



ELMORE COUNTY PLANNING AND ZONING COMMISSION

Public Services Building #1, 2280 American Legion Blvd,

Mountain Home, ID 83647

MINUTES

Thursday August 27, 2026, 5:00 p.m.

Chairperson Patti Osborn called the meeting to order. Members of the Elmore County Planning and Zoning Commission present, KC Duerig, Mitch Smith, Ed Oppedyk and Sue Fish. Also present were Attorney of Record Abbey Germaine, Contract Planner Mitra Mehta-Cooper, Contract Planner Elizabeth Allen, and staff members, Director James Roddin and Planner I David Abrahamson and Administrative staff member Eden Smith. Vice Chairperson Jeff Blanksma was not in attendance at this meeting.

Pledge of Allegiance

PUBLIC HEARING - ACTION ITEMS:

PUBLIC HEARING ITEM:

1. Continuation of Conditional Use Permit, CUP-2025-30, Sunview Dairy, for expansion of an existing Confined Animal Feeding Operation through CAFO-2025-01.

Staff Presentation:

Elizabeth Allen, Contract Planner gave staff report and presentation via PowerPoint for proposed CUP and CAFO. Since the last hearing staff have met with the applicant and talked through the conditions of approval. Staff provided 2 supplements, and the second supplement is the version which Staff is recommending approval of. Staff went through the proposed conditions of approval.

Applicant Presentation:

Matt Thompson is an engineer representing the Applicant. The owner of Sunview Dairy, Ed Degroot, was in attendance online. Mr. Thompson stated that he had reviewed the conditions of approval as written by staff in the second supplement and they find the conditions of approval acceptable.

There was no one who signed up to testify in support, neutral or opposed to this public hearing item.

Chairperson Osborn closed the public hearing.

Chairperson Osborn stands for a motion to approve CUP-2025-30 for Sunview Dairy with the conditions proposed by staff in the second supplement and including supplemental revisions presented during the hearing.

Commissioner Smith – So Moved

Commissioner Oppedyk – Second

All in favor, Motion carries unanimously

PUBLIC WORKSHOP ITEM:

1. Discussion regarding Zoning Ordinance Amendment, ZOA-2026-01, an update to the existing Zoning Ordinance text and map to establish compliance with the adopted 2026 Comprehensive Plan.

Mitra Mehta-Cooper, Contract Planner discussed updates to the existing Zoning Ordinance text and map. This is to ensure that the Comprehensive Plan adopted on August 7, 2026, is implemented in a seamless manner as development applications continue to come through Elmore County.

Michelle Barron, Contract Planner presented additions and changes that have been made to the Zoning Ordinance Title 7 Chapter 1 since the last public hearing via PowerPoint.

Staff and the Contract Planners went over the Planning and Zoning and Agency Meeting feedback in Title 7 Chapter 1 as well as reviewing and discussing draft proposals for Title 7, Chapter 2 for any changes or additions with the Commission.

CONSENT ITEMS

1. Findings of Facts, Conclusions of Law, and Order – CUP-2025-29 for Soles Rest Solar, LLC

Chairperson Osborn – Stands for a motion to approve the FCO for CUP-2025-29 for Soles Rest Solar, LLC, as presented by staff.

Commissioner Oppedyk – So Moved

Commissioner Deurig – Second

All in favor, Motion carries unanimously

Findings of Facts, Conclusions of Law, and Order – CUP- 2025-18 for SJV Subdivision

Chairperson Osborn – Stands for a motion to approve the FCO for CUP-2025-18 for SJV Subdivision, as presented by staff.

Commissioner Duerig – So Moved

Commissioner Oppedyk – Second

All in favor, Motion carries unanimously

Approve Minutes from July 23, 2026.

Chairperson Osborn – Stands for a motion to approve the minutes from July 23, 2026, as presented by staff.

Commissioner Oppedyk – So Moved

Commissioner Deurig – Second

All in favor, Motion carries unanimously

Approve Minutes from July 30, 2026, Special Meeting

Chairperson Osborn – Stands for a motion to approve the minutes from July 30, 2026, as presented by staff.

Commissioner Deurig – So Moved

Commissioner Smith – Second

All in favor, Motion carries with Commissioner Oppedyk abstaining as he was not in attendance for this meeting.

Upcoming Meeting Schedule was outlined.

1. A Special Commission Meeting - September 2, 2026, time 5:00 p.m., Elmore County Public Services Building #1, 2280 American Legion Blvd., Rocky Bar Conference Room.
2. Regular September Commission Meeting – September 24, 2026, time 5:00 p.m., Elmore County Public Services Building #1, 2280 American Legion Blvd., Rocky Bar Conference Room.

MEETING ADJOURN- 8:38 p.m.

Patti Osborn, Chairperson

Date:

Attest:

James Roddin, Director

Date: