



PLANNING AND ZONING COMMISSION PUBLIC MEETING

Rocky Bar Conference Room at
2280 American Legion Blvd, Mountain Home, ID, 83647
(New Location)

Meeting Agenda

Public Meeting, Thursday, April 30, 2026, at 5:00 p.m.*

***Please note special meeting time**

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 WORKSHOP –DISCUSSION ITEMS:

1. Conditional Use Permit, CUP-2024-01, with a Master Site Plan for Desert Ridge Winds LLC to construct, operate and maintain a utility-scale wind, solar and storage project in eastern Elmore County.
2. Conditional Use Permit, CUP-2025-29, with a Master Site Plan for Soles Rest Solar to construct, operate and maintain a commercial solar generation facility in western Elmore County.

PUBLIC HEARING – ACTION ITEMS:

1. Conditional Use Permit, CUP-2025-18, for Valdivia Subdivision, represented by Eric Howard to subdivide a 10-acre lot into a 5-lot subdivision within western Elmore County.
2. Comprehensive Plan Amendment, CPA-2026-01, Envision Elmore County, a Comprehensive Update of the 2014 Comprehensive Plan.
3. Zoning Ordinance Amendment, ZOA-2026-01, an update to the existing Zoning Ordinance text and maps to establish compliance with the proposed Comprehensive Plan.

CONSENT – ACTION ITEMS:

1. Findings of Fact, Conclusions of Law, and Order – CUP-2025-31 Rush - Dog Kennel
2. Findings of Fact, Conclusions of Law, and Order – VAR-2026-01 Rush - Dog Kennel
3. Findings of Fact, Conclusions of Law, and Order – VAR-2026-02 Bazer - Property Variance
4. Findings of Fact, Conclusions of Law, and Order – VAR-2026-03 McCown - Lone Wolf Subdivision
5. Findings of Fact, Conclusions of Law, and Order - CUP-2025-25 Idaho Power - Mayfield Substation and Transmission Lines
6. Findings of Fact, Conclusions of Law, and Order - CUP-2025-32 Idaho Power - Peregrine Natural Gas Plant
7. Findings of Fact and Conclusions of Law - VAR-2026-05 Idaho Power - Peregrine Plant
8. Findings of Fact and Conclusions of Law - VAR-2026-06 Idaho Power - Peregrine Plant
9. Approve Minutes from March 12, 2026.
10. Approve Minutes from April 2, 2026.
11. Consideration of Amended Bylaws of Planning and Zoning Commission

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

Name:	Address:

INFORMATIONAL & DISCUSSION ITEMS

1. Regular May Commission meeting – May 28, 2026, time 5:00 p.m., Elmore County Public Services Building #1, 2280 American Legion Blvd., Rocky Bar Conference Room.

MEETING ADJOURN: