



# PLANNING AND ZONING COMMISSION PUBLIC MEETING

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

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## Meeting Agenda

**Thursday September 25, 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

Interim Director James Roddin

### PLEDGE OF ALLEGIANCE

### WORKSHOP

FP-2024-03 Trails End #2 Signing of Final Plat

### PUBLIC HEARING – ACTION ITEMS

1. Continuation of Hearing for Revocation of Conditional Use Permit (CUP-2015-10) issued for 2X Tire Recycling for a Tire Sorting/Recycling Facility approved on June 3, 2015
2. Comprehensive Plan Amendment (CPA-2025-01) and Zoning Ordinance Amendment (ZOA-2025-02) for Development Impact Fees Studies and Capital Improvements Plans
3. 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 787
4. Conditional Use Permit (CUP-2025-24) and Preliminary Plat (PP-2025-08) to subdivide one 20-acre parcel into two 5-acre parcels and one 10-acre parcel for JayDee McCown
5. Conditional Use Permit (CUP-2025-23) to subdivide a 30-acre parcel located within Agriculture (Ag) zone, into two (2) parcels of 10 and 20 acres for Ladean Denning.

### CONSENT – ACTION ITEMS

1. Findings of Facts, Conclusions of Law, and Order for Appeal of BLA-2025-04 for Wootan
2. Findings of Facts, Conclusions of Law, and Order for Appeal of OTD-2025-02 for Wootan
3. Findings of Facts, Conclusions of Law, and Order for CUP-2025-07 for Latchu Subdivision
4. Findings of Facts, Conclusions of Law, and Order for CUP-2025-01 for Yesco Billboard on Airbase Road
5. Findings of Facts, Conclusions of Law, and Order for CUP-2025-02 for Yesco Billboard on Canyon Creek Road West Side
6. Findings of Facts, Conclusions of Law, and Order for CUP-2025-03 for Yesco Billboard on Canyon Creek Road East Side
7. Findings of Facts, Conclusions of Law, and Order for CUP-2025-12 for Hafen Subdivision
8. Findings of Facts, Conclusions of Law, and Order for PP-2025-03 for Hafen Subdivision

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

Name:	Address:

INFORMATIONAL & DISCUSSION ITEMS

1. Next Commission Meeting – October 23, 2025, at American Legion Hall at 5:30pm.

MEETING ADJOURN