



ELMORE COUNTY PLANNING AND ZONING COMMISSION

Public Services Building #1, 2280 American Legion Blvd,

Mountain Home, ID 83647

MINUTES

Thursday March 12, 2026, 5:00 p.m.

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

Pledge of Allegiance

PUBLIC WORKSHOP ITEMS

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

Individuals present included:

Keri Hill – Panorama Environmental

Brenda Ellis – Senior City Planner, City of Mountain Home

Crystal Rodgers – County Commissioner

Christy Acord – Rural Development, Elmore County

Justin Wootan – Comprehensive Plan Advisory Committee member

Comments and Discussion:

James Roddin – Emphasizes the need for feedback during this meeting and that we need to hear the good and bad.

Commissioner Osborn – States that she really likes the direction that the Comprehensive Plan is going.

Discussion – All corrections from previous meeting are verified and discussed among the Commissioners, Advisory Committee members and staff.

Commissioner Osborn – Praises Mitra and Keri on the work they've put in to make this a great document that balances growth and maintaining Elmore Counties best interests at heart.

Abbey Germaine – States that the document is easier to read and that Chapter 3 needs to be streamlined, but that has been discussed internally.

Discussion – The Commission, Advisory Committee and staff discuss minor changes that are needed to comp plan layout and verbiage. Identified some numbering issues and font sizing that need to be addressed.

Mitra Mehta-Cooper – Gives presentation on the required elements, responsible agencies and the priorities.

Keri Hill – Discusses how overall water availability is a big constraint for Elmore County. Explains the need to incorporate that into every planning decision. By doing that, we can be proactive with resources rather than reacting to the State curtailing usage.

Mitra Mehta-Cooper – Emphasizes that the Comprehensive Plan is not set in stone and updates will need to continue as the growth changes and continues. She praises Elmore County for being agile with decision making and states that adjusting the Comprehensive Plan and Zoning Ordinance to reflect changes is a great way to continue that. Mitra outlines updates to Chapter 5 and states that balancing water and land use is going to be a large part of sustainable growth. Impact fees have been implemented and updating those fees regularly to keep up with the growth will be key to the success of the County. Expanding in-house staff to keep up with the growth and bringing in contracted knowledge for these large projects to ensure timely processing is necessary.

Mitra Mehta-Cooper and Keri Hill –Discuss the West Region and the priorities specific to that area. Including showing the overlays that are suggested and asking for feedback on them.

Abbey Germaine – Clarifies that overlays can be used to restrict or encourage development.

Discussion – The Commission, Advisory Committee and staff discuss overlays, and Mitra asks for guidance on the overlays to make an informed decision on how to include them in the Comprehensive Plan by March 27, 2026.

Mitra Mehta-Cooper and Keri Hill –Discuss the North Region and the priorities specific to that area.

Discussion – The Commission, Advisory Committee and staff discuss recreation growth and how to incorporate that into the Comprehensive Plan for the North Region.

Mitra Mehta-Cooper and Keri Hill –Discuss the East Region and the priorities specific to that area.

Vice Chairperson Blanksma – We need to incorporate the groundwater quality issues in King Hill and Hammett in the East Region. There are issues with groundwater quality as you can't drink or shower in the water in those areas due to nitrates and arsenic. Water levels are also an issue.

Keri Hill – Explains that most of the contaminates are naturally occurring and the rise in issues is the EPA lowered their maximum standards.

Mitra Mehta-Cooper asks for comments from Advisory Committee and agencies to be delivered to her and Keri Hill by March 27, 2026. She verifies that we are ready to take this for approval on April 30, 2026. Final draft of the Comprehensive Plan will be ready for Planning and Zoning Commission and Advisory Committee review by April 15, 2026.

INFORMATIONAL & DISCUSSION ITEMS

1. Next Regular Commission Meeting, April 2, 2026, 2280 American Legion Blvd (PS1) at 5:00 p.m.
2. April Regular Commission Meeting, April 30, 2026, at 2280 American Legion Blvd (PS1) at TBD.

MEETING ADJOURN- 7:15 p.m.

Patti Osborn

Patti Osborn, Chairperson

4-30-26

Date:

James Roddin

Attest:

James Roddin, Director

4-30-26

Date:

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