



ELMORE COUNTY PLANNING AND ZONING COMMISSION

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

Mountain Home, ID 83647

MINUTES

Thursday July 17th, 2025, 7:00pm

Chairperson Patti Osborn called the meeting to order. Members of the Elmore County Planning and Zoning Commission present, KC Duerig, Mitch Smith, 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, and Alyssa Nieto, Absent was Vice-Chairperson Jeff Blanksma

Pledge of Allegiance

1. **PUBLIC HEARING ITEM** – VAR-2025-02- Neil Helmick Variance for a 1900 square foot Accessory Dwelling Unit (ADU)

David Abrahamson- *Gives Staff Report via PowerPoint.*

Questions from Commissioners – None

Applicant- *Gives verbal background.*

Questions from Commissioners-

Chairperson Osborn- Asks applicant if the home can be placed on a different parcel?

Applicant- States he wants to stay close to the barn and outbuildings.

Chairperson Osborn- Asks applicant about sewer and power on the property.

Applicant- Confirms it would be more expensive to move it somewhere else.

PUBLIC TESTIMONY- None

Chairperson Osbon closes public hearing.

Deliberation

Chairperson Osborn- States that the applicant's testimony could prove undue hardship.

Commissioner Oppedyk and Commissioner Smith both agree.

Chairperson Osborn stands for a motion to recommend the Board of County Commissioners approve VAR-2025-02 for Neil Helmick requesting a variance from §7-2-96 of the Zoning Ordinance to build a 1900 square feet Accessory Dwelling Unit (ADU) on a portion of a 40-acre property (Parcel Number: RP05S11E173010A).

Commissioner Duerig- So moved.

Commissioner Smith- Second.

Roll Call Vote

Commissioner Duerig- Aye

Commissioner Smith- Aye

Commissioner Oppedyk- Aye

Commissioner Fish- Aye

Chairperson Osborn- Aye

Motion Approved

All in favor, motion carries unanimously.

2. PUBLIC HEARING ITEM - Appeal of BLA-2025-04 for Wes Wootan pursuant to Elmore County Code Section 7-3-7 after the Land Use and Building Department Director's administrative decision to deny the Applicant's request for a Boundary Line Adjustment between Parcel Numbers RP05S10E226025 & RP05S10E226400

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

Questions from Commission- None

Wes Wootan Applicant- *Gives verbal Background.*

Questions from Commission:

Commissioner Smith- Asks applicant about the adjacent properties.

Wes Wootan- Names adjacent properties for commissioners.

PUBLIC TESTIMONY

In support- 10

Justin Wootan 500 Owl Rock Ln, Glenns Ferry- Testified.

Denver Price 1596 Lindale Ln, King Hill- Does not testify.

Angela Dash 1596 Lindal Ln, King Hill- Does not testify.

Eric Howard/JJ Howard 5983 W State St, Suite D Boise- Testified.

Christy Zito 1065 N 15th E Mountain Home- Does not testify.

Aimee Zito 2680 E Wootan Ln, King Hill- Does not testify.

Michael Zito 2680 E Wootan Ln, King Hill- Does not testify.

Christine Wootan 2680 E Wootan Ln, King Hill- Does not testify.

Elizabeth Zito 1065 N 15th E Mountain Home- Does not testify.

Shannon Wootan 500 N Owl Rock Ln, Glenns Ferry- Does not testify.

In opposition- None

In neutral- None

Wes Wootan- Closing remarks.

Chairperson Osborn- Asks applicant to confirm prior to 2002 the parcel was non-conforming.

Wes Wootan- Confirms via handout provided to commissioners.

Chairperson Osborn closes the Public Hearing.

Deliberations

Commissioner Duerig- Does not see an issue since the parcel is already non-conforming.

Commissioners Oppedyk and Smith both agree.

Chairperson Osborn stands for a motion to grant the Appeal of BLA-2025-04 Decision for Wes Wootan pursuant to Elmore County Code Section 7-3-7 after the Land Use and Building Department Director's decision to deny the Applicant's request for a Boundary Line Adjustment between Parcel Numbers RP05S10E226025 & RP05S10E226400

Commissioner Duerig- So Moved

Commissioner Smith- Second

Roll Call Vote

Commissioner Duerig- Aye

Commissioner Smith- Aye

Commissioner Oppedyk- Aye

Commissioner Fish- Aye

Chairperson Osborn- Aye

All in favor, motion carries unanimously

3. PUBLIC HEARING ITEM- Appeal of OTD-2025-02 Decision for Wes Wootan pursuant to Elmore County Code Section 7-3-7 after the Land Use and Building Department Director's administrative decision to deny the Applicant's request for a One Time Division of Property of Parcel Number RP05S10E272540.

Rafel Sanches Contract Planner- *Gives Staff Report via PowerPoint.*

Questions from commissioners- None

On behalf of applicant Justin Wootan- *Gives background via handout to Commissioners.*

Questions from commissioners-

Chairperson Osborn- Asks applicant to describe original lot line.

Justin Wootan- Shows lot line on slideshow.

PUBLIC TESTIMONY

In Support- 10

Justin Wootan 500 Owl Rock Ln, Glenns Ferry- Testified.

Denver Price 1596 Lindale Ln, King Hill- Does not testify.

Angela Dash 1596 Lindal Ln, King Hill- Does not testify.

Eric Howard/JJ Howard 5983 W State St, Suite D Boise- Testified.

Abbey Germaine Legal Counsel- Advised commissioners to stay on topic of the One Time Division as the testimony is straying from the Public Hearing item.

Christy Zito 1065 N 15th E Mountain Home- Does not testify.

Aimee Zito 2680 E Wootan Ln, King Hill- Does not testify.

Michael Zito 2680 E Wootan Ln, King Hill- Does not testify.

Christine Wootan 2680 E Wootan Ln, King Hill- Does not testify.

Elizabeth Zito 1065 N 15th E Mountain Home- Does not testify.

Shannon Wootan 500 N Owl Rock Ln, Glenns Ferry- Does not testify.

Applicant Wes Wootan- Closing remarks, would like to note that this parcel is in King Hill and not Glenns Ferry like the Staff Report stated.

Chairperson Osborn closes the public hearing.

Deliberation

Commissioner Smith- Asks if a Farm Development Right would be more feasible.

Rafael Sanchez- States it would not qualify due to the 5 acres minimum.

Commissioner Oppedyk- Recommends denial, states whether unwillingly or not, a One Time Division was made and recorded.

Chairperson Osborn stands for a motion to deny the appeal of OTD-2025-02 Decision for Wes Wootan pursuant to Elmore County Code Section 7-3-7 after the Land Use and Building Department Director's administrative decision to deny the Applicant's request for a One Time Division of Property of Parcel Number RP05S10E272540.

Commissioner Duerig- So Moved

Commissioner Oppedyk- Second

Roll Call Vote

Commissioner Duerig- Aye

Commissioner Smith- Aye

Commissioner Oppedyk- Aye

Commissioner Fish- Nay

Chairperson Osborn- Aye

Motion Denied

CONSENT ITEMS

1. Minutes from June 26th, 2025

Chairperson Osborn stands for a motion to approve the Minutes from June 26th, 2025.

So Moved- Commissioner Smith

Second- Commissioner Duerig

Commissioner Oppedyk abstained from voting.

INFORMATIONAL & DISCUSSION ITEMS

1. Next Hearing, August 28th, 2025 7:00pm at the American Legion Hall
2. Impact Fee Update- Abbey Germaine provides update on necessary amendments to CIP.

MEETING ADJOURN- 8:30 p.m.

Patti Osborn, Chairperson

Date:

Attest:

James Roddin Interim Director

Date:

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