



ELMORE COUNTY PLANNING AND ZONING COMMISSION

War Memorial (American Legion Hall) 515 East 2nd South Street,

Mountain Home, ID 83647

MINUTES

Thursday April 24th, 2025, 6:00pm

Chairperson Patti Osborn called the meeting to order. Members of the Elmore County Planning and Zoning Commission present Vice-Chairperson Jeff Blanksma, KC Duerig, Sue Fish, Ed Oppedyk, and Mitch Smith. Also, present were Interim Directors James Roddin and Johnny Hernandez, Attorney of Record Abbey Germaine, Consultant Engineer Angie Michaels, Contract Planner Mitra Mehta-Cooper, Contract Planner Nina Schaeffer, and staff members, David Abrahamson, and Alyssa Nieto

Pledge of Allegiance

Chairperson Osborn stands for a motion to change the order of the Agenda.

So moved- Commissioner Oppedyk

Second- Commissioner Duerig

Motion approved

1. **PUBLIC HEARING ITEM** – CUP-2025-07 Latchu Subdivision

Contract Planner Nina Schaeffer- *Gives Staff Report via PowerPoint*

Questions from Commissioners – None

Applicant- Not present

No Public Testimony

Chairperson Osborn closes the public hearing for deliberation

Chairperson Osborn stands for a motion of approval for CUP-2025-07 Latchu Subdivision as presented by staff.

So moved- Commissioner Blanksma

Second- Commissioner Oppedyk

All in favor, motion carries unanimously

2. PUBLIC HEARING ITEM CUP-2025-08 Sawtooth (Simco Road) Regional Landfill with Master Site Plan

Mitra Mehta-Cooper- *Gives Staff Report via PowerPoint.*

Chairperson Osborn- Do the conditions as presented by staff cover the DEQ violations to be corrected?

Mitra Mehta-Cooper- Correct

Angie Michales- Gives input on the road agreement and how the applicant plans to cooperate on road maintenance.

Chairperson Osborn- Asks when the start date for the new road is.

Angie Michaels- One year from approval.

No further questions from the commission.

Applicants Jorden Foster and Brian Oatway- *Gives background via slide deck.*

Questions- None

PUBLIC TESTIMONY

In Support

Bryan Palfreyman- 6225 N Meeker PI Boise ID, 83713 – Testified

Kirby Farner- 1212 Zerz Ave Sw Great Falls MT- Testified

Applicants Jorden Foster and Brian Oatway- Replies to earlier testimony by Bryan Palfreyman's concerns of Republic using their water. Assuring Republic will have their own well drilled by end of calendar year.

Chairperson Osborn- Wants clarification that the Bryan Palfreyman is willing to allow a transition period with Republic to ensure they are willing to help short term with water needs.

Bryan Palfreyman- Agrees to allow water use for transition period.

Chairperson Osborn- Wants to add "well" to the language for Condition 88.

Chairperson Osborn- Asks applicants if they agree with the Conditions as presented by staff with changes to condition 88.

Applicants- Agree with conditions.

Chairperson Osborn closes the public hearing for deliberation

Chairperson Osborn stands for a motion of approval for CUP-2025-07 Sawtooth Regional Landfill with Master Site Plan with the conditions of approval as presented by staff in the Staff Report, the Supplemental Staff Report and the requirement to execute the Compliance Agreement and the Host Agreement with the change to condition 88 to ensure a Republic owned self-sufficient onsite operational well for use .

So Moved- Commissioner Oppedyk

Second- Commissioner Smith

All in favor, motion carries unanimously

3. PUBLIC HEARING ITEM VAR-2025-01 Roberts Variance- APPLICATION WITHDRAWN BY APPLICANT

CONSENT ITEMS

1. Minutes from March 13th, 2025

Chairperson Osborn stands for a motion of approval for Minutes from March 13th, 2025.

So Moved- Commissioner Oppedyk

Second- Commissioner Smith

All in favor, motion carries unanimously.

2. Finding of Fact and Conclusions of Law & Order- CUP-2025-10 Lusardi Street Rod Factory

Chairperson Osborn stands for a motion of approval for FCO – CUP-2025-10 Lusardi Street Rod Factory as presented.

So Moved- Commissioner Oppedyk

Second- Commissioner Duerig

All in favor, motion carries unanimously.

3. Finding of Fact and Conclusions of Law & Order- CUP-2024-18 Crimson Orchard LLC with Master Site Plan

David Abrahamson- *Gives overview of Supplemental and corrections made to FCO CUP-2024-18.*

Chairperson Osborn- Consults with legal to ensure order of procedure for the corrections made to the FCO-CUP-2024-18

Abbey Germaine Legal Counsel- Provides clarity on how to move forward for approval of CUP-2024-18

Chairperson Osborn stands for a motion of approval for FCO-CUP-2024-18 Crimson Orchard LLC with Master Site Plan as presented and amended.

So moved- Commissioner Oppedyk

Second- Commissioner Blanksma

All in favor, motion carries unanimously.

INFORMATIONAL & DISCUSSION ITEMS

1. Next Hearing, May 22nd, 2025 7:00pm at the American Legion Hall

MEETING ADJOURN- 7:41 pm

Patti Osborn, Chairperson

Date:

Attest:

Johnny Hernandez Interim Director

Date: