



ELMORE COUNTY PLANNING AND ZONING COMMISSION

Public Services Building #1, 2280 American Legion Blvd,

Mountain Home, ID 83647

MINUTES

Thursday January 22, 2025, 7:00pm

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

Pledge of Allegiance

PUBLIC WORKSHOP ITEMS

1. PUBLIC WORKSHOP ITEM – Conditional Use Permit (CUP-2025-25) with a Master Site Plan for Idaho Power Company to construct, operate, and maintain an electrical substation within Mayfield community and electrical transmission lines in western Elmore County.

Chairperson Osborn states for the record that she retired from Idaho Power and wants to assure the applicant that she can remain bias free. Gives applicant opportunity to ask her to recuse herself.

Jeff Maffuccio, Idaho Power applicant, 1221 W Idaho St, Boise - Does not object to Chairperson Osborn continuing in the hearing.

Megan Ronk, Idaho Power applicant, 1221 W Idaho St, Boise - Does not object to Chairperson Osborn continuing in the hearing as well.

Staff Presentation-

Dan Pauly, Contract Planner with P&P – Gives Staff Report via PowerPoint for CUP-2025-25.

Questions from Commissioners - None

Jeff Maffuccio, Applicant - Gives project presentation via PowerPoint.

Questions from Commissioners –

Commissioner Oppedyk – Does Idaho Power have plans for water storage for fire suppression?

Jeff Maffuccio – There typically aren't issues with fires due to the steel, concrete and gravel construction. Idaho power has an agreement with Rural Metro to extinguish fire outside their fence line. Idaho Power is willing to add a water tank though if that is a concern.

Chairperson Patti – Asks for clarification on the creek running through the site and how it will be piped.

Jeff Maffuccio – Idaho Power is working with Angie Michaels, Contract engineer with Elmore County, to ensure they pipe it properly around the project to make sure that it will meet the 100-year flood concerns. It will redirect the flow, not go under the substation.

Questions from the Public –

In Opposition – None

In Support - None

In Neutral -

Noel Hoseley, 19030 E. Cleft Rd, Mountain Home – Asks about putting the service lines on the existing supports rather than add additional power poles. Also asks about the creek and wants to make sure the water redirection is sufficient as that area is prone to flooding. States that he would like to point out that a lot of people shoot out there so a solid wall enclosure would be safer.

Jeff Maffuccio, Applicant – Appreciates the comments and reassures that they will reutilize the power poles where they are able. Regarding the creek, Idaho Power will be working with the engineer to ensure they handle the water flow and make sure that it is done correctly. Security and safety are a top priority, and they will look at the construction design to make sure that is considered.

2. PUBLIC WORKSHOP ITEM – Conditional Use Permit (CUP-2025-32) with Master Site Plan and Variance (VAR-2026-04) for Idaho Power Company to construct, operate, and maintain a natural-gas-fired power plant called Peregrine Gas Plant within Simco Road District.

Staff Presentation -

Dan Pauly, Contract Planner with P&P – Gives Staff Report via PowerPoint for CUP-2025-32.

Questions from Commissioners – None

Jeff Maffuccio, Applicant - Gives project presentation via PowerPoint.

Questions from Commissioners – None

Chairperson Osborn – Will the stack be similar in height to the Langley gas plant?

Jeff Maffuccio - The Langley Gulch Gas Plant is combined cycle, so it also generates steam as well. I think the stack height is similar though.

Chairperson Osborn – Can the lighting be motion or radar activated or something like the lighting on the wind turbines?

Jeff Maffuccio – That is something we can check into prior to April.

Commissioner Fish – Can we get clarification on the generators and the phases of construction. How long will there be between the two phases?

Jeff Maffuccio – We are negotiable on the terms. The challenge is also with regulatory changes and financing. It also takes years for the part-orders to be completed. The second phase may not be possible for a few years.

Chairperson Osborn – Have you had any discussions with the Mountain Home Highway District (MHHD) about the effects and additional traffic on Simco Road?

Jeff Maffuccio – Idaho Power met with MHHD, and they didn't seem to have any concerns with it. States that it is hard to look at the impact of just one project when there are many projects starting on Simco Road.

Questions from the Public –

In Support - None

In Opposition –

Cathy Hopper, 12045 NW Touchngo Ave – Is concerned with the light and noise as you can see and hear everything. She is also concerned if the site will have exhaust gases or smells.

Brad Gotenberger, 11820 NW Lois Place – Would also like to reiterate the concerns with light, noise and smells from the plant. He also mentions the lack of turn lanes and industrial traffic in the area.

In Neutral -

Noel Hoseley, 19030 E. Cleft Rd, Mountain Home – Concerned with the noise levels as there is nothing to dampen the sound. States that he is also concerned with the additional fire risk. Asks if there will be enough setbacks in case the road eventually gets widened to 4 lanes.

Cammie Patch, 11550 NW Touchngo Ave, Boise – Offers perspective from small plane operator, as she has a landing strip 6 miles away from the site. States that she has been a small plane instructor for 20 years and this area is a major corridor for training. Lights are important for the small operators and the radar lights, ADSB, do not turn on for small rural aircraft. Encourages Idaho Power to talk with the smaller airports and get their feedback.

Jim Brigham, HDR, Applicant Representative, 300 S Main St, Suite 300, Ann Arbor, Michigan – The facility within the walls will have aggregate cover, so nothing should burn. They will also have a fire system on site that will be double the standard size since there is a lack of water supply. Idaho Power has done a sound study and preliminary data showed that there should be no issue, but the added walls should also help dampen the sound. Regarding the smell, the gas plants are very clean burning and there should not be a smell coming from the facility. There will be plenty of space in front of the facility if the road widens in the future.

Jeff Maffuccio- States that they have met with one of the local airports but would like to meet and get to understand Cammie Patch's position as well. They would like to make sure they are part of a bigger conversation about Simco Road and how to make it safer amongst all business out there.

PUBLIC HEARING – ACTION ITEMS

1. PUBLIC HEARING ITEM – Conditional Use Permit (CUP-2025-13) with Master Site Plan for Simco Environmental LLC to construct, operate, maintain and decommission nine (9) new Industrial Wastewater Evaporation Ponds within Simco Road District.

Staff Presentation -

Mitra Mehta-Cooper, Contract Planner for Elmore County – Gives Staff Report via PowerPoint for CUP-2025-13.

Staff recommends approval of CUP-2025-13 with master site plan.

Questions from Commissioners –

Patti Osborn – Do you agree with all condition's approval as presented by staff?

Mike Eisenman, Applicant, 1639 Simco Rd, Boise – Agrees with the conditions of approval.

Public Testimony –

In Support –

Noel Hoseley, 19030 E. Cleft Rd, Mountain Home – In support of approval as there is a need for it in the county. Someone must do it or it will be done improperly.

In Neutral – None

In Opposition –

Cammie Patch, 11550 NW Touchngo Ave, Boise – Against approval due to the smell that the site started producing in late spring.

Robert Hopper, 12045 NW Touchngo Ave, Boise – States that from December 15 until now, they drove by the site daily and have noticed the severe smell. He believes it is a hydraulic fluid smell.

Brad Gutenberger, 11820 NW Lois Place, Boise – Opposes approving the proposal because it conflicts with Idaho water law, poses a long-term threat to ground water and it fails the public interest test the Commission is obligated to apply. There is a worry not about if, but when the liners will fail and cause significant issues for residents.

Rebuttal - Mike Eisenman – The odor concern started after we started using evaporators. With the additional expansion, the use of those evaporators will be greatly diminished. The wastewater

treatment does not use ground water and will not reduce the aquifer. A \$60,000 water testing system has been installed to ensure we are doing everything they can to make this operation safe. There is a great need for evaporation ponds to dispose of the waste correctly, or it will be done illegally.

Commissioner Duerig – What percent of the day are you using the evaporators?

Mike Eisenman – We have only had to use the evaporators due to the delay in getting the Conditional Use Permit approved. Once we are allowed to expand, the use of those evaporators will be greatly reduced.

Commissioner Duerig – What timeframe are you looking at to get the first pond complete and reduce the evaporator use?

Mike Eisenman – Within a month we should be able to have the first pond up and running.

Commissioner Oppendyk – Do you fill a pond up and then move to the next and let that evaporate to empty or do you continuously refill them as they evaporate?

Mike Eisenman – We continuously add as evaporation is quick, and that's why we plan for three sets.

Commissioner Fish – You won't be using the evaporators once expanded?

Mike Eisenman – There won't be a need for the evaporators initially. I can't say they will never be used as we may have to use them occasionally.

Commissioner Oppendyk – Can you explain these evaporators to me, are they like a fan?

Mike Eisenman – It's like a pond fountain aerator.

Chairperson Osborn closes public hearing

Deliberation

Chairperson Osborn stands for a motion to approve CUP-2025-13 with a master site plan with the conditions of approval as presented by staff.

Commissioner Duerig – So Moved

Commissioner Oppendyk – Second

Motion carries to Approve CUP-2025-13 with 4-1 Vote with Commissioner Fish's voting nay

2. PUBLIC HEARING ITEM – Conditional Use Permit (CUP-2025-14) for La Hacienda Subdivision to subdivide a 39.1-acre lot into a 7-lot Subdivision within the City of Mountain Home Area of Impact.

Staff Presentation -

David Abrahamson, Planner I for Elmore County – Gives Staff Report via PowerPoint for CUP-2025-14.

Questions from Commissioners –

Commissioner Smith – In the ITD comments they talk about expansion, how would this expand?

David Abrahamson – If they were to buy additional lots to expand the subdivision, ITD wants the opportunity to have a traffic study.

Eric Howard, JJ Howard Applicant's representative, 5983 W State St, Boise – Would like clarification on the conditions of approval for groundwater monitoring.

Abbey Germaine, Elmore County Legal Counsel – Clarifies that groundwater monitoring is currently not in the conditions of approval.

David Abrahamson – Will verify this and make sure it is updated for the preliminary plat.

Edgar Hernandez, Applicant, 1395 Highway 51, Mountain Home – Explains that he is a father with 6 kids and he wants to gift the new parcels to his children. The large lot will be his and then the 6 remaining lots will be given to each child. The plan is that this will be a gated community and the road will just be for their family. Paving the road entirely will be significant hardship for his family.

Public Testimony – None

Chairperson Osborn closes public hearing

Deliberation

Chairperson Osborn – Acknowledges that a paved road is very expensive. We have provided exceptions to this requirement in the past. If down the road they subdivide further, we can put that condition on the expansion.

Commissioner Oppendyk – My initial thought is that it does need to meet the public standards but does also remember of providing exceptions to the paving requirement in the past.

Commissioner Smith – I believe in the past it was based on the number of residences in the subdivision.

Angie Michaels – Our ordinance states if there are more than 5 parcels, it is to be paved. My concern is with the drainage that goes through the middle of the site. If the road is left as dirt, there may be issues getting emergency services in.

Chairperson Osborn – Can this be mitigated with a culvert? Is that an official creek?

Andrew Meek – It shows a flow line, so it's probably a drainage of some sort.

Chairperson Osborn – This could potentially flood in a 100-year flood, but it could be solved with a culvert.

Chairperson Oppendyk – References the report for JJ Howard, item 7, that states this site can be prone to flooding per FEMA map.

Chairperson Osborn – This is not in the FEMA area though, correct?

David Abrahamson – Correct.

Angie Michaels – The drainage that goes through the site, you want to make sure that continues to happen. A culvert and making sure that water continues to flow, could solve this.

Chairperson Osborn – Concerns could be mitigated and could alleviate the requirement for asphalt. We could still require an engineered road, but the surface could be compacted dirt.

Angie Michaels – Yes, as long as the road is compacted and all-weather surface for the emergency vehicles. The only additional concern would be potential expansion to the subdivision.

Chairperson Osborn – In light of the need for additional information, I would like to propose a continuance.

Chairperson Osborn reopens the public hearing.

Chairperson Osborn stands for a motion to continue CUP-2025-14 to a date certain of February 26, 2026.

Commissioner Duerig – So moved

Commissioner Oppendyk – Second

All in favor, Motion carries unanimously

3. PUBLIC HEARING ITEM – Conditional Use Permit (CUP-2025-26) for Reeves Subdivision to subdivide a 20-acre parcel into one 15-acre parcel and one 5-acre parcel and Preliminary Plat (PP-2025-09) for the Reeves Subdivision.

Staff Presentation -

Andrew Meek, Planner II for Elmore County – Gives Staff Report via PowerPoint for CUP-2025-26 and Preliminary Plat (PP-2025-09)

Staff recommends approval of Conditional Use Permit (CUP-2025-26) and Preliminary Plat (PP-2025-09)

Virginia Reeves, Applicant, 5650 SW Wombat Way, Mountain Home 83647 – I own the land and I'd like to gift part of the property to my son to build his home.

Questions from Commissioners –

Chairperson Osborn – You agree to the conditions of approval as presented by staff?

Virginia Reeves – Yes, I agree. The driveway will be off the existing fire truck turn around so they will not need an additional turnaround.

Public Testimony – None

Chairperson Osborn closes public hearing

Deliberation

Chairperson Osborn stands a motion to approve Conditional Use Permit (CUP-2025-26) with the conditions of approval as presented by staff.

Commissioner Duerig – So moved

Commissioner Smith – Second

All in favor, Motion carries unanimously

Chairperson Osborn stands a motion to approve Preliminary Plat (PP-2025-09) with the conditions of approval as presented by staff.

Commissioner Duerig – So moved

Commissioner Fish – Second

All in favor, Motion carries unanimously

CONSENT ITEMS

1. Approve Minutes from December 18, 2025.

Chairperson Osborn – Stands for a motion to approve the Minutes from December 18, 2025.

Commissioner Smith – So Moved

Commissioner Duerig – Second

All in favor, motion carries unanimously, Commissioner Oppendyk abstaining.

INFORMATIONAL & DISCUSSION ITEMS

1. Special Meeting – February 12, 2026, at 2280 American Legion Blvd (PS1) at 5:00 p.m.
2. Next Commission Meeting - February 26, 2026, at 2280 American Legion Blvd (PS1) at 7:00 p.m.
3. March Commission Meeting date change to April 2, 2026, at 5:00 p.m.
4. April Commission Meeting date change to April 30, 2026, time TBD.

MEETING ADJOURN- 10:08 p.m.

Patti Osborn
Patti Osborn, Chairperson

2-26-26
Date:

Attest: [Signature]
James Roddin, Director

2-26-26
Date:

