



ELMORE COUNTY PLANNING AND ZONING COMMISSION

War Memorial (American Legion Hall)

515 East 2nd South Street, Mountain Home, ID 83647

MINUTES

For:

Thursday June 27th, 2024, 7:00pm

Chairperson Patti Osborn called the meeting to order. Members of the Elmore County Planning and Zoning Commission present were 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, and staff members Kacey Ramsauer, David Abrahamson, and Alyssa Nieto.

Pledge of Allegiance

1. **ACTION ITEM** – Motion to accept the Agenda as corrected, listing the date of the next Planning and Zoning Commission Meeting as July 25th, 2024. .

Chairperson Osborn Stands for a motion of to accept the corrected agenda.

So Moved- Commissioner Oppedyk
Second- Commissioner Smith

All in favor, motion carries unanimously.

2. **ACTION ITEM** – CUP-2024-10

David Abrahamson- *Gives staff report via PowerPoint.*

Chairperson Osborn- Question for planner.

Abrahamson- Answers question.

Applicant Steve Bagley - *Gives background.*

Chairperson Osborn- Question for applicant.

Applicant Steve Bagley - Answers question.

No public testimony.

Chairperson Osborn stands for a motion to approve CUP-2024-10 for YESCO Billboard with the conditions of approval as presented.

So moved: Commissioner Oppedyk.

Second: Commissioner Duerig.

All in favor, motion carries unanimously.

3. **ACTION ITEM** – CUP-2024-08 CAFO

Elizabeth Allen- *Gives staff report via PowerPoint.*

No questions from Commissioners.

Applicant Scott McNeley - *Gives background.*

Commissioner Blanksma- Question for applicant.

Applicant Scott McNeley - Answers question.

Commissioner Duerig- Question for applicant.

Applicant Scott McNeley- Answers question.

Commissioner Fish- Question for applicant.

Applicant Scott McNeley- Answers question.

Chairperson Osborn- Question for applicant.

Applicant Scott McNeley - Answers question.

No public testimony.

Comments from commissioners during deliberation.

Chairperson Osborn stands for a motion to Continue public hearing for CUP-2024-08 for a new CAFO to the next Planning and Zoning Commissioner hearing date on July 25th, 2024.

So Moved: Commissioner Duerig
Second: Commissioner Smith

All in favor, motion carries unanimously.

4. ACTION ITEM – CUP-2024-15 and PP-2024-01

Kacey Ramsauer: *Gives Staff Report.*

Commissioner Fish- Question for planner.

Ramsauer- Answers question.

Applicant Erik Howard - Gives background.

Chairperson Osborn- Question for applicant.

Applicant Erik Howard- Answers question.

Legal counsel- Gives input for commissioners.

No public testimony.

Chairperson Osborn stands for a motion to approve CUP-2024-15 with the conditions of approval as revised by the Commissioners.

So Moved: Commissioner Duerig
Second: Commissioner Oppedyk

All in favor, motion carries unanimously.

Chairperson Osborn stands for a motion to approve PP-2024-01 with the conditions of approval as revised by the Commissioners.

So Moved: Commissioner Blanksma
Second: Commissioner Duerig

All in favor, motion carries unanimously.

5. ACTION ITEM CUP-2024-14 and PP-2024-02

Kacey Ramsauer- *Gives Staff Report.*

Questions- None

Applicant- Gives Background.

Commissioner Duerig- Question for applicant.

Applicant Erik Howard Provides background and answers question.

Chairperson Osborn- Question for applicant.

Applicant Erik Howard- Answers question.

Legal counsel- Gives input for commissioners.

No public testimony

Chairperson Osborn stands for a motion to approve CUP-2024-15 and PP-2024-02 with the conditions of approval as presented with revised language for Condition Number 3.

So Moved: Commissioner Duerig

Second: Commissioner Blanksma

All in favor, motion carries unanimously.

CONSENT ITEMS

1. FCO- CUP-2023-16

Chairperson Osborn stands for a motion to approve FCOs for CUP-2023-16 for Community Council of Idaho Daycare.

So Moved: Commissioner Blanksma

Second: Commissioner Smith

Commissioner Oppedyk: Abstains from voting.

All others in favor, motion carries unanimously.

2. FCO- CUP-2024-09

Chairperson Osborn stands for a motion to approve FCOs for CUP-2024-09 for William Geib Boise Off Road Towing.

So Moved: Commissioner Duerig
Second: Commissioner Blanksma

All in favor, motion carries unanimously.

3. FCO- EOA-2024-01

Chairperson Osborn stands for a motion to approve FCOs for EOA-2024-01 for CS2, LLC Cory Swain and Trails End Subdivision

So Moved: Commissioner Blanksma
Second: Commissioner Duerig

All in favor, motion carries unanimously.

4. FCO- VAR-2024-02

Chairperson Osborn stands for a motion to approve FCOs for VAR-2024-02 for Kevin Keck's Tuff shed

So Moved: Commissioner Smith
Second: Commissioner Blanksma

All in favor, motion carries unanimously

Chairperson Osborn stands for a motion to continue the consideration of the May 23rd, 2024, Minutes to the next hearing scheduled for July 25th, 2024.

So Moved: Blanksma
Second: Duerig

All in favor, motion carries unanimously.

No items from the public.

INFORMATIONAL & DISCUSSION ITEMS

1. Next Hearing, July 25th, 2024 American Legion Hall at 7:00pm.
2. Department Heads Memo – 2025 Budget Request for the Department.

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- 8:54 pm



Patti Osborn, Chairperson

7/25/24

Date:

Attest: 

Mitra Mehta-Cooper, Director

7/25/24

Date: