



## ELMORE COUNTY PLANNING AND ZONING COMMISSION

War Memorial (American Legion Hall) 515 East 2<sup>nd</sup> South Street,

Mountain Home, ID 83647

# MINUTES

Thursday August 28<sup>th</sup>, 2025, 7:00pm

Chairperson Patti Osborn called the meeting to order. Members of the Elmore County Planning and Zoning Commission present, KC Duerig, Sue Fish, and Ed Oppedyk. Also, present were Interim Director James Roddin, Attorney of Record Abbey Germaine, Contract Planner Rafael Sanchez and staff members, David Abrahamson, Andrew Meek and Alyssa Nieto. Absent was Vice-Chairperson Jeff Blanksma and Mitch Smith

Pledge of Allegiance

Chairperson Osborn – Makes a motion to accept the amended agenda as presented by Staff

Commissioner Duerig – So Moved

Commissioner Oppedyk – Second

### **Roll Call Vote**

Commissioner Duerig- Aye

Commissioner Oppedyk- Aye

Commissioner Fish- Aye

Chairperson Osborn- Aye

**All in favor, motion carries unanimously.**

1. **PUBLIC HEARING ITEM** – CUP-2015-10- Continuation of Hearing for Revocation of a Conditional Use Permit for 2X Tire Recycling for a Tire Sorting/Recycling Facility approved on June 3, 2015

Rafael Sanchez, Contract Planner- *Gives Staff Report via PowerPoint.*

Questions from Commissioners – None

Chairperson Osborn – Asks legal if there is a court date set for this

Abbey Germaine Legal Counsel – The hearing is scheduled for September 15th, and the intent for continuation is for the hearing to occur and the sale to be approved to Pacific Steel

Paul Judge - Applicant Receiver- *Gives verbal background.*

Pacific Steel – Receiver Representative – *Giver verbal background*

Questions from Commissioners-

Chairperson Osborn- Asks applicant if they plan to meet with staff for further discussion on the necessary remediation of the site that will be required before the new owner (Pacific Steel) can operate under the current or new CUP.

Applicant Representative – States that they will meet with staff to discuss remediation and a path forward and the court date is set for September 15.

**PUBLIC TESTIMONY-** None

Chairperson Osborn – Asks legal whether to ask for a motion or consensus on the matter

Abbey Germaine Legal Counsel- Clarifies that it would be a motion to continue the public hearing of the revocation of CUP-2025-10

### **Deliberation**

Chairperson Osborn stands for a motion to continue the public hearing of the revocation of CUP-2025-10 to the date certain of September 25, 2025, at 7:00 p.m.

Commissioner Duerig- So moved.

Commissioner Oppedyk- Second.

## **Roll Call Vote**

Commissioner Duerig- Aye

Commissioner Oppedyk- Aye

Commissioner Fish- Aye

Chairperson Osborn- Aye

**All in favor, motion carries unanimously.**

**2. PUBLIC HEARING ITEM -** CUP-2025-12 and PP-2025-03 to subdivide a 40-acre parcel, RP05S09E257800A, located within AG, into two (2) parcels, one at 9 acres and the second one at 31 acres. The Site is in the City of Glenns Ferry's Area of Impact. The Site is located at 495 N Millenium Ln, Glenns Ferry, ID 83623.

Andrew Meek, Planner II- *Gives Staff Report via PowerPoint.*

Questions from Commission-

Chairperson Osborn – Asks about Conditions of Approval to pave Millennium and Staff's thoughts on that Condition.

Andrew Meek, Planner II – Concurs that paving Millennium would be an unfair hardship based on the information in the application.

John Hafen Applicant- *Gives verbal Background.*

Questions from Commission:

Chairperson Osborn – Asks for clarification that 31-acre parcel would take access off Stone Hill and not Millenium Ln.

John Hafen – Clarifies that 31-acre parcel would take access of Stone Hill as well as discussing road standards of Millenium Ln.

Chairperson Osborn – Asks Applicant if they have read the Conditions of Approval.

John Hafen – He had not.

Chairperson Osborn – Asks Applicant if there are no future plans to build a house on the 31-acre parcel.

Jake Kunksy – Indicates that the parcel will be used for Agriculture.

**PUBLIC TESTIMONY – None**

Chairperson Osborn – Asks for clarification from legal about holding off on closing the Public Hearing so that the Applicant can read the Conditions of Approval.

Abbey Germaine Legal Counsel- There can be a motion to leave the public hearing open to the end of the agenda to allow the applicant to read the Conditions of Approval.

Chairperson Osborn makes a motion to push the public hearing to the end of the agenda.

Commissioner Duerig – So Moved

Commissioner Oppedyk - Second

**Item continued to end of the Public Hearing Items on the agenda**

**3. PUBLIC HEARING ITEM**- CUP-2025-01 to install a Standard Billboard Sign on thirty (30') feet high poles and ten by thirty feed (10'x30') size double face in the Highway/Interstate Commercial (C2) Zone along the south side of Airbase Rd, RP00040030030. The billboard will be illuminated with 2 lights at the base of the billboard pointed up

Andrew Meek, Planner II - *Gives Staff Report via PowerPoint.*

Questions from commissioners- None

Seth Saunders Applicant- *Gives verbal background.*

Questions from commissioners-

Commissioner Fish- Asks Applicant if height will be 40' and not 30'.

Seth Saunders- Height will be 30'

Chairperson Osborn – Asks if the Applicant has read the Conditions of Approval.

Seth Saunders – Yes and had some questions on some Conditions of Approval.

Chairperson Osborn – Asks David Abrahamson, Staff, about the property taxes being kept current by the Applicant and not the property owner.

David Abrahamson – His understanding is the Applicant would be responsible for the area they are leasing with the landowner being responsible for the rest.

Chairperson Osborn – Asks David Abrahamson, Staff, about notification of property owner change

David Abrahamson – States that a letter should be received from Applicant or landowner upon change of property.

Abbey Germaine Legal Counsel- Clarifies that the lease should be kept current and if the lease is changed, the Department is notified. If the lease is transferred for the Applicant to inform the Department the new contacts for the lease.

#### **PUBLIC TESTIMONY- None**

Chairperson Osborn closes the public hearing.

#### **Deliberation**

Commissioner Oppedyk- Makes a motion to approve CUP-2025-01 with the Conditions of Approval as presented.

Commissioner Duerig - Second

#### **Roll Call Vote**

Commissioner Duerig- Aye

Commissioner Oppedyk- Aye

Commissioner Fish- Aye

Chairperson Osborn- Aye

#### **All in favor, motion carries unanimously**

4. **PUBLIC HEARING ITEM-** CUP-2025-02 to install two Standard Billboard Sign on thirty (30') feet high poles and ten by thirty feet (10'x30') size double face in the General Agriculture (AG) Zone along the south side of parcel RP02S06E142415 along I-84 Westbound, West of Canyon Creek Rd. The billboard will be illuminated with 2 lights at the base of the billboard pointed up.

Andrew Meek, Planner II - *Gives Staff Report via PowerPoint.*

Questions from commissioners- None

Seth Saunders Applicant- *Gives verbal background.*

**PUBLIC TESTIMONY-** None

Chairperson Osborn closes the public hearing.

**Deliberation**

Commissioner Oppedyk – Makes a motion to approve CUP-2025-02 with the Conditions of Approval as presented by staff

Commissioner Duerig – Second

**Roll Call Vote**

Commissioner Duerig- Aye

Commissioner Oppedyk- Aye

Commissioner Fish- Aye

Chairperson Osborn- Aye

**All in favor, motion carries unanimously**

- 5. PUBLIC HEARING ITEM-** CUP-2025-03 to install two Standard Billboard Sign on thirty (30') feet high poles and ten by thirty feet (10'x30') size double face in the General Agriculture (AG) Zone along the south side of parcel RP02S06E141435 along I-84 Westbound, East of Canyon Creek Rd. The billboard will be illuminated with 2 lights at the base of the billboard pointed up.

Andrew Meek, Planner II - *Gives Staff Report via PowerPoint.*

Questions from commissioners- None

Seth Saunders Applicant – *Has no background to give*

**PUBLIC TESTIMONY**

**IN SUPPORT** – 5 people signed in support of the Application but did not speak in the Public Testimony.

**IN OPPOSITION** – 0

**IN NEUTRAL** – 0

Chairperson Osborn closes the public hearing.

### **Deliberation**

Chairperson Osborn stands for a motion to approve CUP-2025-03 with the Conditions of Approval as presented by Staff.

Commissioner Duerig – So Moved

Commissioner Oppedyk – Second

### **Roll Call Vote**

Commissioner Duerig- Aye

Commissioner Oppedyk- Aye

Commissioner Fish- Aye

Chairperson Osborn- Aye

**All in favor, motion carries unanimously**

- 2. PUBLIC HEARING ITEM CONTINUED FROM EARLIER ON AGENDA-** CUP-2025-12 and PP-2025-03 to subdivide a 40-acre parcel, RP05S09E257800A, located within AG, into two (2) parcels, one at 9 acres and the second one at 31 acres. The Site is in the City of Glenns Ferry's Area of Impact. The Site is located at 495 N Millenium Ln, Glenns Ferry, ID 83623.

Chairperson Osborn – Let the record reflect that the public hearing has re-opened for CUP-2025-12 and PP-2025-03.

Chairperson Osborn – Asks Applicant if he has had time to read Staff Report and Conditions of Approval.

John Hafen, Applicant – Yes, it has been reviewed. The big concern is the asphalt condition and asks that that requirement be struck.

**PUBLIC TESTIMONY – None**

Chairperson Osborn closes the public hearing

**Deliberation**

Commissioner Oppedyk – States that he would like to see the Condition to have the road paved stricken from the Conditions of Approval.

Chairperson Osborn – Concurs.

Chairperson stands for a motion to approve CUP-2025-12 and PP-2025-03 as presented by staff, striking Condition of Approval #5 which addresses the roadway width and paving.

Commissioner Duerig – So Moved

Commissioner Fish – Second

**Roll Call Vote**

Commissioner Duerig- Aye

Commissioner Oppedyk- Aye

Commissioner Fish- Aye

Chairperson Osborn- Aye

**All in favor, motion carries unanimously**

**CONSENT ITEMS**

1. Findings of Fact, Conclusion of Law for VAR-2025-02

**Chairperson Osborn stands for a motion to approve the FCO for VAR-2025-02.**

So Moved- Commissioner Oppedyk

Second- Commissioner Duerig



**Roll Call Vote**

Commissioner Duerig- Aye

Commissioner Oppedyk- Aye

Commissioner Fish- Aye

Chairperson Osborn- Aye

**All in favor, motion carries unanimously**

2. Findings of Fact, Conclusion of Law for Appeal of BLA-2025-04

**Chairperson Osborn stands for a motion to table the FCOs for BLA-2025-04 to the next regular meeting**

Commissioner Duerig – So Moved

Commissioner Oppedyk – Second

**Roll Call Vote**

Commissioner Duerig- Aye

Commissioner Oppedyk- Aye

Commissioner Fish- Aye

Chairperson Osborn- Aye

**All in favor, motion carries unanimously**

3. Findings of Fact, Conclusion of Law for Appeal of OTD-2025-02

**Chairperson Osborn stands for a motion to table the FCOs for OTD-2025-02 to the next regular meeting**

Commissioner Duerig – So Moved

Commissioner Fish – Second

**Roll Call Vote**

Commissioner Duerig- Aye

Commissioner Oppedyk- Aye

Commissioner Fish- Aye

Chairperson Osborn- Aye

**All in favor, motion carries unanimously**

4. Minutes from Commission Meeting on July 17, 2025

**Chairperson Osborn stands for a motion to approve the Minutes for the July 17, 2025 meeting**

Commissioner Duerig – So Moved

Commissioner Oppedyk – Second

**Roll Call Vote**

Commissioner Duerig- Aye

Commissioner Oppedyk- Aye

Commissioner Fish- Aye

Chairperson Osborn- Aye

**All in favor, motion carries unanimously**

### **INFORMATIONAL & DISCUSSION ITEMS**

1. Next Hearing, September 25<sup>th</sup>, 2025, 7:00pm at the American Legion Hall

**MEETING ADJOURN- 8:20 p.m.**

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Patti Osborn, Chairperson

Date:

Attest:

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James Roddin Interim Director

Date: