



PLANNING AND ZONING COMMISSION PUBLIC MEETING

American Legion Post 26 War Memorial at
515 E 2nd S, Mountain Home, ID, 83647

Meeting Agenda

Public Hearing, Thursday, November 20, 2025, at 7:00 p.m.

PLEASE SILENCE CELL PHONES

CALL TO ORDER

ESTABLISH QUORUM

Chairperson Patti Osborn
Ed Oppedyk
Mitch Smith

Vice-Chairman Jeff Blanksma
Sue Fish
KC Duerig

Counsel Abbey R. Germaine

Director James Roddin

PLEDGE OF ALLEGIANCE

PUBLIC HEARING – ACTION ITEMS

1. Continuation of Conditional Use Permit (CUP-2025-09) with Master Site Plan for Commercial Subdivision, Fuel Sales and Service Station, Fuel or Flammable Material Storage, Convenience Food Store and Deli, and Freestanding Billboard Sign; and Preliminary Plat (PP-2025-06) for Commercial Subdivision; and Variance (VAR-2023-03) for a Billboard Sign for Mountain Home Commercial LLC and Maverik Store 78
2. Continuation of Preliminary Plat (PP-2025-08) to subdivide one 20-acre parcel into two 5-acre parcels and one 10-acre parcel for JayDee McCown
3. VAR-2025-04 to build a home within 100' of the South Fork of Boise River, which requires a variance from the Zoning Ordinance Section 7-2-41(B)5 requirement for the Area of Critical Concern Overlay District for Mr. Mitchell S. Armuth

CONSENT – ACTION ITEMS

1. Findings of Facts, Conclusions of Law, and Order CPA-2025-02 & ZOA-2025-03 & 04 for Areas of Impact Changes
2. Approve Minutes from October 23, 2025

ITEMS FROM THE PUBLIC: For information purposes only on items not placed on the agenda.

Name:

Address:

INFORMATIONAL & DISCUSSION ITEMS

1. Special Meeting – December 4, 2025, at 2280 American Legion Blvd (PS1) at 5:30 p.m.
2. Next Commission Meeting – December 18, 2025, at American Legion Hall at 7:00 p.m.

MEETING ADJOURN