



ELMORE COUNTY PLANNING AND ZONING COMMISSION
War Memorial (American Legion Hall)
515 East 2nd South Street, Mountain Home, ID 83647

MINUTES

For:
Thursday July 25th, 2024, 7:00pm

Chairperson Patti Osborn called the meeting to order. Members of the Elmore County Planning and Zoning Commission present were Chairperson Osborn, Vice Chair-Jeff Blanksma, Ed Oppedyk, KC Duerig, Sue Fish and Mitch Smith. Also, present were Director Mitra Mehta-Cooper, Attorney of Record Abbey Germaine, Consultant Planner Elizabeth Allen, Consultant Engineer Angie Michaels and staff members Kacey Ramsauer, David Abrahamson, and Alyssa Nieto.

Pledge of Allegiance

1. **ACTION ITEM** – CUP- 2024-08

Elizabeth Allen- *Gives staff report via PowerPoint.*

Questions from Commissioners- None

Applicants David Moode and Scott McNeley- *Gives background via PowerPoint.*

Chairperson Osborn- Question for applicants.

Applicants- Answers question.

Vice Chairperson Blanksma- Question for applicants.

Applicants- Answers question.

No further questions.

No public testimony.

Commissioner Fish- Question for applicants.

Applicants- Answers question.

Staff Deliberation.

Chairperson Osborn stands for a motion to approve CUP-2024-08 as presented by staff with revised conditions as discussed by commissioners.

Roll call vote.

Commissioner Duerig- Aye

Commissioner Smith- Aye

Vice Chairperson Blanksma- Aye

Commissioner Oppedyk- Aye

Commissioner Fish- Aye

Chairperson Osborn- Aye

All in favor, motion carries unanimously.

2. ACTION ITEM – VAR-2024-03

David Abrahamson- *Gives staff report via PowerPoint.*

Commissioner Smith- Question for planner.

Abrahamson- Answers question.

Applicant Bill Geib - *Gives background.*

Chairperson Osborn- Question for applicant.

Applicant Bill Geib - Answers question.

Public testimony.

In Support

Tarl Smith 7177 Old Grandview HWY Mountain Home, ID- Makes Comment

Lori Smith 7177 Old Grandview HWY Mountain Home, ID- Makes Comment

In Neutral- None

In Opposition- None

Applicant- Gives closing remarks.

Commissioners' deliberation with staff comments.

Chairperson Osborn stands for a motion of approval for VAR-2024-03 for Bill Geib Boise Off Road Towing as presented by staff.

So moved- Chairperson Duerig

Second- Chairperson Oppedyk

All in favor, motion carries unanimously.

3. **ACTION ITEM** – CUP-2024-16

David Abrahamson- *Gives staff report via PowerPoint.*

No questions from Commissioners.

Applicant Bill Geib - *Gives background.*

Commissioner Oppedyk- Question for applicant.

Applicant Bill Geib - Answers question.

No public testimony.

Commissioners' deliberation with staff comments.

Chairperson Osborn stands for a motion to approve CUP-2024-16 Bill Geib Boise Off Road Towing as presented by staff.

So moved- Commissioner Smith

Second- Commissioner Oppedyk

All in favor, motion carries unanimously.

CONSENT ITEMS

1. Minutes from May 23rd, 2024

Chairperson Osborn stands for a motion of approval for minutes from May 23rd, 2024 as presented by staff.

So Moved- Commissioner Oppedyk

Second- Vice Chairperson Blanksma

All in favor, motion carries unanimously.

2. Minutes from June 27th, 2024

Chairperson Osborn stands for a motion of approval for minutes from June 27th, 2024 as presented by staff.

So Moved- Commissioner Oppedyk

Second Commissioner Duerig

All in favor, motion carries unanimously.

3. FCO-CUP-2024-10

Chairperson Osborn stands for a motion of approval for FCO-2024-10 for YESCO Media for a lighted billboard.

So Moved- Commissioner Fish

Second- Commissioner Duerig

All in favor, motion carries unanimously.

4. FCO- CUP-2024-15

Chairperson Osborn stands for a motion of approval for CUP-2024-15 SIRP, LLC for a 4-lot Platted Subdivision.

So Moved- Commissioner Duerig

Second- Commissioner Fish

All in favor, motion carries unanimously.

5. FCO- PP-2024-01

Chairperson Osborn stands for a motion of approval for PP-2024-01 SIRP, LLC for a 4-lot Platted Subdivision.

So Moved- Commissioner Fish

Second- Commissioner Smith

All in favor, motion carries unanimously.

INFORMATIONAL & DISCUSSION ITEMS

1. Next Hearing, August 22nd, 2024 American Legion Hall at 7:00pm.
2. Public Workshop to discuss roles and responsibilities for the Planning & Zoning Commission on August 22nd, 2024 American Legion Hall at 6:00pm.
3. Cat Creek Energy LLC – Third Amendment to Development Agreement – Board of County Commissioners Public Hearing on 07/12/2024 – Staff Report

The Commission now moves into executive session, pursuant to Idaho Code 74-206 subsection one subsection F pending litigation.

So Moved: Commissioner Blanksma

Second: Commissioner Duerig

Roll call vote.

Chairperson Osborn – Aye

Commissioner Smith – Aye

Commissioner Blanksma – Aye

Commissioner Fish – Aye
Commissioner Duerig – Aye
Commissioner Oppedyk- Aye

Motion to exit executive session.

So Moved- Commissioner Blanksma

Seconded- Commissioner Duerig

MEETING ADJOURN- 9:00 pm

Patti Osborn



8-22-2004

Patti Osborn, Chairperson

Date:

Mitra Mehta-Cooper



8/22/2004

Attest:
Mitra Mehta-Cooper, Director

Date:

