

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

Wednesday, September 17, 2014 at 7:00pm

Agenda

PLEASE SILENCE CELL PHONES

CALL TO ORDER

ESTABLISH QUORUM

- | | |
|---|---|
| <input type="checkbox"/> Chairperson Patti Osborn | <input type="checkbox"/> Vice-Chairperson K.C. Duerig |
| <input type="checkbox"/> Debbie Lord | <input type="checkbox"/> Betty Van Gheluwe |
| <input type="checkbox"/> Sue Fish | <input type="checkbox"/> Ed Oppedyk |
| <input type="checkbox"/> Shane Zenner | <input type="checkbox"/> Jeff Blanksma |
|
 | |
| <input type="checkbox"/> Attorney of Record Phil Miller | |

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

- Receive testimony for the 2014 updated and amended Comprehensive Plan for Elmore County.

ITEMS FROM THE PUBLIC

FCO and MINUTES

- Minutes from 08-20-2014.

INFORMATION ITEMS

- Upcoming P & Z Schedule.

MEETING ADJOURNED



Elmore County Land Use and Building Department

520 East 2nd South Street
Mountain Home, ID 83647
Phone: (208) 587-2142 ext.254
Fax: (208) 587-2120

Alan Christy
Director

Tell Riley
Building Official

Beth Bresnahan
Planner I

Kacey Ramsauer
Administrative
Assistant

Staff Report to the Elmore County Planning and Zoning Commission

Meeting/Hearing Date: 9/17/14

Date Report Completed: 9/11/14

Report Number: 1

Agenda Item: 2014 Update to the Elmore County Comprehensive Plan

Case Number(s): CPA-2012-01

Elmore County Staff: Alan Christy, Director

BACKGROUND:

The proposed ordinance amendment was initiated by Elmore County. Notice for the public hearing was posted in the Mountain Home News on August 27, 2014 and September 3, 2014. Notice was given to agencies and political subdivisions on August 20, 2014.

The proposed update to the comprehensive plan was initiated by Elmore County.

LETTERS FOR THE RECORD:

1. Email from Bill Richey, Military Affairs, dated August 21, 2014.
 2. Letter from Danielle Robbins, DEQ, dated August 26, 2014.
 3. Letter from Dave Bergh, Military Affairs Committee, dated August 28, 2014.
 4. Email from Blake Watson, Idaho Power, dated September 2, 2014.
 5. Email from Byron Schmidt, 366 OSS, Chief Airspace Management, dated September 3, 2014.
 6. Email from Jim Morrison, ITD, Development Services Manager, dated September 5, 2014.
-

ATTACHMENTS:

1. Public Hearing Notices
 2. Agency Notice
-

STAFF COMMENT

Staff has updated the plan with the comments from Bill Richey (Letter for the Record #1).

There may have been some confusion with the information provided from Idaho Power (Letter for the Record #4). The majority of the information has been incorporated, including the map has been added to the current draft of the comprehensive plan.

Additional information, if any, will be submitted to the Commission in a supplemental staff report on September 17, 2014.

Staff will have an up to date copy of the comprehensive plan available at the hearing on the 17th.

RECOMMENDATIONS

Staff recommends that the Commission conduct the scheduled public hearing and provide a recommendation to the Board of County Commissioners.

Alan Christy

From: Billy Richey <BRichey@mountain-home.us>
Sent: Thursday, August 21, 2014 3:05 PM
To: Alan Christy (achristy@elmorecounty.org)
Subject: Elmore County Com Plan

Follow Up Flag: Follow up
Flag Status: Flagged

Alan, Reviewed the Draft Comp plan and only have a couple of suggestions..

Recommend the following addition:

Pg 55 Public Service Objective- Water Supply and Distribution
2. Encourage and promote water development projects on the Snake River, which enhance the County's agricultural industry **and the longevity of Mountain Home Air Force Base.**

Pg 96 paragraph 3, line5 add a coma following **Mountain Home Range Complex,**

Excellent job Alan,

Bill Richey
Special Asst. for Military Affairs
(208) 599-1256



STATE OF IDAHO
DEPARTMENT OF ENVIRONMENTAL QUALITY
BOISE REGIONAL OFFICE
1445 North Orchard Street • Boise, ID 83706-2239 • (208) 373-0550

received
8-28-14 BB

DEQ Response to Request for Environmental Comment

Date: 08/26/2014
Agency Requesting Comments: Elmore County Land Use and Building Department
Date Request Received: 08/20/2014
Applicant/Description: Comprehensive Plan CPA-2012-01

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at <http://www.deq.idaho.gov/ieq/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. Air Quality

- *Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).*

For questions, contact David Luft, Air Quality Manager, at 373-0550.

- *IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.*

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. Wastewater and Recycled Water

- *DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.*
- *IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.*

All projects for construction or modification of wastewater systems require

preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.

- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Todd Crutcher, Engineering Manager, at 373-0550.

3. Drinking Water

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.

All projects for construction or modification of public drinking water systems require preconstruction approval.

- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at <http://www.deq.idaho.gov/water-quality/drinking-water.aspx>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Todd Crutcher, Engineering Manager at 373-0550.

4. Surface Water

- A DEQ short-term activity exemption (STAE) from this office is required if the project will involve de-watering of ground water during excavation and discharge back into surface water, including a description of the water treatment from this process to prevent excessive sediment and turbidity from entering surface water.

- Please contact DEQ to determine whether this project will require a National Pollution Discharge Elimination System (NPDES) Permit. If this project disturbs more than one acre, a stormwater permit from EPA may be required.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call 208-334-2190 for more information. Information is also available on the IDWR website at: <http://www.idwr.idaho.gov/WaterManagement/StreamsDams/Streams/AlterationPermit/AlterationPermit.htm>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at 373-0550.

5. Hazardous Waste And Ground Water Contamination

- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards, Rules and Regulations for Hazardous Waste, and Rules and Regulations for the Prevention of Air Pollution.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852).

Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or

disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Aaron Scheff, Waste & Remediation Manager, at 373-0550.

6. Additional Notes

- *If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at 373-0550, or visit the DEQ website (<http://www.deq.idaho.gov/waste-mgmt-remediation/storage-tanks.aspx>) for assistance.*
- *If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.*

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any our technical staff at 208-373-0550.

Sincerely,

Danielle Robbins

Danielle Robbins
danielle.robbs@deq.idaho.gov
Boise Regional Office
Idaho Department of Environmental Quality

C: File # 1978

Military Affairs Committee

received

9-2-2014 UC

205 North 3rd East • Mountain Home, Idaho 83647 • (208) 587-4334

Elmore County
Land Use and Building Department
520 East 2nd South
Mountain Home, ID 83647

August 28, 2014

Dear Planning and Zoning Commissioners,

The Military Affairs Committee of the Mountain Home Chamber of Commerce strongly supports the 2014 updated and amended Comprehensive Plan for Elmore County. Encroachment has been the number one issue that has impacted base closures across the United States. The Economic Impact Analysis for Mountain Home Air Force Base shows that they provide a dollar impact of almost a billion dollars to the surrounding communities in Idaho. It is vital that the county plans today for tomorrow's missions. We feel it is important to continue to highlight and support Mountain Home AFB and the Mountain Home Range Complex and the Orchard Training Area in the document, protecting it from encroachment now and in the future. We applaud Elmore County Planning and Zoning Commissioner's support of the military's mission in Idaho. That continued support is vital to the future success of the military in Idaho.

The Military Affairs Committee is composed of approximately 100 local Chamber of Commerce members all with the same goal of protecting and promoting Mountain Home AFB and its longevity in Idaho.

Sincerely,



Dave Bergh, Chairman
Military Affairs Committee

Beth Bresnahan

From: Watson, Blake <BWatson2@idahopower.com>
Sent: Tuesday, September 02, 2014 4:37 PM
To: 'bbresnahan@elmorecounty.org'
Subject: Elmore County Comprehensive Plan
Attachments: ElmoreCounty.pdf; Public Service Objectives.docx

Beth,

I understand Alan is out for the remainder of the week. And, comments on the draft need to be in by the end of this week.

I (and our engineering planning department) have been working with Alan on and off on Idaho Power proposed language (and map) for inclusion in the county comp plan. The attached map was provided to Alan sometime back as it lays out our existing transmission infrastructure in Elmore County. As well, it indicates the proposed transmission and substation locations for Elmore County that was arrived at through the Eastern Treasure Valley Electric Plan. Alan was a participant in the Community Advisory Committee on the development of that plan. It appears that a different map (map 11) is in the draft. Would it be beneficial to include this map? Is that a possibility at this stage in the process? Also, I have reviewed the language under **Public Service Objectives – Electrical Power** and have some comments on that as well. We had provided edits to that language to Alan some time back as well. See the attached edits on that as well.

If there is another method required for providing comments to the draft, please advise. If you have any questions, feel free to contact me. Thank you for your time and consideration.

Regards,

Blake.

Blake Watson

COMMUNITY RELATIONS REPRESENTATIVE
Idaho Power | Community Relations

P.O. Box 70 | Boise, ID | 83707
10790 W. Franklin Rd. | Boise, ID | 83709

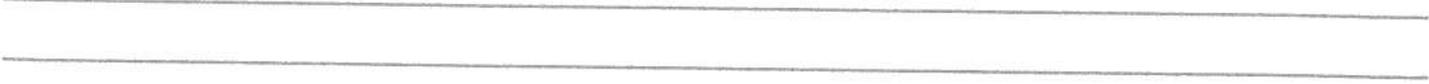
Work 208-388-2413
Fax 208-388-6924
Mobile 208-861-6133

Email bwatson2@idahopower.com





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Public Service Objectives - Electrical Power

1. Work with Idaho Power Company to promote the development of energy services and public facilities to meet public needs, three-phase power capability in all areas of the County and all Communities.

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2. Encourage the enhancement of the electric system capacity and reliability. local power companies to upgrade distribution systems for reliable service to outlying areas of the County.

3. Support creation of wind energy farms only in appropriate areas of the County.

3. Encourage the enhancement of the capacity and reliability of renewable energy resources

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4. Encourage the multiple-use of utility corridors by utility providers.

5. Support siting of utility to ensure that they connect to similar facilities in adjacent jurisdictions.

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46. Recognize the need for long-range planning and build out of electrical infrastructure as detailed in the Eastern Treasure Valley Electrical Plan (ETVEP), developed by a local Community Advisory Committee. See Map #11 in the map appendix for the conceptual locations of future electrical infrastructure.

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57. Recognize that the ETVEP is a conceptual plan and is the first step in planning for new and upgraded transmission lines and substations. Each project will still require jurisdictional approval and will be subject to the public siting process.

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8. Support longer term (10 to 15-year) conditional use permits to enable utilities to purchase sites well in advance of needing to build the facility.

9. Support siting of utility corridors within identified or designated transportation corridors and allow the appropriate placement of electric facilities on public rights-of-way.

10. Support the protection of wetlands and other critical areas and recognize that electric facilities sometimes must cross these areas, and that access is essential for repair and maintenance of the facilities.

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611. Recognize other types and sources of energy beyond the existing electrical infrastructure have a role to play in the future of the Gem Community (e.g. solar, wind, gas).

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712. Promote conservation of energy through support of public education, incentives and other tools that encourage conservation.

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Sustainability & Energy Efficiency

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Promote conservation of energy through support of public education, incentives and other tools that encourage conservation.

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Adopt and implement guidelines and standards for energy conservation practices.

Incorporate energy conservation requirements as approval criteria for planned communities and planned unit developments.

Encourage LEEDS™ (Leadership in Environmental and Energy Design) certification for all public buildings.

Create and use incentives for energy-efficient design in private development and construction.

Partner with Idaho Power to develop and promote sustainability programs for new construction and development as well as for existing businesses and homes.

Encourage the enhancement of the capacity and reliability of renewable energy resources.

Economic Development

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Recognize the need for electric utility facilities that are sufficient to support economic development.

Encourage Idaho Power to make additions to and improvements of electric utility facilities that provide adequate capacity for projected growth.

Provide Idaho Power with periodic updates of population, employment, and development projections. The City and Idaho Power will seek to jointly evaluate actual patterns and rates of growth, and compare such patterns and rates to electrical demand forecasts.

Obligation to Serve

Recognize Idaho Power's obligations to serve all of its customers. The Idaho Public Utilities Commission (IPUC) provides a forum, available to the city and the general public, for consideration and determination of matters involving appropriate levels of service and the allocation of costs associated with providing that service.

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Beth Bresnahan

Received 9-4-14
A

From: SCHMIDT, BYRON L GS-11 USAF ACC 366 OSS/OSOA <byron.schmidt@us.af.mil>
Sent: Wednesday, September 03, 2014 2:01 PM
To: Beth Bresnahan
Cc: Elmore County Growth and Development (PnZ) (achristy@elmorecounty.org); WARNER, CLINTON G Maj USAF ACC 366 OSS/ADO
Subject: RE: Comprehensive Plan Update

Beth,

I have reviewed the Comprehensive Plan from an airspace perspective. I have not found any detail that is of concern or that needs to be addressed from that viewpoint. Thank you.

Byron Schmidt, DAFC
Chief, Airspace Management
COM: 208-828-4722
DSN: 728-4722
FAX: 4573

-----Original Message-----

From: Beth Bresnahan [<mailto:bbresnahan@elmorecounty.org>]
Sent: Wednesday, August 20, 2014 11:01 AM
To: A. Borreson ; Alan Bermensolo ; Allen Gross ; Betty Ashcraft ; Bob Ruth; Bob Swenson ; Bonnie Harper; Brian Davis ; Brian Oakley ; Bruce Fisher ; SCHMIDT, BYRON L GS-11 USAF ACC 366 OSS/OSOA; Cathy Sellman ; Col Joel Price ; Col Thomas Rasmussen ; Corey Beyerlin; Cottrell II, Joseph E ; Dale Curran; Dan Day ; Danielle Robbins ; Dave Szplett; Elaine Faddis ; Gilbert Walker ; Glens Ferry Municipal Airport; Gordon Hamilton ; Greg Maurer ; Jeanne Urlezaga ; Jeffrey Matter ; Jeri Wood ; John Chatburn ; John Nielsen ; John Taylor ; John Westra ; Julianne Shaw ; Karen Azman ; Kaylin Dennis ; Lance Warnick; LeniSue Halle; LtCol Euene Gussenhoven; Mark Larson ; Mark Lessor ; Mark Martell ; Marty Jones ; Mayor of Mountain Home ; Mellen Water Sub; Michele Elliot ; Mir Seyedbagheri ; Miranda Pedroza ; Nannette Blonshine ; Nina Patterson ; Patricia Burnhan ; Paula Riggs ; Penny Meyers; Prairie Free Library District ; Rena Kerfoot ; Rick Layher ; Rick Ward; Ronald Sherer ; Ronda Avery ; Scheuch, Richard K Civ USAF ACC 366 CES/CEPD ; Sheryle Landon; Stephaney Church ; Steve Douglas ; Terry Humphrey ; Theresa Algie ; Wayne Shephard; Will Berg
Subject: Comprehensive Plan Update

Good Morning everyone,

We have the final draft of the comprehensive plan. I have too many files to send in one email so I will be sending all of the maps in a second email.

Beth Bresnahan

Planner

Elmore County Land Use and Building Department

520 E 2nd South

Mountain Home, ID 83647

(208) 587-2142 ext 256

bbresnahan@elmorecounty.org

Beth Bresnahan

Received
9-5-14
BBB

From: Jim Morrison (Development Services) <Jim.Morrison@itd.idaho.gov>
Sent: Friday, September 05, 2014 8:06 AM
To: Beth Bresnahan (bbresnahan@elmorecounty.org)
Subject: RE: Comprehensive Plan Update
Attachments: Elmore County - CPA-2012-01.pdf

Attached are ITD's comments on your updated comprehensive plan.

I am the new Development Services Manager for ITD District 3. I look forward to working with you on future applications for Elmore County. Maybe we can make some time to get a chance to meet in person.

Jim Morrison
Development Services Manager
Work (208) 332-7191
Fax (208) 334-8917
jim.morrison@itd.idaho.gov



***CONFIDENTIALITY NOTICE: This e-mail message may contain legally privileged and confidential information exempt or prohibited from disclosure under applicable law. If you are not the intended recipient of this e-mail, please notify this sender immediately and do not deliver, distribute or copy this e-mail, or disclose its contents or take any action in reliance on the information it contains.

From: Beth Bresnahan [<mailto:bbresnahan@elmorecounty.org>]
Sent: Wednesday, August 20, 2014 11:01 AM
To: A. Borreson ; Alan Bermensolo ; Allen Gross ; Betty Ashcraft ; Bob Ruth; Bob Swenson ; Bonnie Harper; Brian Davis ; Brian Oakley ; Bruce Fisher ; Byron Schmidt ; Cathy Sellman ; Col Joel Price ; Col Thomas Rasmussen ; Corey Beyerlin; Cottrell II, Joseph E ; Dale Curran; Dan Day ; Danielle Robbins ; Dave Szplett; Elaine Faddis ; Gilbert Walker ; Glenns Ferry Municipal Airport; Gordon Hamilton ; Greg Maurer ; Jeanne Urlezaga ; Jeffrey Matter ; Jeri Wood ; John Chatburn ; John Nielsen ; John Taylor ; John Westra ; Julianne Shaw ; Karen Azman ; Kaylin Dennis ; Lance Warnick; LeniSue Halle; LtCol Euene Gussenhoven; Mark Larson ; Mark Lessor; Mark Martell ; Marty Jones ; Mayor of Mountain Home ; Mellen Water Sub; Michele Elliot ; Mir Seyedbagheri ; Miranda Pedroza ; Nannette Blonshine ; Nina Patterson ; Patricia Burnhan ; Paula Riggs ; Penny Meyers; Prairie Free Library District ; Rena Kerfoot ; Rick Layher ; Rick Ward; Ronald Sherer ; Ronda Avery ; Scheuch, Richard K Civ USAF ACC 366 CES/CEPD ; Sheryle Landon; Stephaney Church ; Steve Douglas ; Terry Humphrey ; Theresa Algie ; Wayne Shephard; Will Berg
Subject: Comprehensive Plan Update

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Beth Bresnahan
Planner
Elmore County Land Use and Building Department
520 E 2nd South

Mountain Home, ID 83647
(208) 587-2142 ext 256
bbresnahan@elmorecounty.org



IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028
Boise, ID 83707-2028

(208) 334-8300
itd.idaho.gov

September 5, 2014

Alan Christy
Elmore County Land Use and Building Department
520 East 2nd South Street
Mountain Home, Idaho 83647

VIA EMAIL

RE: CPA-2012-01 ELMORE COUNTY – UPDATED AND AMENDED COMPREHENSIVE PLAN

Dear Mr. Christy:

The Idaho Transportation Department (ITD) has reviewed the referenced comprehensive plan update for Elmore County. ITD has the following comments:

- ITD's long range plans do not include adding ramps to Exit 114 at Hammett or Exit 120 at Glens Ferry.
- ITD does not have plans or the funding to construct a Tipanuk interchange at Ditto Cr. Rd.
- ITD does not have plans or the funding to construct a traffic signal at the intersection of Hwy 67 and Hwy 167 near the Mountain Home Airbase.
- ITD will not participate in construction or funding of a rest area on Highway 20 at the Pine/Featherville Road Junction.
- ITD fully supports your efforts to limit the approaches to major roadways to enhance traffic safety.
- ITD does not have plans or the funding to expand the Mayfield interchange. Building of a planned community near this interchange could overload the capacity of the interchange.

If you have any questions, you may contact me at 332-7191.

Sincerely,

A handwritten signature in cursive script that reads "James K. Morrison".

James K. Morrison
Development Services Manager
jim.morrison@itd.idaho.gov

ELMORE COUNTY
PLANNING AND ZONING COMMISSION

520 East 2nd South Street
Mountain Home, ID 83647
Telephone 208-587-2130, ext. 502 Fax 208-587-2120

NOTICE OF PUBLIC HEARING
2014 Updated and Amended Elmore County Comprehensive Plan

NOTICE IS HEREBY GIVEN pursuant to the Ordinances of Elmore County and the Laws of the State of Idaho, that the Elmore County Planning and Zoning Commission will hold a Public Hearing in the War Memorial Hall (American Legion) 515 East 2nd South Street, Mountain Home, Idaho, at 7:00 p.m., on WEDNESDAY, September 17, 2014. The purpose of the hearing is to receive testimony for the 2014 updated and amended Comprehensive Plan for Elmore County.

The 2014 updated and amended Comprehensive Plan addresses the sixteen required components of Idaho Code § 67-6508 and will affect future land uses in unincorporated areas of Elmore County. The 2014 updated and amended Comprehensive Plan also incorporates fourteen maps showing current and future land use designations.

The 2014 updated and amended Comprehensive Plan may be reviewed prior to the hearing in the Land Use and Building Department during regular business hours. It is also available for viewing at the Elmore County webpage, <http://www.elmorecounty.org>. Any and all interested persons can provide input at said public hearing and the public is welcome and invited to submit information. Anyone who wishes to testify, but is unable to attend may submit written documentation prior to the meeting by sending it to Elmore County Land Use and Building Department, 520 East 2nd South Street, Mountain Home, Idaho, 83647. Written testimony must be received by 5:00 pm on September 5, 2014.

The Elmore County Clerk is responsible for ensuring compliance with the American Disabilities Act of 1993. Provisions will be made for persons with disabilities who are

unable to attend this hearing. A grievance procedure is available from M. Bate, Elmore County Courthouse, in accordance with the ADA regulations.

Two publications: August 27, 2014 and September 3, 2014.

Alan Christy, Director
Elmore County Land Use and Building Department
AC/bsb



Elmore County Land Use and Building Department

520 East 2nd South Street
Mountain Home, ID 83647
Phone: (208) 587-2142 ext.254
Fax: (208) 587-2120
www.elmorecounty.org

Alan Christy
Director

Tell Riley
Building Inspector

Beth Bresnahan
Planner I

Kacey Ramsauer
*Administrative
Assistant*

Date: August 20, 2014

To: Whom It May Concern

Subject: Notice of Public Hearing

Applicant: Elmore County – Updated and Amended Comprehensive Plan

Case #: CPA-2012-01

A public hearing will be held before the Elmore County Planning and Zoning Commission on the enclosed application. The hearing is scheduled for Wednesday, September 17, 2014 at 7:00 p.m. in the War Memorial (American Legion) Hall at 515 East 2nd South Street, Mountain Home, Idaho.

The 2014 updated and amended Comprehensive Plan addresses the sixteen required components of Idaho Code § 67-6508 and will affect future land uses in unincorporated areas of Elmore County. The 2014 updated and amended Comprehensive Plan also incorporates fourteen maps showing current and future land use designations.

The 2014 updated and amended Comprehensive Plan may be reviewed prior to the hearing in the Land Use and Building Department during regular business hours. It is also available for viewing at the Elmore County webpage, <http://www.elmorecounty.org>. Any and all interested persons can provide input at said public hearing and the public is welcome and invited to submit information. Anyone who wishes to testify, but is unable to attend may submit written documentation prior to the meeting by sending it to Elmore County Land Use and Building Department, 520 East 2nd South Street, Mountain Home, Idaho, 83647. Written testimony must be received by 5:00 pm on September 5, 2014.

If you have any questions or if we can be of any assistance, please do not hesitate to contact the office. To ensure compliance with the American Disabilities Act (ADA) of 1993, the Elmore County Clerk the responsible coordinator. Provisions will be made for persons with

disabilities who are unable to attend this hearing. A grievance procedure is available from M. Bate, Elmore County Courthouse, in accordance with the ADA regulations.

Sincerely,

A handwritten signature in black ink that reads "Alan Christy". The signature is written in a cursive style with a large, stylized initial "A".

Alan Christy
Director

Enclosures: Comprehensive Plan

AC:bsb

CC:
366th CES/CEAO
366th OSS/OSOA
Aspen Engineers, Chartered
QRU of Atlanta
Atlanta Highway District
Atlanta Rural Fire District
Bliss School District #234
Boise Regional Dept of Environmental Quality
Bonneville Power Administration Department of Energy
Bruneau River Soil Conservation District
Bruneau-Grand View Jt School District
Bureau of Land Management
Central District Health Department
Century Link
Century Link
Tesoro Logistics NW Pipeline
City of Glens Ferry
City of Mountain Home
City of Mountain Home
City of Mountain Home
City of Mountain Home-Planning and Zoning
Community Planning Association
Division of Building Safety
Division of Building Safety
Eastern Elmore County Rec District
Elmore Ambulance Service
Elmore County Extension Office
Elmore County Fair & Rodeo Board
Elmore County Sheriff
Elmore County Surveyor
St. Luke's Elmore Medical Center
Elmore Soil & Water Conservation District
EPA Idaho Operations Office
Federal Aviation Administration (SEA-ADO)
Federal Bureau of Investigation
Caldwell Transportation
Glens Ferry Fire Dept
Glens Ferry Highway District
Glens Ferry Municipal Airport
Glens Ferry School District #192
Grandview Ambulance Service
Grandview Rural Fire District
Idaho Army National Guard
Idaho Army National Guard
Idaho Dept of Aeronautics

Idaho Dept of Agriculture
Idaho Dept of Agriculture
Idaho DEQ Regional Office
Idaho Dept of Fish & Game
Idaho Dept of Fish & Game
Idaho Dept of Health & Welfare Div of Family & Community Services
Idaho Dept of Lands BSU Planning
Idaho Dept of Lands Southwest Area Manager
Idaho Dept of Transportation District 3
Idaho Dept of Water Resources Western Region
Idaho Governor's Office of Energy Resources
Idaho Power Co. Lands Department
Idaho State Fire Marshall
Idaho State Historic Preservation Office
Idaho Waste Systems
Intermountain Gas Co.
King Hill Domestic Water Assoc.
King Hill Irrigation District
King Hill Rural Fire District
Mellen Subdivision Water District
Mountain Home Post Office
Mtn. Home Aviation
Mtn. Home Economic Development
Mtn. Home Fire Dept.
Mtn. Home Highway District
Mtn. Home Irrigation District
Mtn. Home Municipal Airport Board
Mtn. Home Rural Fire District
Mtn. Home School District #193
Oasis Volunteer Fire Department
Pine Ambulance Service
Prairie Ambulance Service
Prairie Elementary District #191
Prairie Free Library District
Shared Vision Inc.
Rural Telephone
The Peregrine Fund/World Center for Birds of Prey
Union Pacific Railroad
US Army Corp of Engineers
US Dept of the Interior BLM Twin Falls District
US Fish and Wildlife Service
USFS Mtn Home Ranger District, Boise NF
West Side Sewer District
Western Elmore County Rec District
Williams NW Pipeline

**ELMORE COUNTY
PLANNING AND ZONING COMMISSION**

MINUTES

Wednesday, August 20, 2014 at 7:00 pm

Chairperson Osborn called the meeting to order. Members of the Elmore County Planning and Zoning Commission present were Vice Chairperson K.C. Duerig, Shane Zenner, Jeff Blanksma, Sue Fish and Ed Oppedyk. Also present were Attorney of Record Phillip Miller, and staff members Beth Bresnahan and Kacey Ramsauer.

PLEDGE OF ALLEGIANCE

PUBLIC MEETING

FCO and Minutes

FCO for Case Number: CUP-2014-10 Red Baron Estates Pilot's and Homeowner's Association.

Oppedyk and Fish abstained from voting as they were not present at the previous meeting.

Osborn stated she has 2 additions. She stated that in the additional conditions item number 2 states that it will not be in effect until all outstanding taxes have been paid in full by all members. She stated that she would like this to define property taxes.

Commission consensus was to change the wording.

Osborn stated that on item 5 stated that the conditional use permit will not be in effect until an agreement is in place between Red Baron Estates Homeowners Association and Soles Rest Creek Homeowners association. She stated that she would like the agreement to be recorded and this language be added to the conditions.

Commission consensus was for the wording to state that a recorded agreement or a memorandum of understanding that no such agreement is needed.

Duerig moved to approve with changes stated above.

Blanksma seconded.

Motion carries unanimously with Oppedyk and Fish abstaining.

Minutes from 08-06-2014.

Blanksma moved to approve.

Duerig seconded.

Motion carries unanimously with Oppedyk and Fish abstaining.

INFORMATION ITEMS

Memo for Recreational Vehicles

Bresnahan stated that staff has been getting complaints about RV's in the Pine/Featherville areas. She stated that in looking through the ordinance it states that an RV park is having 2 or more RV's on one piece of property. She stated that staff has sent letters to property owners in

the area that are out of compliance. She stated that staff would like to amend the ordinance because there is no definition between personal and a commercial type of a situation. She stated staff would recommend having a public meeting in Pine regarding this to get input from the residents.

Commission consensus was to have this public meeting on September 30, 2014 at the Pine Senior Center at 1:30 pm.

Upcoming P & Z Schedule

Bresnahan handed out CD's of the Comprehensive Plan and the public hearing for this is scheduled for September 17, 2014.

MEETING ADJOURNED

Patti Osborn, Chairperson

Date:

Attest: _____
Alan Christy, Director

Date:

