



ELMORE COUNTY PLANNING AND ZONING COMMISSION

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

Mountain Home, ID 83647

MINUTES

Thursday December 18, 2025, 7:00pm

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

Pledge of Allegiance

PUBLIC HEARING – ACTION ITEMS

1. PUBLIC HEARING ITEM – Conditional Use Permit (CUP-2025-31) a commercial kennel; and Variance (VAR-2026-01) to meet the dimensional property requirements to operate a kennel.

Staff Presentation -

Andrew Meek, Planner for Elmore County – Gives Staff Report via PowerPoint for CUP-2025-31 and VAR-2026-01.

Staff recommends a continuation of CUP-2025-31 and VAR-2026-01 to operate a commercial kennel in a general agriculture zone to a date certain of February 26, 2026.

Questions from Commissioners – None

Applicant Presentation -

Megan Rush-Abbott- 3365 Falline Dr, Mountain Home 83647- States that there are limited kennels in Mountain Home and would like to provide a safe place to care for dogs. Does not plan on having dog washing or anything other than dog day care and boarding.

Chairperson Osborn - Are you planning on taking care of dogs on an overnight basis, daytime basis?

Megan Rush – Both, I want to make sure I'm flexible for our military population that work varying shifts to support their needs. I will schedule drop-off and pick-ups so that there won't be a backlog of traffic or need for large parking lot.

Chairperson Osborn – The continuation that staff recommended, you understand and are ok with that?

Megan Rush – Yes, I understand and agree that we need more time to gather the information.

Public Testimony - None

Chairperson Osborn closes public hearing

Deliberation

Vice Chairperson Blanksma moves for a continuance of CUP-2025-31 and VAR 2026-01 to a date certain of 26 February, 2026.

Commissioner Duerig – Second

All in favor, motion carries to unanimously

CONSENT ITEMS

1. Finding of Facts, Conclusions of Law, and Order PP-2025-08 McCown

Commissioner Smith recuses himself

Chairperson Osborn – Stands for a motion to approve the FCO for PP-2025-08

Commissioner Duerig – So Moved

Vice Chairperson Blanksma – Second

All in favor, with Commissioner Smith Abstaining, motion carries unanimously

Commissioner Smith rejoins

2. Finding of Facts, Conclusions of Law, and Order VAR-2025-04 Hubbel

Chairperson Osborn – Stands for a motion to approve the FCO for VAR-2025-04

Commissioner Smith – So Moved

Commissioner Fish – Second

All in favor, motion carries unanimously

3. Finding of Facts, Conclusions of Law, and Order CUP-2025-09 Maverik Store 787

Chairperson Osborn – Stands for a motion to approve the FCO for CUP-2025-09

Commissioner Smith – So Moved

Vice Chairperson – Second

All in favor, motion carries unanimously, Commissioner Duerig abstaining

4. Approve Minutes from November 20, 2025.

Chairperson Osborn – Stands for a motion to approve the Minutes from November 20, 2025.

Vice Chairperson Blanksma – So Moved

Commissioner Smith – Second

All in favor, motion carries unanimously, Commissioner Duerig abstaining

Short Recess to Rearrange: 7:19 p.m.

Back in Session: 7:21 p.m.

PUBLIC WORKSHOP ITEMS

Envision Elmore County, a comprehensive update of the 2014 Comprehensive Plan.

Individuals present included:

Keri Hill- Panorama Environmental, Contractor with Elmore County

Brenda Ellis - Senior City Planner, City of Mountain Home

Sheri Freemuth - Senior Planner for JUB

Mitra Mehta-Cooper - Contract Planner with Provost and Pritchard

Abbey Germaine - Provides status of Envision Elmore County Comp Plan Update and discusses a need to expand its review for a couple of months to allow for a more usable document.

Keri Hill - Relationship of Growth and Water Availability

-Gives presentation about the water status and implications to understand with our growth.

-Water needs to be at the first thought of development. Currently we are pumping 80,000 acre-feet per year and only 40,000 acre-feet per year is being replenished. Idaho recently released an Aquifer characterization study, showing Cinder Cone Butte where the water has declined 140-160 feet, base and the City of Mountain Home has declined 20-60 feet depending on where the property is. We need to sustain the Mountain Home Air Force Base. Bringing water from Anderson Reservoir and the Snake River needs to happen to stabilize the area. Figuring out paying for the long-term water replenishing is where we need to work on implementing that into the growth and work on the way forward.

Sheri Freemuth – Gives updated presentation on the Components of a Comprehensive Plan – Environmental, Economic, Community.

Mitra Mehta-Cooper – Gives presentation on the Land Uses – Current and Future. Emphasizes the importance of taking the time to get the Comprehensive Plan right to continue the growth and development in the County in the future and make it easier to implement for the Department.

Discussion – General consensus among the Commission that the current proposal of the Comprehensive Plan needs to be made more user friendly and implementable for the County. The Commission asked for a revised proposal from the presenters in a Special Meeting in January.

INFORMATIONAL & DISCUSSION ITEMS

1. Special Meeting – January 15, 2026, at 2280 American Legion Blvd (PS1) at 5:00 p.m.
2. Next Regular Commission Meeting, January 22, 2026, at the American Legion Hall at 7:00 p.m.

MEETING ADJOURN- 8:46 p.m.

Patti Osborn, Chairperson

Date:

Attest: _____

James Roddin, Director

Date: