



ELMORE COUNTY PLANNING AND ZONING COMMISSION

Public Services Building #1, 2280 American Legion Blvd,

Mountain Home, ID 83647

MINUTES

Thursday April 2, 2026, 5:00 p.m.

Chairperson Patti Osborn called the meeting to order. Members of the Elmore County Planning and Zoning Commission present, Vice Chairperson Jeff Blanksma, Ed Oppendyk, Mitch Smith, KC Duerig and Sue Fish. Also present were Attorney of Record Abbey Germaine, Contract Engineer Angie Michaels, Contract Planner Mitra Mehta-Cooper, Contract Planner Dan Pauly, Contract Planner Elizabeth Allen and staff members, Director James Roddin, David Abrahamson and Elizabeth Elliott.

Pledge of Allegiance

PUBLIC WORKSHOP ITEMS

1. **PUBLIC WORKSHOP ITEM** – Conditional Use Permit, CUP-2025-30, with a Master Site Plan and Confined Animal Feeding Operation permit, CAFO-2025-01, for Sunview Dairy to expand current operations approved under CAFO-2015-01.

Staff Presentation-

Elizabeth Allen, Contract Planner for Elmore County – Gives Staff Report via PowerPoint for CUP-2025-30 and CAFO-2025-01.

Applicant Presentation-

Matt Thompson, contracted Engineer by Applicant, 1993 Tamarack Loop, Twin Falls, ID – Gives project presentation via PowerPoint.

Questions from Commissioners –

Chairperson Osborn – The 26,000 animal units covers all your phasing.

Matt Thompson – Yes, that covers everything, milking cows, dry cattle, young stock.

Commissioner Oppendyk – My concern is with the phasing timing that we generally have a timeframe.

Matt Thompson – We are asking for extended time to phase this project.

Chairperson Osborn – We must be frank that we need a specific timeline associated with the phases so we can hold you to them.

Commissioner Duerig – I agree we need to have guidance that each phase needs to be held to a specific number of months.

Abbey Germaine – There is the requirement that building must be initiated within 1 year with the ability of the Director to grant an extension. So along the lines of phasing, it would be appropriate to consider extensions for later phases.

Chairperson Osborne – Is that something that can be written into their conditions?

Abbey Germaine – Yes, phasing could also be provided to the Director as a discretionary item related to the future phases and extensions.

Commissioner Blanksma – I would think something like that would be very reasonable.

Commissioner Oppendyk – Would it be better to get the animal units of first phase and come back for additional permits later?

Matt Thompson – We would like to do this all at once as this is a rather expensive process. I think if we can do a 3–5-year period for the first phase as each building takes approximately 1 year to complete.

Chairperson Osborn – We are just working through these discussions, so when you come before the Commission for approval everything is ironed out.

Comments from the Public

- In Opposition – None
- In Support – None
- In Neutral – None

Elizabeth Allen – Clarifies that the setback requirement for the CAFO is 300 feet from property lines. The only way to get around this setback is a Variance.

Matt Thompson – The CAFO ordinance states that the setback is from the perimeter of the project. A setback from a parcel line where multiple parcels make up the development isn't a requirement. The purpose of the setback is to alleviate an issue with a neighboring parcel that is not part of the CAFO application. We will do a variance if that is a requirement but from previous projects, we have not had to do this.

2. **PUBLIC WORKSHOP ITEM** – Conditional Use Permit, CUP-2025-04, with a Master Site Plan for Pacific Steel and Recycling to operate a Non-Municipal Solid Waste Management Facility for the disposal of Auto Shred Residue materials.

Staff Presentation-

Elizabeth Allen, Contract Planner for Elmore County – Gives Staff Report via PowerPoint for CUP-2025-04.

Applicant Presentation-

Kirby Farner Environmental Manager for Pacific Steel, Great Falls, MT thanks staff for a thorough presentation

Questions from Commissioners –

Chairperson Osborn – What are we looking at for a timeline for these 11 phases?

Elizabeth Allen – I'm going to defer to the applicants on that.

Kirby Farner - The timeline for the project would be within a year and a half.

Stephanie Wilke, Contracted Engineer by Applicant – Within a year to a year and a half of a CUP approval and IDEQ approval for the next phases they can begin construction. We have a very detailed phasing plan in the Master Site Plan that lines out the anticipated construction of each repository cell.

Chairperson Osborn – Do you have anything else you would like to add beyond staff's presentation?

Stephanie Wilke – No, I believe Elizabeth covered it really well and she did a nice job breaking down the project. We have a bunch of drilling and preliminary work to do but we want to get through this process first.

Questions from Commissioners –

- None

Comments from the Public

- In Opposition – None
- In Support – None
- In Neutral – None

Kirby Farner – We are excited for this project as in the waste hierarchy you want to recycle and reuse before disposal. There are metallic fines in the residue, and our goal is in 20-30 years to come back and mine these metallic fines. There are other companies doing this and its beneficial use for everyone.

COMMISSION TAKES A 10 MINUTE RECESS

PUBLIC HEARING - ACTION ITEMS

1. **PUBLIC HEARING ITEM**: Conditional Use Permit, CUP-2025-25, with Master Site Plan for Idaho Power Company to construct, operate, and maintain an electrical substation within Mayfield community and electrical transmission lines in western Elmore County.

Chairperson Osborn states for the record that she retired from Idaho Power and wants to assure the Applicant that she can remain bias free. Gives applicant opportunity to ask her to recuse herself.

Megan Ronk, Idaho Power, applicant, 1221 W Idaho St, Boise - Does not object to Chairperson Osborn continuing in the hearing.

Staff Presentation-

Dan Pauly, Contract Planner for Elmore County – Gives Staff Report via PowerPoint for CUP-2025-25.

Staff recommends approval with conditions of approval for CUP-2025-25.

Questions from Commissioners –

Chairperson Osborn – For utilities, temporary construction typically is overhead, is that the intent here?

Dan Pauly – It is common practice for it to be overhead, but for CUP operations, all non-project related utilities will be underground.

Applicant Presentation-

Jeff Maffucio, Idaho Power Applicant, 1221 W Idaho St, Boise – Gives project presentation via PowerPoint.

Questions from Commissioners –

Chairperson Osborn – Have you seen the Staff Report and Supplemental Staff Report and do you agree with those proposed conditions of approval?

Jeff Maffucio – Yes, we have gone through them with Dan and at this time Idaho Power is in agreeance with the Staff Report and Supplemental Staff Report.

Comments from the Public

- In Opposition – None
- In Support – None
- In Neutral – None

Chairperson Osborn closes public hearing.

Deliberation

Chairperson Osborn stands for a motion to approve CUP-2025-25 with Master Site Plan with the conditions of approval as presented by staff.

Commissioner Duerig – So Moved

Commissioner Blanksma – Second

All in favor, Motion carries unanimously.

2. **PUBLIC HEARING ITEM**: Conditional Use Permit, CUP-2025-32, with Master Site Plan for Idaho Power Company to construct, operate, and maintain a natural-gas-fired power plant called Peregrine Gas Plant within Simco Road District.

3. **PUBLIC HEARING ITEMS**: Variance, VAR-2026-05, to allow the exhaust stacks and inlet filter plenum for the power plant to exceed the maximum height permitted in the M-2 Zoning District, as specified in Table 7-2-27(B) and Variance, VAR-2026-06, to exceed ambient sound level at 750 feet of 58 decibels, as specified in Section 7-2-103 (5) of Zoning Ordinance for Idaho Power Company's CUP-2025-32.

Staff Presentation-

Dan Pauly, Contract Planner for Elmore County – Gives Staff Report via PowerPoint for CUP-2025-32.

Staff recommends approval of CUP-2025-32 with conditions;

Dan Pauly, Contract Planner for Elmore County – Gives Staff Report via PowerPoint for VAR-2026-05

Staff recommends that the Commission recommend approval of VAR-2026-05 with conditions to the Board of County Commissioners; and

Dan Pauly, Contract Planner for Elmore County – Gives Staff Report via PowerPoint for VAR-2026-06

Staff recommends that the commission recommend approval of VAR-2026-06 with conditions to the Board of County Commissioners.

Questions from Commissioners –

Commissioner Fish – There will be lights on the towers correct?

Dan Pauly – Yes, the lights will be on at all times so they will be visible to all aircraft, small and large.

Applicant Presentation -

Jeff Maffucio, Idaho Power Applicant, 1221 W Idaho St, Boise – Gives project presentation for both variances via PowerPoint. Discusses Idaho Power growth forecasts and timeline for project development.

Questions from Commissioners –

- None

Comments from the Public

- In Support – None
- In Opposition – None
- In Neutral – None

Rebuttal by Applicant

Chairperson Osborn closes public hearing

Deliberation

Chairperson Osborn – My question for Abbey is specific to Applicant’s request for decibel measurement change to the property line. Is the ordinance specific on this?

Abbey Germaine – Yes, the ordinance is clear that the measurement must be 750 feet from the centerline of the power producing turbine. The measurement point should not change with the variance.

Chairperson Osborn reopens the public hearing

Chairperson Osborn – Jeff, have you read over the Staff Report and Supplemental Staff Report?

Jeff Maffucio- Yes, we have had discussions and we are in agreement. We just want to make sure that the readings are from the turbine and not affected by other ambient noises in the area.

Chairperson Osborn closes public hearing

Chairperson Osborn stands for a motion to approve CUP-2025-32 with a Master Site Plan with condition of approval as presented by staff.

Commissioner Oppendyk – So Moved

Commissioner Duerig – Second

All in favor, Motion carries unanimously.

Chairperson Osborn stands for a motion to recommend to the Board of County Commissioners to approve VAR-2026-05 with the conditions of approval as presented by staff.

Commissioner Duerig – So Moved

Commissioner Oppendyk – Second

All in favor, Motion carries unanimously.

Chairperson Osborn stands for a motion to recommend to the Board of County Commissioners to approve VAR-2026-06 with the conditions of approval as presented by staff.

Commissioner Duerig – So Moved

Commissioner Oppendyk – Second

All in favor, Motion carries unanimously.

CONSENT ITEMS

1. Findings of Facts, Conclusion of Law, and Order CUP-2025-14 La Hacienda Subdivision.

Chairperson Osborn – Stands for a motion to approve FCO for CUP-2025-14 as presented by staff.

Commissioner Oppendyk – So Moved

Commissioner Smith – Second

All in favor, motion carries unanimously, Commissioner Blanksma abstaining.

2. Approve Minutes from February 12, 2026.

Chairperson Osborn – Stands for a motion to approve the Minutes from February 12, 2026, as presented by staff.

Commissioner Oppendyk – So Moved

Commissioner Fish – Second

All in favor, motion carries unanimously, Commissioner Duerig abstaining.

3. Approve Minutes from February 26, 2026.

Chairperson Osborn – Stands for a motion to approve the Minutes from February 26, 2026, as presented by staff.

Commissioner Smith – So Moved

Commissioner Blanksma – Second

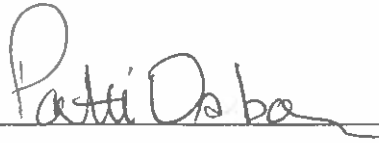
All in favor, motion carries unanimously.

ITEMS FROM PUBLIC: None

INFORMATIONAL & DISCUSSION ITEMS:

1. Regular April Commission Meeting date change to April 30, 2026, at 2280 American Legion Blvd (PS1) at 5:00 p.m.
2. Next Regular Commission Meeting – May 28, 2026, at 2280 American Legion Blvd (PS1) at 5:00 p.m.
3. Discussion to change time of regular Planning and Zoning Commission meetings to 5:00 p.m.

MEETING ADJOURN- 7:55 p.m.



Patti Osborn, Chairperson

4-30-26

Date:



Attest: _____

James Roddin, Director

4-30-26

Date: