



Land Use and Building Department

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Planning and Zoning Commission Staff Report

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Continued Hearing Date: 8/28/2025

Date Report Completed: 08/15/2025

Agenda Item: Revocation of Conditional Use Permit No. 2015-10 for 2X Tire Recycling a Tire Sorting/Recycling Facility approved in 2015.

Site Location: Portion of the SE1/4NE1/4, Section 15, Township 1 South, Range 4 East, B.M. A common way of locating the property is from Mountain Home head west on I-84, take Simco Road exit and head south, property is on the east approximately 1/2 mile. Site address is 1733 Simco Road. Parcel Number RP01S04E152000.

Case Number:

Revocation of CUP-2015-10

Current Zoning District and Future Land Use:

Interstate Commercial (C2) and Light Industrial (M1)

Owner:

Juniper Station Farm, LLC C/O Micheal Eisenman
3350 W Americana Terrace STE 340
Boise, ID 83706

Owner Representatives:

Michael Eisenman

Elmore County Staff:

Matt Gouchner, Code Enforcement Officer

Elmore County Consultants on Review Team:

Rafael Sanchez, Provost and Pritchard Consulting Inc, Consulting Planner
Abbey Germaine, Elam & Burke, P.A., Consulting Legal Counsel
Angie Michaels, Engineering with a Mission, Consulting County Engineer

EXECUTIVE SUMMARY:

The item before the Commission concerns the proposed revocation of Conditional Use Permit (CUP) No. 2015-10, originally approved by the Elmore County Planning and Zoning Commission on June 17, 2015 to operate a tire sorting and recycling facility, 2X Tire Recycling Center (“Site”), at an Elmore County property with Parcel Number RP01S04E152000 and currently addressed as 1733 Simco Road, Boise, Idaho.

On May 22, 2025, the item came before the Planning Commission to be heard regarding revocation proceedings pursuant to Elmore County Code Section 7-16-5, based on violations including the illegal storage of waste tires off-site, number of waste tires on site, and failure to meet conditions of CUP 2015-10. Due to the inability of the current permit holders, IRWS LLC, the entitlement and operation were placed under a receivership, whose representative testified during the May 22, 2025 hearing. The receiver informed the Commission that a potential Asset Purchase Agreement (“Agreement”) was in the works with interested parties and asked that a 90-day continuation be granted to secure the Agreement. The Commission granted the 90-day continuation, with the condition that receiver meet with Elmore County Counsel every 30 days to report on the progress.

The receiver and County Counsel have since met and discussed the progress of the Agreement as conditioned. The receiver has communicated that Pacific Steel & Recycling had agreed to purchase the permit and use. It is Staff’s recommendation at this point that the Commission grant an additional continuation of this item to the regular scheduled September 2025 Planning and Zoning Commission hearing in order to:

1. Allow the 4th District Court Hear about this Agreement and authorize the sale;
2. Receive a draft Remediation Plan from Pacific Steel and Recycling to abate the existing violations; and
3. Understand the anticipated operational details of the use to determine if a new/amended CUP would be more beneficial to all parties involved.

STAFF RECOMMENDATION:

Based on the evidence presented at the public hearing, and Department’s analysis above, Department recommends that the Planning and Zoning Commission continue the public hearing for revocation of CUP 2015-10 to the regular scheduled Planning and Zoning Commission Meeting on September 25, 2025.