206 subsection one subsection F pending litigation.

Roll call Vote.

Fish - Aye  
Smith- Aye  
Blanksma- Aye  
Osborn- Aye  
Duerig-Aye

Chairperson Osborn stands for a motion to exit the executive session and return to the Public Hearing.

Jeff Blanksma- So Moved

KC Duerig- Second

Motion Carries Unanimously

**INFORMATIONAL & DISCUSSION ITEMS-** None

**MEETING ADJOURN**

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Patti Osborn, Chairperson

Date:

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

Date: