

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

Wednesday, May 6, 2015 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"/> 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

- **Hammett Community Church for a Conditional Use Permit for a community park in the Agriculture Zone. Case Number: CUP-2015-08.** The site is located in Lots 13-18, Block 4, Medbury Townsite, B.M. A common way of locating the property is from Interstate 84 take exit 112 for Hammett, turn right on Highway 78, turn left on Old Highway 30. Property is located on corner of S. Main Ave. and Old Highway 30 on the left.

PUBLIC MEETING

- **Case Number: SUB-2006-02 Red Baron No. 4**

ITEMS FROM THE PUBLIC

MINUTES

- **Minutes from 04-15-15**

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
www.elmorecounty.org

Alan Christy
Director

Tell Riley
Building Official

Beth Bresnahan
Planner I

Kacey Ramsauer
Administrative
Assistant

Staff Report to the Planning and Zoning Commission

Meeting/Hearing Date: 5/1/2015 **Date Report Compiled:** 4/3/2015

Agenda Item: Conditional Use Permit for Hammett Community Park

Applicant: Hammett Community Church

Case Number: CUP-2015-08

Staff: Beth Bresnahan

Location: Lots 1-12 less Highway and tax 22 and Lots 13-18 lock 4 Medbury Townsite. A common way of locating this property is from Interstate 84 take exit 112 for Hammett, turn right on Highway 78, turn left on Old Highway 30. Property is located on corner of S. Main Ave and Old Highway 30 on the left.

Zoning: Agriculture

Parcel Number: RP00086004001CA

BACKGROUND:

Application for a conditional use permit for a community park was turned into the Land Use and Building Department on March 13, 2015. Notice of public hearing was sent to surrounding property owners on April 6, 2015 and was mailed to agencies on April 6, 2015. Notice of public hearing was published in the Mountain Home Newspaper on April 15, 2015. Property was posted on April 27, 2015.

Applicant has conducted the required neighborhood meeting on March 7, 2015.

LETTERS FOR THE RECORD

1. Elmore County Assessor/Treasurer Letter
2. Idaho Transportation Department, James Morrison, dated April 14, 2015

ATTACHMENTS:

1. Application
2. Posting photos
3. Map

THE TWELVE STANDARDS ALL CONDITIONAL USES MUST MEET ARE:

1. **The proposed use shall, in fact constitute a Conditional Use as determined in Chapter 8, Table 6-8-11 (C), Elmore County Land Use Table, as contained in this Ordinance;**

Staff Response: Table 6-8-11 (C) shows that a "Park, Public" requires a Conditional Use Permit and there are no additional standards or requirements for this use.

2. **The proposed use shall be in harmony with and in accordance with the Elmore County Comprehensive Plan and this Ordinance (Title 6);**

Staff Response: Staff has been unable to find any conflict with the Elmore County Comprehensive Plan and Ordinance. Staff believes this proposal is in harmony with Land Use Objective #12 – Encourage and support land use proposals that are consistent with the community design objectives of all communities and districts within the County , Hammett Community Design Concept #13- Community Design: Continue to encourage development that supports the small community/town atmosphere of Hammett and Recreation Objective #1- Encourage developments that will maintain the aesthetic and scenic value of the area with the least possible disturbance to soil, vegetation, and water.

3. **The proposed use complies with the purpose statement of the applicable base zone and with the specific use standards as set forth in this Chapter;**

Staff Response: Staff believes the proposed use complies with the proposed statement of the applicable base zone in that the proposed use is "Residential land use is allowed in the Ag zone subject to site development standards and compatibility with agricultural operations."

4. **The proposed use shall comply with all applicable County Ordinances;**

Staff Response: Staff believes this use will comply with all applicable County Ordinances. Site plan shows adequate parking of ten (10) spaces. The Ordinance does not specify the recommended number of spaces for Park, Community. Staff believes the number of parking spaces on the master site plan is adequate.

5. **The proposed use shall comply with all applicable State and Federal regulations;**

Staff Response: State and Federal agencies have been notified of this application. Idaho Department of Transportation has proposed conditions, see letter dated April 14, 2015.

- 6. The proposed use shall be designed, constructed, operated, and maintained in such a way as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity; and that such use shall not change the essential character of said area;**

Staff Response: Staff believes that the essential character of the area will not be negatively changed with this proposed amendment.

- 7. The proposed use shall not be hazardous or disturbing to existing neighboring uses or impede their normal development;**

Staff Response: Neighbors within 1,000 feet have been notified of this application. The Land Use and Building Department has received no written input from neighbors.

- 8. The proposed use shall be served adequately by available public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewer, or that the person responsible for the establishment of the proposed conditional use shall be able to provide adequately any such services;**

Staff Response: Staff believes proposed use will not create excessive additional requirements at public cost. S Main Avenue and Old Highway 30 are paved roads maintained by Glenns Ferry Highway District. Fire Protection is provided by the King Hill Rural Fire Protection District Condition is proposed for sewer disposal.

- 9. The proposed use shall not create excessive additional requirements at public cost for public facilities and services and the proposed use shall not be detrimental to the economic welfare of the County;**

Staff Response: There is no data provided that the proposed use will not create excessive additional requirements at public costs.

- 10. The proposed use shall not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors;**

Staff Response: No excessive smoke, fumes, glare or odors are anticipated with the proposed use.

- 11. The proposed use shall have vehicular approaches which shall be so designed as not to create an interference with traffic on surrounding public or private roadways;**

Staff Response: New approach will be approved through Glenns Ferry Highway District and/or Idaho Department of Transportation as per letter from Idaho Department of Transportation dated April 14, 2015.

- 12. The proposed use shall not result in the destruction, loss or damage of a natural or scenic feature of major importance.**

Staff Response: The area is not designated as having a natural or scenic feature of major importance.

STAFF COMMENT

Staff could find nowhere in the Ordinance for a specific number of parking spaces required for a Community Park. Staff believes the number of parking spaces, ten (10), indicated on the master site plan is adequate.

STAFF RECOMMENDATIONS

Without taking into consideration any public testimony, staff recommends **approval** of the proposed Conditional Use Permit CUP-2015-08 with the proposed conditions:

PROPOSED CONDITIONS OF APPROVAL

1. Ten (10) parking spots will be constructed as specified on the master plan with turn around.
2. All signage will comply with zoning and building regulations.
3. All Outstanding fees, if any, must be paid prior to the issuance of an Elmore County building Permit.
4. Failure to comply with any of the conditions may result in revocation of the Conditional Use Permit.
5. The proposed use will be constructed in substantial conformance with the master site plan.
6. The park will be maintained by the Hammett Community Church, any change requires an amendment to the Conditional Use Permit.
7. Park must be completed in 3 years.
8. A permit must be obtained for vault privy or other approved sewage disposal from Central District Health Department.
9. Approach permit must be obtained from Glens Ferry Highway Department and/or Idaho Department of Transportation.
10. Obtain a Right-of-Way permit from Idaho Department of Transportation prior to doing any work or activity within the highway Right-of-Way.
11. Follow landscaping guidelines in letter from ITD dated April 14, 2015.



ELMORE COUNTY LAND USE & BUILDING DEPARTMENT

520 E 2nd South – Mountain Home, ID 83647 – (208) 587-2142

www.elmorecounty.org

Conditional Use Permit Application

The Elmore County Land Use & Building Department **DOES NOT** accept faxed applications or signatures.

Application must be completed in **INK**. Please use addition sheets of paper if necessary. This application must be complete and all fees paid prior to acceptance by the Elmore County Land Use & Building Department. A public hearing will not be scheduled until the application is accepted.

The Conditional Use Permit Application must be in compliance with Chapter 27 of the Elmore County Zoning and Development Ordinance.

Pre-application meetings are strongly encouraged for Conditional Use Permit Applications. Pre-application meetings are by appointment only. Do not hesitate to contact the Land Use & Building Department with any questions or concerns.

- Name of applicant: Hammett Community Park
- Address of applicant: C/O Pam Howard PO Box 123 Hammett, ID 83627
- Daytime telephone number of applicant: 208-590-0139
- Email Address: bpwsj@rtci.net
- Name, address, and daytime telephone number of developer: see above

- Address of subject property: 9358 old Hwy 30, Hammett ID 83627
- Name, address, and daytime telephone number of property owner (if different from applicant): Hammett Community Church

8. Attach Legal Description and acreage of property and legal description and acreage of part that CUP is to encompass:

Attach at least one of the following:

- Deed Proof of Option Earnest Money Agreement Lease Agreement Assessor's Parcel Master Inquiry

RP# 000 86004001C

9. Common directions of how to get to the proposed Conditional Use Permit property from a known beginning point:

Hammett lot located at intersection of S main Ave and old Hwy 30

10. a. Current zoning: Ag b. Current district (if applicable): _____

11. a. Is the proposed location within an Area of Critical Concern (ACC) or Community Development Overlay (CDO)?

Yes No If in a CDO, what CDO? _____ If in an ACC or CDO, technical studies, an environmental assessment, or an environmental impact statement may be required.

b. Is the proposed development within any city's impact area? Yes No

c. Is the proposed site within an Airport Hazard Zone or Air Port Sub Zone? Yes No
If yes, applicant shall provide approval from the Federal Aviation Administration and/or the Idaho Department of Aeronautics and Transportation.

d. Is any portion of the property located in a Floodway or 100-year Floodplain? Yes No

If yes submit map showing location of floodway and/or floodplain in relation to the property and/or proposal.

e. Does any portion of this parcel have slopes in excess of 10%? Yes No If yes, submit contour map.

f. The impacts of a proposed development and/or land use on adjacent land uses and transportation facilities must be considered. The applicable Highway District or Transportation Department may require a Traffic Impact Study (TIS) if the proposed development or land use has associated with it special circumstances deemed by the district or department to warrant a study. A notation and signature from the applicable district or department stating no study is required or a copy of this study must be submitted with this application.

g. The impacts of the CUP on existing public services and facilities (such as the fire department, emergency services, sheriff's department, schools, etc.) must be considered. A letter from the applicable agency governing the public service or facility stating how the developer will provide for said services with plans and/or drawings or that said services are not required may need to be submitted with the application.

h. Are there any known hazards on or near the property (such as canals, hazardous material spills, soil or water contamination, etc.)? Yes No If yes, describe and give location: _____

i. Are there hazardous materials and/or wastes involved either in your operation or generated off site and brought onto the property? Yes No

12. Does any other agency require a permit (DEQ, EPA, IDWR, FAA, state, federal, etc.)? Yes No
If yes, who? _____

Proof of having applied for or acquired other agency(ies) permit(s) submitted with CUP application.

13. ADJACENT PROPERTIES have the following uses:

North residence East Rental housing
South pasture West residence

14. EXISTING USES and structures on the property are as follows: Sign

15. A written narrative stating the specific PROPOSED USE. Include as much detail as possible (use additional sheets of paper if necessary):

Property owned by Hammett Community Church to be developed into a community park to be used by the public - To build in increments - As funding will include - 1/2 basketball court, playground equipment, rest rooms - parking - small picnic area

16. a. The conditional use is requested to begin within 5 days/ months after permit approval (permit expires if not used within 1 year of approval) and is for 3 years or perpetuity.

b. Construction or improvements associated with conditional use is expected to begin within: 5 days/ month/ years and be completed within 3 days/ months/ years.

17. Proposed Use(s): Recreation Hours of Operation: 7 AM - 9 pm

Days of Operation: 7 days - m-S Maximum Number of Patrons: _____

Sewage disposal: municipal / individual septic vault system Water: municipal supply / community well / individual well

Number of employees during largest shift: _____ Proposed number of parking spaces: 8-10

18. PRELIMINARY FLOOR PLANS: To a professional standard with sizes and types of interior spaces indicated, 15 copies 8½" x 11".

19. ENVIRONMENTAL IMPACT STATEMENT AND/OR ASSESSMENT: When a development or proposal is of a more complex nature, when it is required by the Zoning and Development Ordinance, and/or when the site is located within an Area of Critical Concern, and Environmental Impact Statement and/or Assessment may be required at the expense of the applicant.

(The Land Use & Building Director will determine if an EIS is required)

EIS Required: Yes No Director Initial AL

Department Note: _____

20. PROPERTY OWNER'S ADDRESS: A list of property owner's/purchaser's of record names and addresses within a minimum radius of 300' of property boundaries encompassed by proposed Conditional Use Permit. Said list shall be obtained from the tax records of the appropriate county. See attachment

**Radius extended to: 1,000' feet mile(s) Date: _____ Initial AL - Ag-Zone

21. Is this application submitted with any additional applications? no

22. Ordinance Chapter 27, Section 6-27-7 states that the Elmore County Planning and Zoning Commission shall review all proposed conditional use applications and find adequate evidence that such use meets all of the following standards. The applicant must provide said evidence. Following are the standards the conditional use must meet (please use additional sheets of paper if necessary):

How does the proposed land use constitute a conditional use as determined by the land use matrix?

Activity is allowed with a CUP

How will the proposed land use be in harmony and accordance with the Comprehensive Plan and the Ordinance?

Residence area - kept clean

How will the proposed land use comply applicable base zone and with the specific standards as set forth in the Ordinance?

We will follow all rules & regulations specified as directed

How does the propose land use comply with all applicable County Ordinance?

We will stay updated on any changes following all regulations

How does the propose land use comply with all applicable State and Federal regulation?

We will follow all rules & regulations staying updated on any changes

What about the proposed land use's design, construction, operation and maintenance makes it harmonious and appropriate in appearance with the existing or intended character of the general vicinity and how will it not change the essential character of said area?

The proposed park will provide a safe, fun place for the community to meet and play. Taken care of by volunteers overseen by the church community

Why or how will the proposed land use not be hazardous or disturbing to existing or future neighboring uses?

Nothing hazardous will be found on property. Frequent inspections and maintenance will be done. Park hours are from 7:00 AM to 9:00 PM to limit disturbance.

How will the proposed land use be served adequately by available public facilities/services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewer or how will these public services be provided by the applicant/developer?

Vault type septic - All access is the same as for

Other Hammett residents, will have handicap access -

Why or how will the proposed land use not create excessive additional requirements at public cost for public facilities/services or be detrimental to the economic welfare of the county?

Wont require any public funds. Park will be owned & maintained by Hammett Community Assoc

Why or how will the proposed land use not involve uses, activities, processes, materials, equipment, and/or conditions of operation that will be detrimental to any persons, property, or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors?

The will be posted times of ~~open~~ public access - signs directing public to pumpster site, regular inspection government approved equipment

How will the proposed land use have vehicular approaches to property designed to not create interference with traffic on surrounding public or private roadways?

lot entrance off Hwy 78 will be closed & fenced old Hwy 30 side will be fenced with parking lot on property entering off main st

Why or how will the proposed land use not result in the destruction, loss or damage of a natural or scenic feature of major importance?

It will actually improve vacant lot - No scenic features involved

23. **ADDITIONAL INFORMATION:** Any additional information as required or needed by the Planning and Zoning Commission, Land Use & Building Department, or interested agency.

✓ **A neighborhood meeting must be conducted prior to submitting application.** Requirements for a neighborhood meeting are outlined in the Elmore County Zoning and Development Ordinance Chapter 4 Section 6-4-3.

✓ **A master site plan is required with this application.** Requirements for a master site plan are found in Chapter 18 of the Elmore County Zoning and Development Ordinance.

Agency signature sheet on page 7 of this application.

Elmore County reserves the right to withhold processing and/or issuance of any County Conditional Use Permit until the County is satisfied that County approval may be the final action in any multi-agency approval process. Proof of having obtained or applied for necessary permits and/or approvals from applicable local (other than Elmore County) state, and/or federal agencies may be required prior to issuance of a Conditional Use Permit by Elmore County. If required, documentation shall be submitted with the Conditional Use Permit application.

The Planning and Zoning Commission shall hold at least one public hearing on an application for a Conditional Use Permit. A public hearing will be scheduled within sixty (60) days after acceptance of the application. The Land Use & Building Department will mail hearing notices to the surrounding property owners and to any agency that may have an interest in the proposal. The Land Use & Building Department will place a Notice of Public Hearing in the Mountain Home News at least fifteen (15) days prior to said hearing. The Land Use &

Building Department will post notice of the hearing on the premises not less than seven (7) days prior to the hearing.

This application may be approved, conditionally approved, denied, or tabled.

If the application is approved or conditionally approved by the Planning and Zoning Commission, the applicant will be sent a document that is the official "Conditional Use Permit". This document may be in the form of a Findings of Fact, Conclusions of Law, and Order, and will enumerate the conditions attached to the approval and issuance of the permit and will state the consequences of failure to comply. The permit shall not become effective until after an elapsed period of 10-days from the date of the Planning and Zoning Commission Chairperson's signature on the Findings of Fact, Conclusions of Law, and Order. During this time, any interested person may appeal the action to the Board of Elmore County Commissioners. The applicant will be notified of any pending appeals. An appeal will stay all proceedings until its resolution.

If the Conditional Use Permit is denied by the Planning and Zoning Commission, the applicant may reapply or the applicant may appeal the decision in writing to the Board of Elmore County Commissioners. Appeal of a Planning and Zoning Commission decision must be made within ten (10) days after the date of the Planning and Zoning Commission Chairperson's signature on the Findings of Fact, Conclusions of Law, and Order,

The applicant hereby agrees to pay the fees established by the Board and agrees to pay any additional fees incurred (initial) BSB. The applicant also verifies that the application is complete and all information contained herein is true and correct (initial) BSB. The initial applicant understands there could be a delay in a decision should the applicant or their representative not attend any meeting where the application is being considered.

Samuel Howard 3/9/15
Property Owner Signature Date
Representative

Samuel Howard 3/9/15
Applicant Signature Date

| ADMINISTRATIVE USE ONLY | |
|-------------------------|---------------------------------------------------------------------------------|
| Date of Acceptance | <u>3-13-15</u> |
| Accepted by | <u>BSB 3-18-15</u> |
| CUP FEE: | \$800.00 |
| Fee \$ | <u>0</u> (<input type="checkbox"/> Pd) Receipt # <u>fees waived by Board.</u> |
| Date Paid: | <u>N/A</u> |
| Case# CUP- | <u>2015-08</u> |

Agency signatures are used for the applicant to make initial contact with certain agencies to address issues prior to a public hearing and application submittal. Additional agencies not listed may have additional requirements. The agencies listed below may be required for future approvals or signatures depending on the type of conditional use. The signature does not constitute a final approval by the agency. The agency signatures below do not guarantee approval from the Elmore County Land Use & Building Director, Elmore County Planning and Zoning Commission or Elmore County Board of Commissioners. The agencies listed below will be notified of the public hearing. Elmore County Land Use & Building Staff will inform the applicant of the desired agency signatures prior to application submittal.

Agency Signatures

X Marty Jones, RSTB 3-11-15
 Central District Health (or other Sewer District) Sewer Permit (580-6003) Initial Date

Comment: Permit from CDHD required for vault privy.

X Jim Gluck Colleen Kury Highway JG 3-12-15
 Roadway Jurisdiction Project (MHHD 587-3211) (GFHD 366-7744) Initial Date

Comment: _____

Assessor's Office (Verify Legal Description OR Tax Status If Manufactured Home) (ext 247) Initial Date

Comments: _____

X [Signature] King Hill Rural Fire DJ 3-13-15
 Fire District (MHRFD 587-8986 Tom DuCharme) (Oasis 796-2115 Jim Hobdey) Initial Date
 (GFFD 366-2689/599-4010 Derek Janousek)

Comments: _____

This application is: Approved Approved pending approval of other permit Denied

Remarks: _____

Approval of Land Use & Building Authority _____ Date _____

received
4-27-15 BJB



Hammett
Community
Church

04/01/2015

To whom it may concern;

As board members, elders and Pastor we the undersigned give Pamela Howard authority to sign on behalf of Hammett Community Church in regards to Hammett Community Park concerning permit applications in Elmore County.

Sincerely,

Pastor Chuck Snyder

Hank Dole

Ken Thompson

3/27/15

PMO100 - PARCEL MASTER INQUIRY

11:03:17

PARCEL: RP 00086004001C A F1=SL

F17=DD

F24=LD

HAMMETT COMMUNITY CHURCH

*TREND

LEGAL DESCRIPTION

LOTS 1-12 LESS HWY & TAX 22
LOTS 13-18
BLK 4 MEDBURY TOWNSITE

9223 W CHURCH

CODE AREA 22-0000 OWNER CD

PARC TYPE LOC CODE 700

HAMMETT ID 83627

EFFDATE 1201994 EXPDATE

PREV PARCEL

| CAT/ST# | RY | QUANTITY | UN | VALUE | HO | MRKT | HO | EXMP | CB | MRKT | OTHER |
|---------|----|----------|-----|-------|-------|------|----|------|----|------|-------|
| 15 | 1 | 2011 | 700 | AC | 19550 | | | | | | |

TOTALS

700

19550

ENTER NEXT PARCEL NUMBER RP _____ A

FKeys: F2=TX F3=Exit F5=SS F6=NM F7=LG
 F8=CT F13=TM F18=HS F20=SrcH F22=EU

WARRANTY DEED

FOR VALUE RECEIVED

Emil Nejd1 and Lois L. Nejd1, as Co-Trustees of the Emil & Lois L. Nejd1 Trust under Trust Agreement dated February 26, 1998, and their substitutes and successors as Trustee thereunder

GRANTOR(S), does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto
Hammett Community Church

9223 W Church St. IDE

GRANTEE(S), whose current address is: ~~P.O. Box 225~~ Hammett, Idaho 83627
the following described real property in Elmore County, State of Idaho.
more particularly described as follows, to wit:

(See Attached)

Instrument # 367065
Elmore County, Idaho
10:41am Jun. 23, 2005
For: HAMMETT COMMUNITY CHURCH
No. of Pages: 2 Fee: \$6.00
GAIL L. BEIT, Recorder
Deputy: DIE

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantee(s) heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that Grantor(s) is/are the owner(s) in fee-simple of said premises; that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever, except those of record.

Dated: October 26, 2004

Emil Nejd1
Emil Nejd1, Trustee

Lois L. Nejd1
Lois L. Nejd1, Trustee

STATE OF Idaho)
COUNTY OF Elmore)

On this 26th day of October in the year 2004, before me a Notary Public, personally appeared Emil Nejd1 and Lois L. Nejd1 known or identified to me to be the person (s) whose name (s) is/are subscribed to the within instrument as trustee of the Emile & Lois L. Nejd1 Trust and acknowledged to me that he/she/they executed the same as such trustee.



Signature: *Joanne Martinez*
Residing at: *Shears Ferry*
Comm. Exp: 9/28/07

LEGAL DESCRIPTION

Tract I:

Lots 13, 14, 15, 16, 17 and 18, Block 4, Medbury Townsite, Elmore County, Idaho, according to the official plat thereof on file and of record in the office of the County Recorder of Elmore County, Idaho.

Tract II:

Two strips of land 30 feet wide located in the West Half of Block Four, Medbury Townsite, being those portions of Lots 1-12, inclusive, Block 4, Medbury Townsite, remaining after conveyance to State of Idaho, Department of Highways, of certain rights-of-way through said lots.

SAVE AND EXCEPT THE FOLLOWING:

A parcel of land lying adjacent to Lots 19-24, inclusive, Block 4, Medbury Townsite, Elmore County, Idaho, according to the official plat thereof on file and of record in the office of the County Recorder of Elmore County, Idaho, and more particularly described as follows:

Commencing at the Southwest Corner of Lot 19, Block 4, Medbury Townsite, the Real Point of Beginning, and running thence West 30 feet to a point on the East sideline of State Highway Hammett Connection, Project No. S-SG-3703(4) Highway Survey and running thence North along said Hammett Connection a distance of 150 feet, running thence East 30 feet to the Northwest corner of Lot 24, Block 4, Medbury Townsite, running thence South along the West sideline of Block 4, Medbury Townsite, a distance of 150 feet to the Southwest corner of Lot 19, Block 4, Medbury Townsite, the Real Point of Beginning.

See # 20

| PM_MAIL_NM | PM_MAIL_A1 | PM_MAIL_A2 | PM_MAIL_CT | PM_MAIL_ST | PM_MAIL_ZP |
|--------------------------------|-------------------------|-------------------|---------------|------------|------------|
| 9310 KOCH CIRCLE LLC | 11333 CAMAS ST | | BOISE | ID | 83709 |
| ADAMSON, GARY L | P O BOX 188 | | HAMMETT | ID | 83627 |
| ANDERSON, JACK D | 6090 E SUDDUTH ROAD | | KING HILL | ID | 83633 |
| AREVALO, FIDEL G | 629 HWY 78 | | HAMMETT | ID | 83627 |
| ATWOOD, ALICE FAY | 194 TYLER | | TWIN FALLS | ID | 83301 |
| BARROSO, JUAN A | 9440 W CENTER | | HAMMETT | ID | 83627 |
| BLANKSMA, JEFFERY C | P O BOX 106 | | HAMMETT | ID | 83627 |
| BOWDEN, BILLY AJR | 551 S SCHOOL HOUSE ROAD | | HAMMETT | ID | 83627 |
| CAVEN, JERRY | 911 E WINDING CREEK DR | STE 150 | HAMMETT | ID | 83627 |
| CONRAD, FAROLD LUCAS | P O BOX 280 | | EAGLE | ID | 83616 |
| CONRAD, SHELLEY | 9542 W CENTER | | MTN HOME | ID | 83647 |
| CONTRERAS, JUAN CARLOS VERGARA | 9420 OLD HWY 30 | | HAMMETT | ID | 83627 |
| COON, WM J | 9 N FAIRVIEW ST | | HAMMETT | ID | 83623 |
| CORIELL, MARK | P O BOX 83 | | NAMPA | ID | 83651 |
| DICK, CONNIE A | 3706 W CLEMENT | | HAMMETT | ID | 83627 |
| DICKSON, PATRICK D | 305 S DAVIS ROAD | | HAMMETT | ID | 83704 |
| GLUCH, MARY B | C/O DARRELL WALLIS | 10250 31ST AVE SW | BOISE | ID | 83627 |
| GOOD, JERRY | 706 HWY 78 | | HAMMETT | ID | 98146 |
| HALL, ROBERT K | 2975 W LATTY DR | | SEATTLE | WA | 83627 |
| HALL, THOMAS C JR | 579 HWY 78 | | GLENN'S FERRY | ID | 83623 |
| HALLIDAY, MONICA S | 735 S JADE WAY | | HAMMETT | ID | 83627 |
| HAMMETT COMMUNITY CHURCH | 9223 W CHURCH | | HAMMETT | ID | 83627 |
| HAYWARD, ALICE ATWOOD | 194 TYLER | | HAMMETT | ID | 83627 |
| HETTENBAUGH, RENEE A | 812 S 32ND ST | | TWIN FALLS | ID | 83301 |
| HICKENLOOPER, DARLENE | 590 W LADD CIRCLE | | BILLINGS | MT | 59101 |
| HICKENLOOPER, GARY | 590 W LADD CIRCLE | | HAMMETT | ID | 83627 |
| HICKENLOOPER, KEITH | 605 W LADD CIRCLE | | HAMMETT | ID | 83627 |
| HOAGLAND, VERLYN MORRISON H | P O BOX 21 | | HAMMETT | ID | 83627 |
| HUMPHERYS, VERLAND L | P O BOX 144 | | HAMMETT | ID | 83627 |
| HUNT, JOANN P | 201 S COLD SPRINGS ROAD | | HAMMETT | ID | 83627 |
| HUNTER, GEORGE E | 633 S SCHOOL HOUSE ROAD | | HAMMETT | ID | 83627 |
| JESS, TIM A | P O BOX 11 | | HAMMETT | ID | 83627 |
| JUN ENTERPRISES LLC | P O BOX 106 | | HAMMETT | ID | 83627 |

| | | | | | |
|--------------------------|------------------------------|----------------|---------------|----|-------|
| JOHN, KAREN ARLENE | 6111 NORTH ULMER LANE | | BOISE | ID | 83714 |
| JUAREZ, DANIEL | P O BOX 176 | | HAMMETT | ID | 83627 |
| LOBNITZ, EVELYN B | 1130 N ALLUMBAUGH ST APT 124 | | BOISE | ID | 83704 |
| LUDINGTON, CLAYTON R | 473 S WOOD HAVEN AVE | | HAMMETT | ID | 83627 |
| MCG COMPANY LLC | P O BOX 727 | | GLENN'S FERRY | ID | 83623 |
| MORRISON, THOMAS J | 24428 SWEETWATER ROAD | | WILDER | ID | 83676 |
| MORRISON, WALTER SCOTT | 115 PARKBEND WAY | | CALDWELL | ID | 83605 |
| NEIDL, LOIS L | 7 N WILSON ST | | BOISE | ID | 83706 |
| OBENCHAIN, THEODORE G | 0836 SW CURRY ST | #302 | PORTLAND | OR | 97239 |
| ORTIZ, ANTONIO JR | P O BOX 1013 | | GLENN'S FERRY | ID | 83623 |
| ORTIZ, ELOY | P O BOX 946 | | GLENN'S FERRY | ID | 83623 |
| POPOCA, BENJAMIN | P O BOX 187 | | HAMMETT | ID | 83627 |
| POPOCA, IRMA F | P O BOX 187 | | HAMMETT | ID | 83627 |
| PROW, JACE D | 1175 E 12TH S | | MTN HOME | ID | 83647 |
| REEVES, JOHN | 4720 JEWEL ST | | BOISE | ID | 83706 |
| RICHARDSON, ROBERT C | 707 COLLEGE DR | | TWIN FALLS | ID | 83301 |
| SANCHEZ, JOSE L | P O BOX 81 | | HAMMETT | ID | 83627 |
| SCHUMACHER, WILLIAM M | 457 S MAIN AVE | | HAMMETT | ID | 83627 |
| SIK, HOWARD A | 1217 11TH ST SE | | HAMMETT | ID | 83627 |
| SPIDELL, ALBERT TERRENCE | C/O RON SPIDELL | 2403 SPAULDING | WILLMAR | MN | 56201 |
| STATE OF IDAHO | P O BOX 8028 | | BOISE | ID | 83705 |
| STONER, TERRY | P O BOX 165 | | BOISE | ID | 83707 |
| STOWELL, FRANK | P O BOX 183 | | HAMMETT | ID | 83627 |
| WALLER, JESSE | P O BOX 41 | | HAMMETT | ID | 83627 |
| WARD, EDITH L | 706 AMBROSE AVE | | HAMMETT | ID | 83627 |
| WILSON, ANNT T | P O BOX 33 | | WENDELL | ID | 83355 |
| | | | HAMMETT | ID | 83627 |



ELMORE COUNTY LAND USE & BUILDING DEPARTMENT

520 East 2nd South • Mountain Home, ID • 83647 • Phone: (208) 587-2142 # 5

Fax: (208) 587-2120 • www.elmorecounty.org

Neighborhood Meeting Sign Up Sheet

Start Time of Neighborhood Meeting: 6:30 p.m.

End Time of the Neighborhood Meeting: 7:00 PM

Attendees:

| <u>Name</u> | <u>Address</u> |
|---------------------|---------------------------------------------|
| 1. David Thomas | 10855 old Hwy 30 Hammett Id. |
| 2. Beth Thomas | " " " " |
| 3. Daren R Coor | 9 N. Fairview St, Wampa, ID 83651 |
| 4. Lloyd L Knight | 10420 Mesa View Hammett, Id 83627 |
| 5. Oma J Knight | 10420 Mesa View Hammett Id 83627 |
| 6. Jim BLANTON | 3836 N.W. Dutton Way Mtn. Home 83647 |
| 7. Henry Dole | 9305 Thacker Rd Hammett, ID 83627 |
| 8. CHARLES SUTHER | 635 BROOKSIDE E ^{AT} HOME ID 83647 |
| 9. Doug Hale | Box 153 Hammett Idaho 83627 |
| 10. Shirley Schenck | 457 S. Main Ave " |
| 11. Mrs M Schenck | " " |
| 12. Fran Ellis | 733 So Quail Hammett 83627 |
| 13. Robert Howard | 9921 W. d. Linn Rd Hammett 83627 |
| 14. Pam Howard | " " " |
| 15. | |
| 16. | |
| 17. | |

- 18. _____
- 19. _____
- 20. _____
- 21. _____
- 22. _____
- 23. _____
- 24. _____
- 25. _____

Neighborhood Meeting Certification:

Applicants shall conduct a neighborhood meeting for comprehensive plan amendments, variance, conditional uses, zoning ordinance map amendments and expansions or extensions of nonconforming uses as per Elmore County Zoning and Development Ordinance Section 6-4-3.

Description of the proposed project: 1 acre community park
Notice Sent to neighbors on: 2/24/15
Date and time of the neighborhood meeting: 6:30 PM 3-7-15
Location of the neighborhood meeting: on park lot 9358 old Hwy 30

Applicant:

Name: Hammett Community Church - Park (Pam Howard)
Address: PO Box 123
City: Hammett State: ID Zip: 83627
Telephone: 208-590-0139 Fax: _____

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with the Elmore County Zoning and Development Ordinance Section 6-4-3.

Pamela Howard
Signature: (Applicant)

3/9/15
Date

Customer Receipt
(For use by Rural Carriers and Highway Contract Routes only)

Amount (Written Out)

Twenty seven and forty-four

/100 Dollars

Amount (In Numbers)

Check Here for Temporary Receipt
(Payment Received -- Total Cost Not
Yet Calculated)

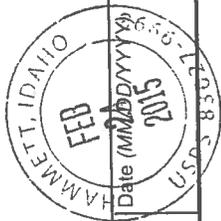
\$

Purpose

Postage for flyers

By (Signature)

Caroline Herrmann



PS Form 1096, October 2009 PSN 7530-02-000-7346

PUBLIC NOTICE

Hammett Community Park

To meet the requirements of Elmore County Land Use; 2-21-2015

The public is hereby advised there will be a public meeting concerning the development of Hammett Community Park in the town of Hammett Idaho at the address of 9358 Old Hwy 30.

Interested citizens PLEASE COME! Everyone is encouraged to attend this meeting bringing any written and/or oral comments concerning this endeavor. There will be a sign up sheet of those in attendance

This is not a public hearing; no public officials will be present. If you have any questions concerning this Elmore County pre-application meeting requirement please contact the Elmore County Land Use and Planning Department at 208-587-2142

When: Saturday, March 7, 2015 6:30 PM

Where: At the Park Lot in Hammett

Customer Receipt

(For use by Rural Carriers and Highway Contract Routes only)

Amount (Written Out)

Twenty seven and forty-four /100 Dollars

Check Here for Temporary Receipt
(Payment Received -- Total Cost Not
Yet Calculated)

Amount (In Numbers)
\$

Purpose

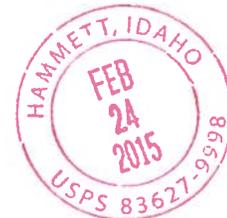
Postage for Flyers

By (Signature)

Caroline Herrmann

Date (MM/DD/YYYY)

FEB 21 2015



3 590 0139



JOIN US IN CREATING A SAFE PLACE AND BUILDING A LEGACY FOR OUR CHILDREN



TOT LOT PLAY EQUIPMENT



1/2 BASKETBALL COURT



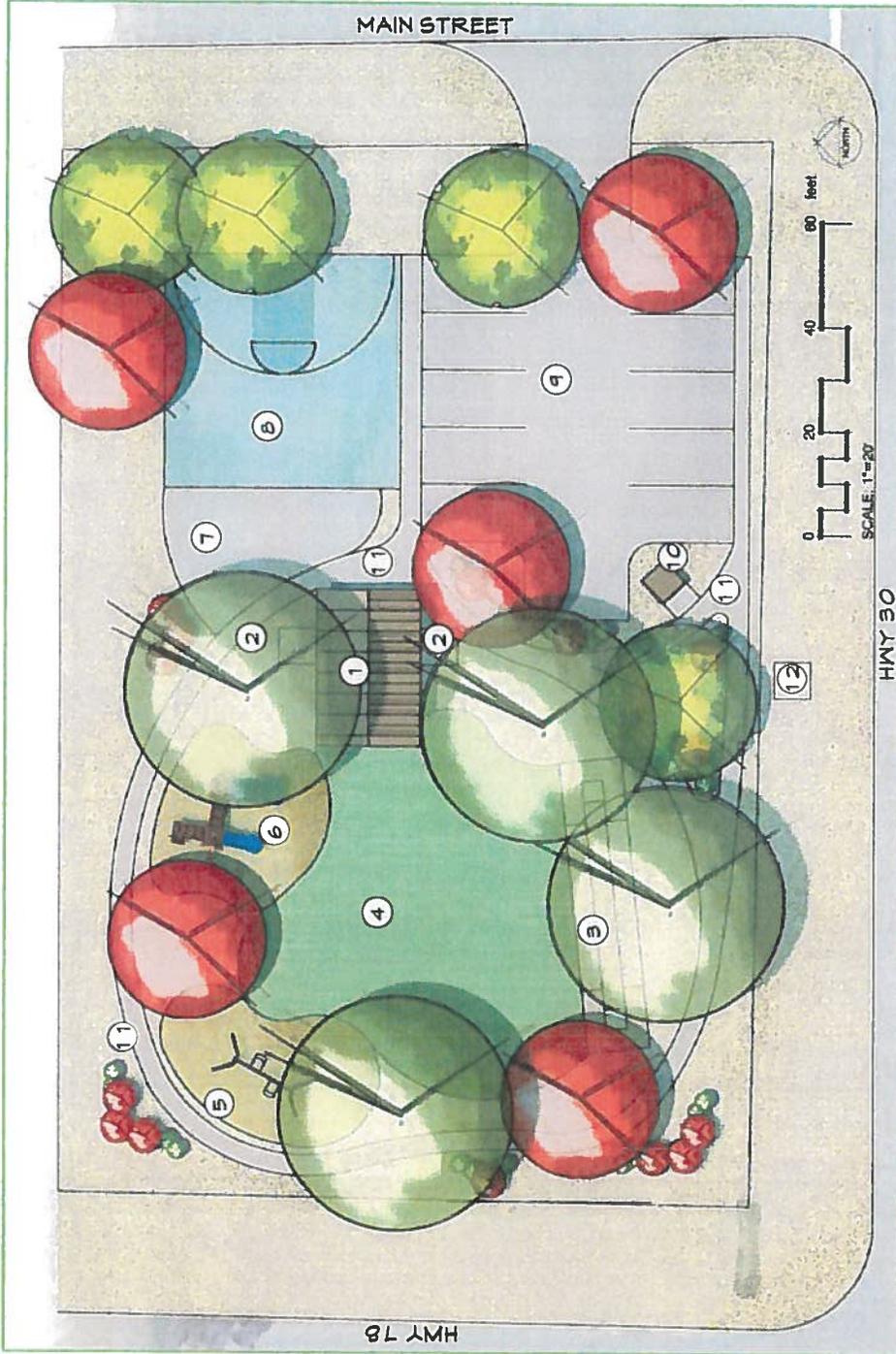
HORSESHOE PIT



PICNIC SHELTER



SKATE PARK



LEGEND

- 1. PICNIC SHELTER
- 2. BBG AREA
- 3. HORSESHOE PITS
- 4. LAWN
- 5. SWINGS
- 6. TOT LOTS
- 7. SKATE PARK

- 8. 1/2 BASKETBALL COURT
- 9. GRAVEL PARKING LOT
- 10. REST ROOM
- 11. CONCRETE WALKWAY
- 12. ELECTRIC MONUMENT SIGN
- *ALL OTHER AREAS COVERED WITH GRAVEL MULCH

PLANT LEGEND

- DECIDUOUS SHADE TREES
- LARGE SHRUBS
- SMALL/MEDIUM SHRUBS

HAMMETT COMMUNITY PARK



JILL ROSE
GROUP
LANDSCAPE ARCHITECTURE
& MASTER PLANNING
200 345 0500

PLEASE HELP & DONATE TO HAMMETT COMMUNITY PARK

PROPOSED MATERIALS & ELEMENTS:

| ELEMENT: | MATERIAL: | AREA (sf): | DEPTH (in): | QUANTITY (cy): |
|----------------------|---------------------|------------|-------------|----------------|
| PATHWAYS: | CONCRETE | 2391 | 4 | 29.22 |
| SKATE PARK: | CONCRETE | 752 | 4 | 9.19 |
| BASKETBALL COURT: | CONCRETE | 2025 | 4 | 24.75 |
| RESTROOM: | CONCRETE | 36 | 4 | .44 |
| RESTROOM ENTRY: | CONCRETE | 25 | 4 | .31 |
| PICNIC AREA: | CONCRETE | 600 | 4 | 7.33 |
| PLAY AREA BANDS: | CONCRETE | 230 | 4 | 2.81 |
| PARKING LOT: | 3/4" MINUS ROAD MIX | 4555 | 6 | 84.35 |
| GRAVEL MULCH: | 1" MIN GRAVEL | 21131 | 3 | 195.6 |
| SWINGS AREA: | PEA GRAVEL | 786 | 4 | 9.61 |
| SWING AREA SUB: | SUB GRAVEL | 786 | 4 | 9.61 |
| TOT LOT: | PEA GRAVEL | 798 | 3 | 7.39 |
| TOT LOT SUB: | SUB GRAVEL | 798 | 4 | 9.75 |
| HORSESHOE PITS: | SAND | 72 | 3 | .66 |
| HORSESHOE PITS SUB: | SUB GRAVEL | 72 | 4 | .88 |
| LAWN TOPSOIL: | TOPSOIL | 3814 | 12 | 141.26 |
| TREE TOPSOIL: | TOPSOIL | 2010 | 18 | 11.16 |
| L. SHRUB TOPSOIL: | TOPSOIL | 754 | 18 | 41.87 |
| M. SHRUB TOPSOIL: | TOPSOIL | 1156 | 18 | 64.2 |
| S. SHRUB TOPSOIL: | TOPSOIL | 754 | 18 | 41.87 |
| LAWN: | KENT, BLUE/RYE MIX | 3814 | | 10 (ea) |
| 2" CAL SHADE TREE: | SEE SCHEDULE | -- | -- | 15(ea) |
| LARGE SHRUBS: | SEE SCHEDULE | -- | -- | 23(ea) |
| MEDIUM SHRUBS: | SEE SCHEDULE | -- | -- | 15(ea) |
| SMALL SHRUBS: | SEE SCHEDULE | -- | -- | -- |
| IRRIGATION: | MANUFACTURED | 10000 | -- | -- |
| 4' CHAIN LINK FENCE: | MANUFACTURED | -- | -- | 622(lf) |
| SWING SET: | MANUFACTURED | -- | -- | 1(ea) |
| PLAY EQUIPMENT: | MANUFACTURED | -- | -- | 1(ea) |
| PICNIC SHELTER: | MANUFACTURED | -- | -- | 1(ea) |
| RESTROOM: | MANUFACTURED | -- | -- | 1(ea) |
| TRASH RECEPTACLE: | MANUFACTURED | -- | -- | 3(ea) |
| BASKETBALL HOOP: | MANUFACTURED | -- | -- | 1(ea) |
| BBQ STANDS: | MANUFACTURED | -- | -- | 4(ea) |
| HORSESHOE SET: | MANUFACTURED | -- | -- | 1(ea) |
| STEEL EDGING: | MANUFACTURED | -- | -- | 134(lf) |
| BOULDERS: | STONE | -- | -- | 15(ea) |
| PARKING BUMPERS: | MANUF. CONCRETE | -- | -- | 10(ea) |

ALL DONORS TO HAVE NAMES RECOGNIZED ON PARK APPRECIATION SIGNAGE

PLEASE HELP CONTINUE TO
MAKE OUR
COMMUNITY BETTER

AND BRING TO LIFE:
HAMMETT COMMUNITY PARK

SITE LOCATION:



HAMMETT, IDAHO

SEND 'TAX DEDUCTIBLE' DONATIONS TO:

PO BOX 127

HAMMETT, IDAHO 83627

HAMMETT, ID 83627

CONTACT:

PAM HOWARD 208-590-0139

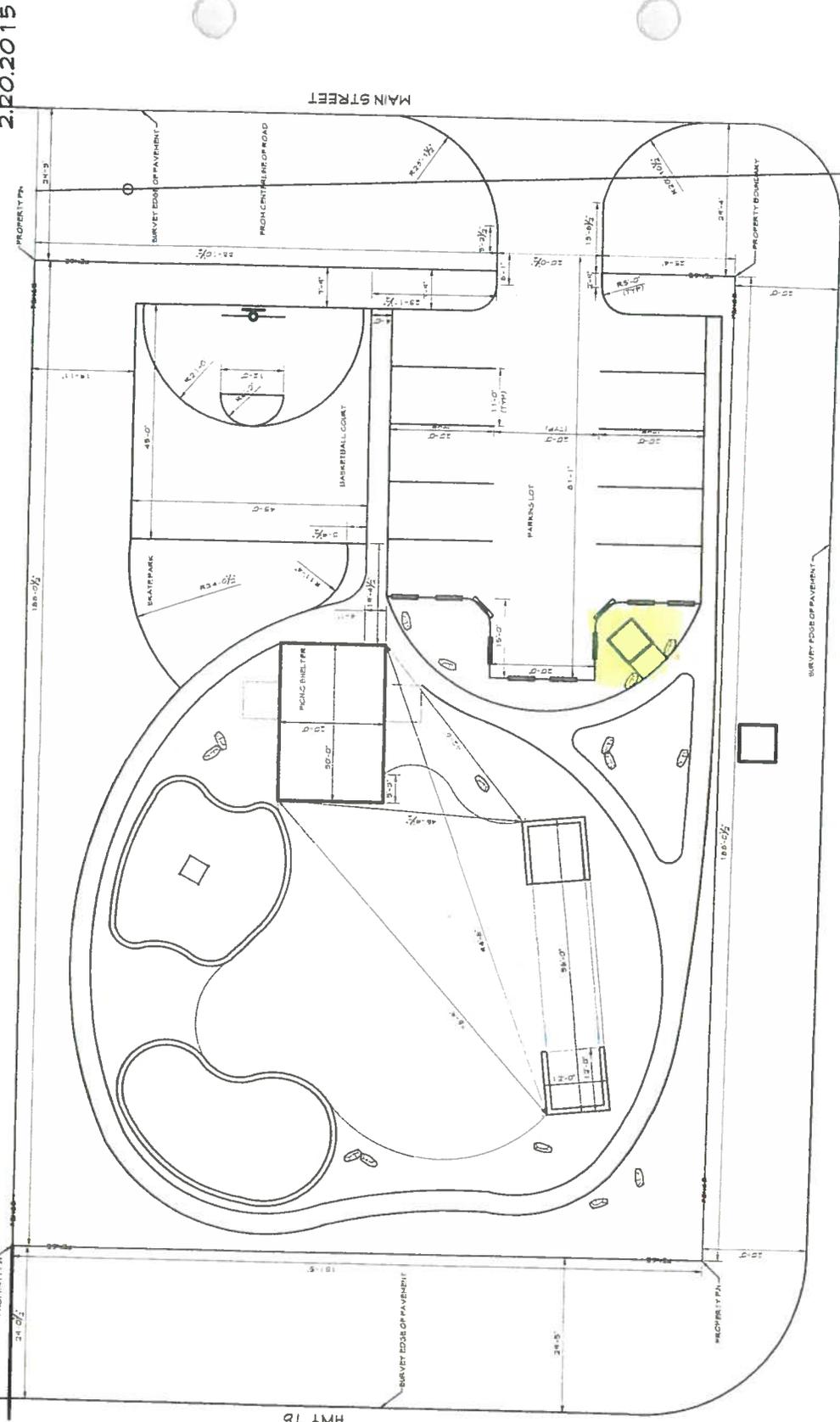
[facebook.com/hammettcommunitypark](https://www.facebook.com/hammettcommunitypark)

MANAGED, MAINTAINED,
AND ADMINISTERED BY



HAMMETT COMMUNITY PARK

INITIAL PHASING LAYOUT PLAN
STACK ROCK GROUP INC
www.stackrockgroup.com
2.20.2015



NORTH



SCALE: 1" = 30'

Hammett Community Church



Elmore County Land Use & Building Department

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

Pre Application Meeting Form

Date: 2-27-14 Meeting Location: LUB office

Elmore County Staff: Alan Christy

Applicant Name: _____

Applicant Email: will@stackrockgroup.com | + Brenda (+ITD)

Applicant Address: _____

Property Owner: Hammett Community Church

Property Address: _____

Parcel Number: R000086004001C

Proposed Use/Application: Park

Application(s) required: CUP

Notification distance: 1000'

Other requirements: Park - Public

~~in hand up~~

- Restroom

- Picnic Tables

Additional Meeting Required: Not at this time

Case Number: _____

Additional Notes: _____



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

received
4-17-15 BSB

(208) 334-8300
itd.idaho.gov

April 14, 2015

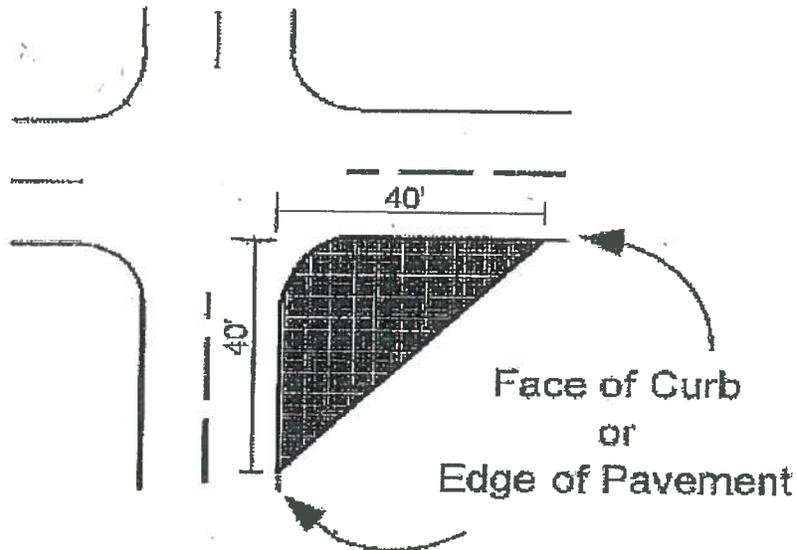
Elmore County Land Use and Building Department
520 East 2nd South Street
Mountain Home, ID 83647

RE: CUP-2015-08 HAMMETT COMMUNITY CHURCH COMMUNITY PARK

The Idaho Transportation Department (ITD) has reviewed the referenced conditional use application for the Hammett Community Church community park located on the northeast corner of S. Main Ave. and Old Hwy. 30. ITD has the following comments and requirements:

1. ITD has no objection to this application and requires no mitigation.
2. Applicant must apply for and receive an approved Right-of-Way use permit prior to doing any work or activity within the highway Right-of-Way. Please have the applicant contact Shona Tonkin at 334-8341 for this permit.
3. The current accesses from S. Main St. and Old Hwy. 30 are not permitted and do not meet current IDAPA 39.03.42 rules. The approach on S. Main St. was constructed during a project. Any change to the current accesses will warrant the approaches being upgraded to current IDAPA 39.03.42 rules. The applicant will need to address how safety and mobility will be accomplished that current IDAPA 39.03.42 rules provide. Current IDAPA 39.03.42 access requirements for a District Route on an Urban route at 35 mph or less are as follows:
 - a) Driveway distance upstream from a Public Road Intersection – 660 ft.
 - b) Driveway distance downstream from a Public Road Intersection – 250 ft.
 - c) Driveway distance between accesses other than public roads – 250 ft.
4. No trees are allowed within ITD Right-of-Way. Only planting of forage, plants, grasses, flowers, and shrubs with a mature height not to exceed 3 feet will be allowed.
5. No rocks over 4 inches maximum size will be allowed in the ITD Right-of-Way.
6. Section 49-221 of the Idaho Code restricts the placement of any hedge, shrubbery, fence, wall, or other sight obstructions of any nature where they constitute a traffic hazard at the intersection of roads with other roads, private alleys, bike or pedestrian paths when they are within the “vision triangle” of vehicle operators. The boundaries of the “vision triangle” are defined as follows:
 - a. By extending perpendicular lines along the face of curb from their point of intersection 40 feet in either direction; and
 - b. By a height between 3 feet and 10 feet above the existing centerline highway elevation.

VISION TRIANGLE



Vision Triangle to be clear of
obstructions taller than 36".

7. Irrigation systems shall be no closer than 5 feet from the pavement edge and shall be adjusted so as not to cause water to cover any portion of the highway pavement.
8. Provisions shall be established for the responsibility of future maintenance of any landscaping within ITD Right-of-Way.
9. Idaho Code 40-1910 does not allow any advertising display with the right-of-way of any highway.

If you have any questions, you may contact Shona Tonkin at 334-8341 or me at 332-7191.

Sincerely,

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



Elmore County Land Use and Building Department

Received 4/9/15

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 Official

Beth Bresnahan
Planner I

Kacey Ramsauer
Administrative
Assistant

Elmore County Assessor – Parcel Number: 000860040010
 Comments: _____
 Elmore County Treasurer – Taxes 1st Half 2nd Half
 Late Charges: Yes No Comments: _____
Mitchell April 9/8/2015

Date: April 6, 2015

To: Whom It May Concern

Subject: Notice of Public Hearing

Applicant: Hammett Community Church – Conditional Use Permit for
Hammett Community Park

Case #: CUP-2015-08

A public hearing will be held before the Elmore County Planning and Zoning Commission on the enclosed application. The hearing is scheduled for Wednesday, May 6, 2015 at 7:00 p.m. in the War Memorial (American Legion) Hall at 515 East 2nd South Street, Mountain Home, Idaho.

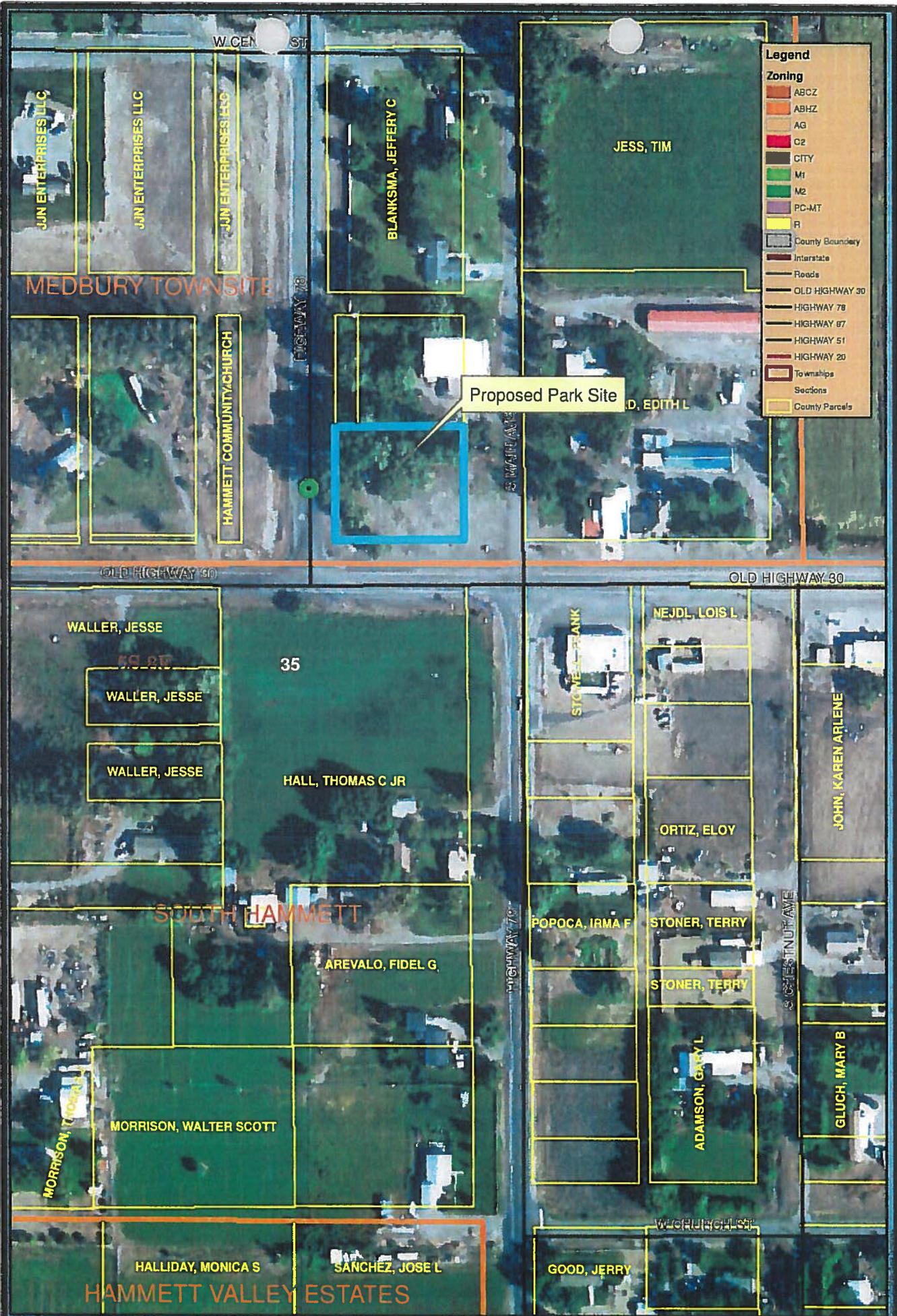
Please review the application and return your written comments to the Elmore County Land Use and Building Department, 520 East 2nd South Street, Mountain Home, ID, 83647, by 5 p.m. on Friday, April 24, 2015, so your comments are included in the record. If you prefer, please come to the hearing to testify before the Commission.

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,

Alan Christy
Director

Enclosures: Application
AC:bsb



Legend

Zoning

- ABCZ
- ABHZ
- AG
- C2
- CITY
- M1
- M2
- PC-MT
- R

County Boundary

Interstate

Roads

OLD HIGHWAY 30

HIGHWAY 78

HIGHWAY 87

HIGHWAY 51

HIGHWAY 20

Townships

Sections

County Parcels

Proposed Park Site



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 Official

Beth Bresnahan
Planner I

Kacey Ramsauer
Administrative
Assistant

Date: April 6, 2015

To: Whom It May Concern

Subject: Notice of Public Hearing

Applicant: Hammett Community Church – Conditional Use Permit for
Hammett Community Park

Case #: CUP-2015-08

A public hearing will be held before the Elmore County Planning and Zoning Commission on the enclosed application. The hearing is scheduled for Wednesday, May 6, 2015 at 7:00 p.m. in the War Memorial (American Legion) Hall at 515 East 2nd South Street, Mountain Home, Idaho.

Please review the application and return your written comments to the Elmore County Land Use and Building Department, 520 East 2nd South Street, Mountain Home, ID, 83647, by 5 p.m. on Friday, April 24, 2015, so your comments are included in the record. If you prefer, please come to the hearing to testify before the Commission.

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Sincerely,

Alan Christy
Director

Enclosures: Application
AC:bsb

CC:
Central District Health Department
Elmore County Sheriff
Elmore Soil & Water Conservation District
Glenns Ferry Fire Dept
St. Luke's Elmore Medical Center
Elmore Ambulance Service
Idaho Dept of Transportation District 3
Glenns Ferry Highway District

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

NOTICE IS HEREBY GIVEN pursuant to the laws of the State of Idaho and Ordinances of Elmore County, that the Elmore County Planning and Zoning Commission will hold a PUBLIC HEARING at 7:00 p.m. on Wednesday, May 6, 2015 in the War Memorial Hall (American Legion) 515 East 2nd South Street, Mountain Home, Idaho, to accept testimony and consider an application from Hammett Community Church for a Conditional Use Permit for a community park in the Agriculture Zone. Case Number: CUP-2015-08. The site is located in Lots 13-18, Block 4, Medbury Townsite, B.M. A common mean of locating the property is from Interstate 84 take exit 112 for Hammett, turn right on Highway 78, turn left on Old Highway 30. Property is located on corner of S. Main Ave. and Old Highway 30 on the left.

This application may be reviewed prior to the hearing in the Land Use and Building Department during regular business hours. Any and all interested persons shall be heard at said public hearing and the public is welcome and invited to submit testimony. Anyone who wishes to testify but is unable to attend may submit written testimony prior to the hearing 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 p.m. on Friday, April 24, 2015.

The Elmore County Clerk is responsible for ensuring compliance with the American Disabilities Act (ADA) of 1993, the Elmore County Clerk is responsible ADA 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.

One publication: Wednesday, April 15, 2015



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 Official

Beth Bresnahan
Planner I

Kacey Ramsauer
Administrative
Assistant

March 19, 2015

Hammett Community Park
C/O Pam Howard
PO Box 123
Hammett, ID 83627

To whom it may concern,

This purpose of this letter is to inform you that your application for a Conditional Use Permit CUP-2015-08 has been accepted by the Elmore County Land Use and Building Department. The public hearing with the Elmore County Planning and Zoning Commission has been scheduled for May 6, 2015 at 7:00 p.m.

The Elmore County Board of County Commissioners has waived the fees for the Conditional Use Permit and the Building Permit. You will still need to obtain a building permit if the Planning and Zoning Commission approves the Conditional Use Permit.

Central District Health Department will need to be contacted in regards to the waiving of fees for the septic permit.

If you have any questions regarding this letter please let me know.

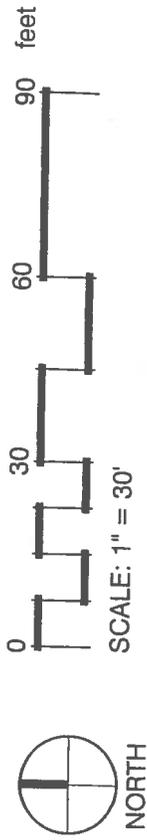
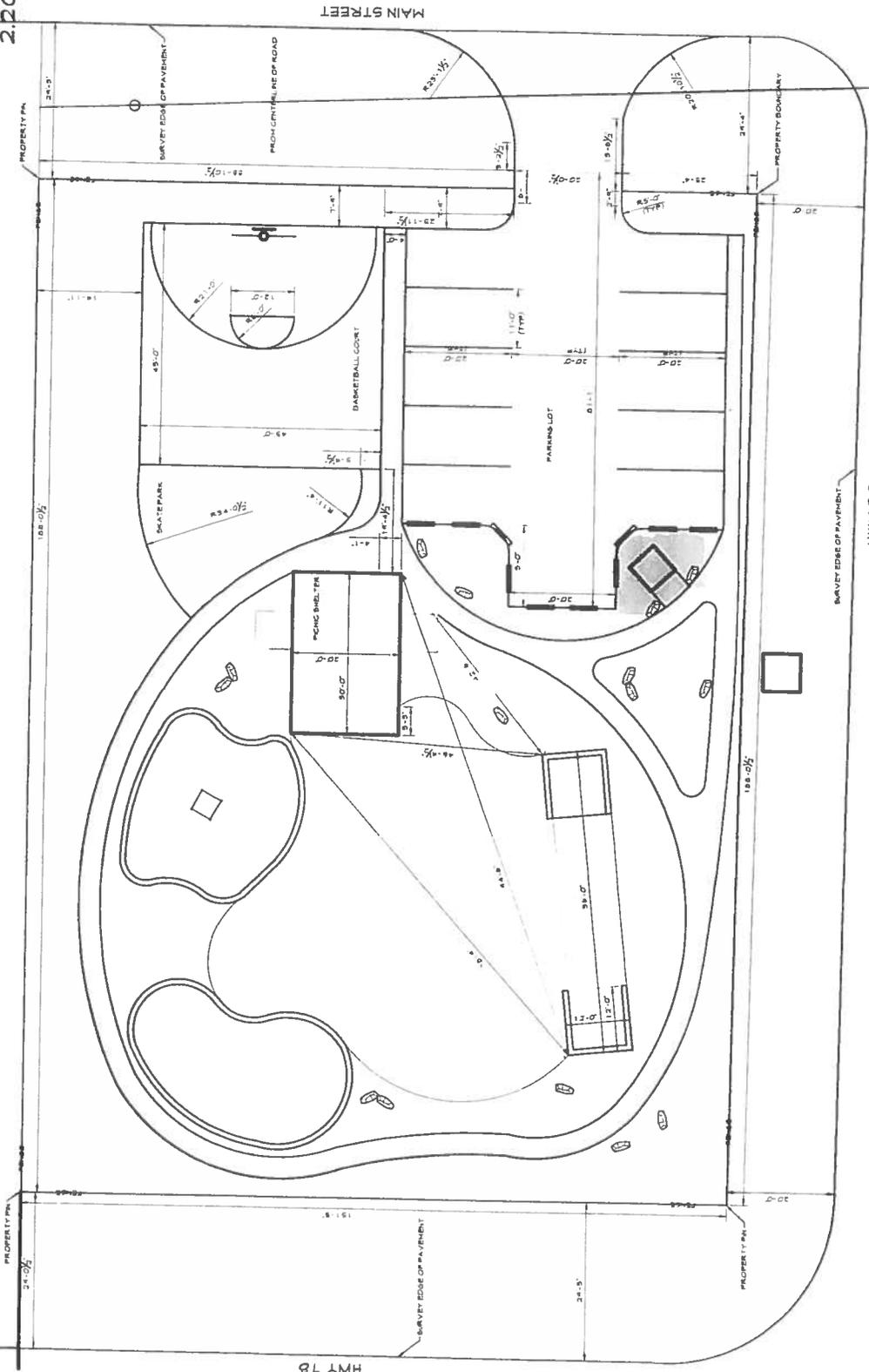
Thanks,

Alan Christy
Director

Elmore County Land Use and Building
520 East 2nd South
Mountain Home, ID 83647
Phone: (208) 587-2142 Ext. 254
Fax: (208) 587-2120
achristy@elmorecounty.org
<http://www.elmorecounty.org>

HAMMETT COMMUNITY PARK

INITIAL PHASING LAYOUT PLAN
STACK ROCK GROUP INC
www.stackrockgroup.com
2.20.2015



Renewed 3-13-15
BB



Hammett
Community
Church

03/13/2015

To; Mr. Allen Christy and Elmore county commissioners;

My name is Pam Howard and I am writing on behalf of the future
"Hammett Community Park".

This is a non-profit community project and am asking for your
consideration in the elimination or refund of required permit fees for
building permits and Department of health septic application fees.

I would like to thank you in advance for any consideration and your
time concerning this project.

Sincerely,

A handwritten signature in blue ink that reads "Pamela Howard". The signature is written in a cursive, flowing style.

Pam Howard
Park Chairman
208-590-0139



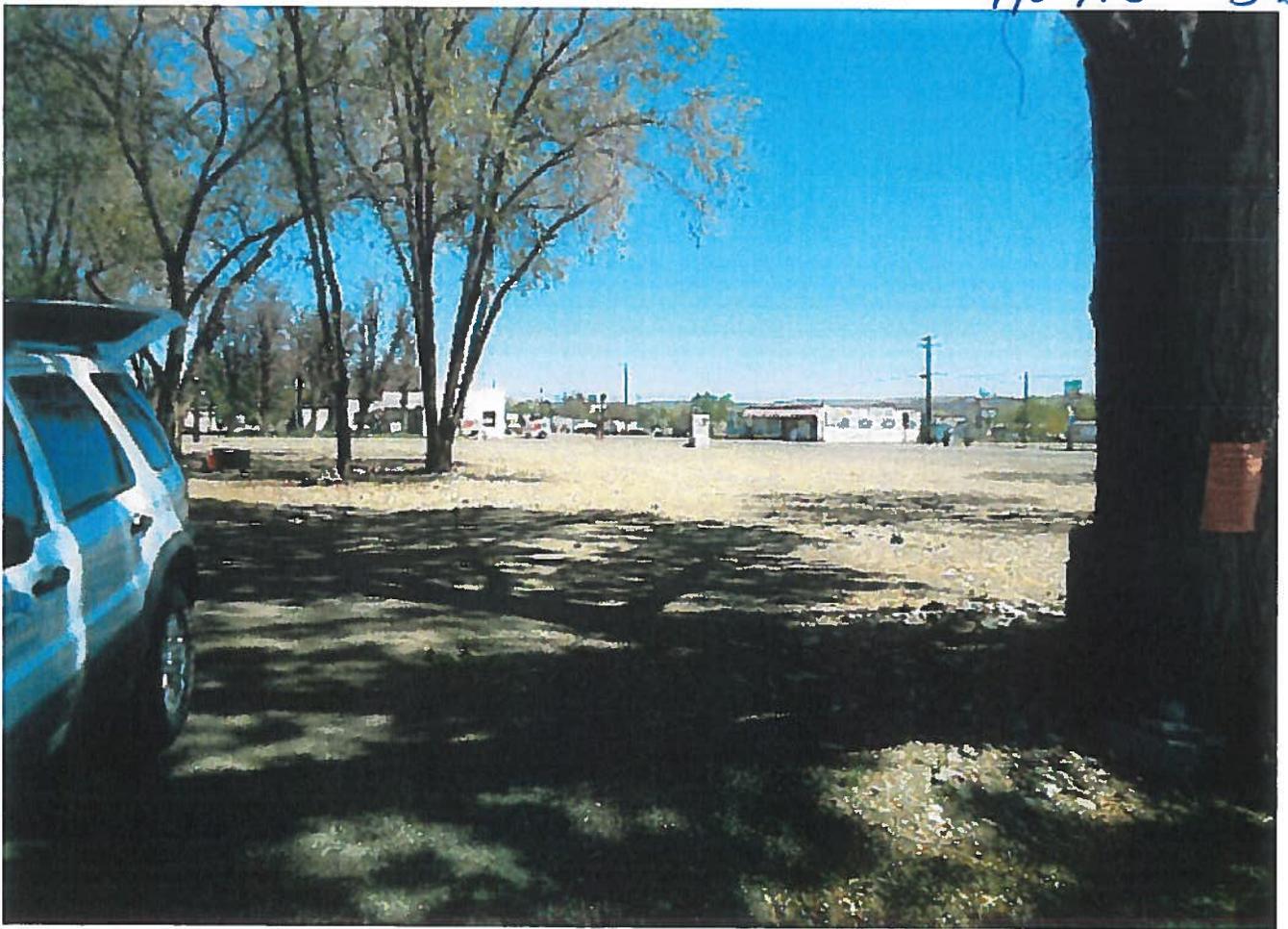
Elmore County, North Carolina
 Land Use & Planning Department

**LEGAL NOTICE
 OF PUBLIC HEARING**

Elmore County
 Planning & Zoning Commission
 will hold a Public Hearing to accept
 and/or amend the Comprehensive Zoning Ordinance
 and to be held on the following date:

April 27, 2015
 Elmore County Courthouse
 100 North Main Street
 Elmore, NC 28541
 9:00 AM to 12:00 PM
 For more information, contact
COUSY PLANNING
 252-972-4242 ext 100

4/27/15 B88B





4/27/15 P33B





4/27/15 BSB





4/27/15 BSB



43

Chief Clerk, State
and Fire & Building Division

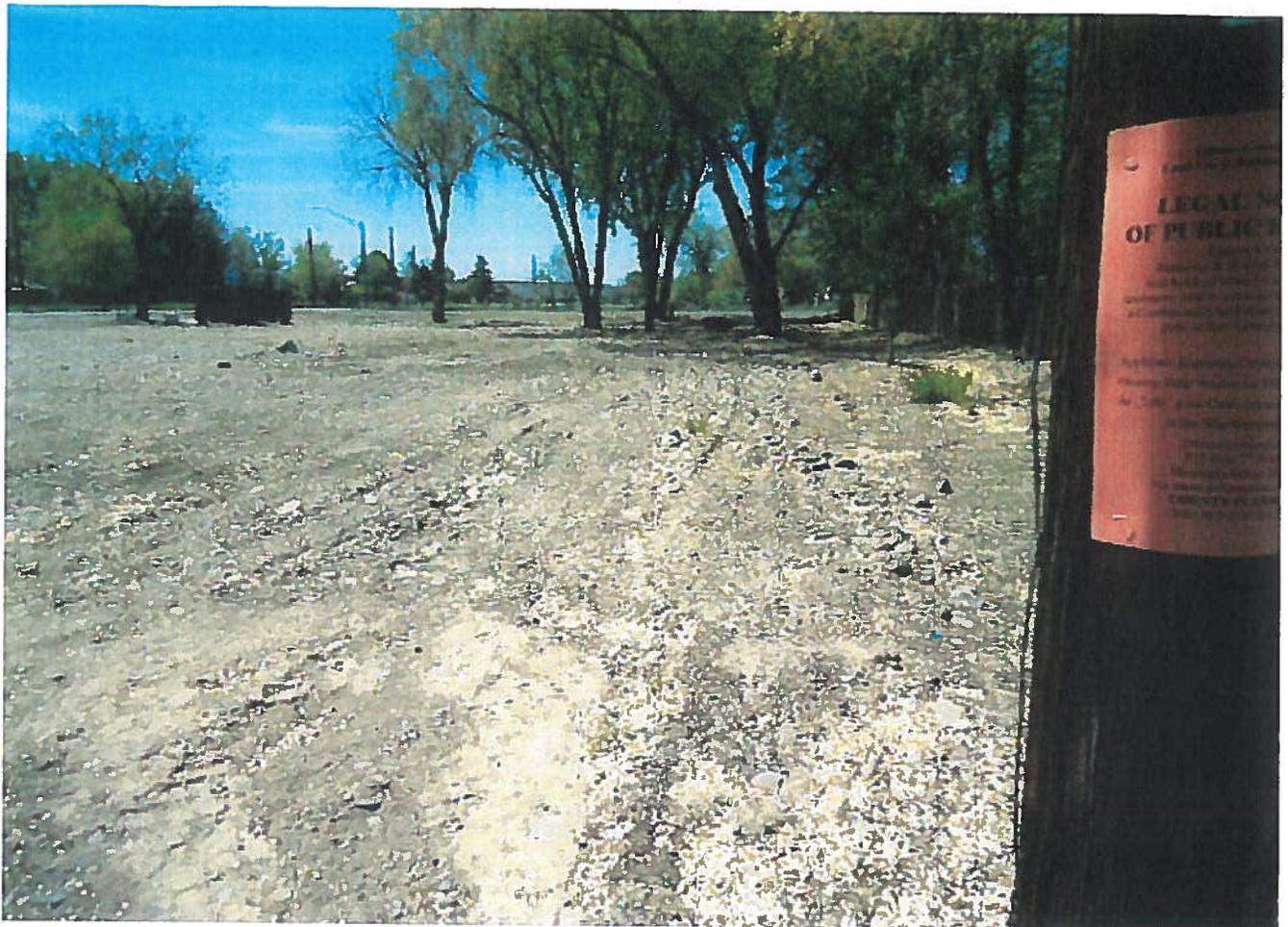
**LEGAL NOTICE
OF PUBLIC HEARING**

Homeless Cases

Planning & Zoning Commission
will hold a Public Hearing on the
ordinance and amendments to apply to
the City of The Springs on Tuesday
April 28, 2015 at 7:00 PM.

At 7:00 PM, the Planning & Zoning Commission
will hold a Public Hearing on the
ordinance and amendments to apply to
the City of The Springs on Tuesday
April 28, 2015 at 7:00 PM.

For more information, contact
COUNTY PLANNING
at 361-222-2222.



4/27/15 13813





4/27/15 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 Official

Beth Bresnahan
Planner I

Kacey Ramsauer
Administrative Assistant

Staff Report to the Planning and Zoning Commission

Meeting/Hearing Date: 5/6/2015 **Date Report Compiled:** 4/28/2015

Agenda Item: Red Baron Subdivision No. 4

Applicant: Kenneth Casper

Case Number: SUB-2006-02 Red Baron No. 4

Staff: Beth Bresnahan

Location: W $\frac{1}{2}$ of the SW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of Section 29, Township 1 South, Range 5 East, B.M.

Zoning: Agriculture/Wildfire Urban Interface

Parcel Number: RP01S05E293800A

BACKGROUND:

A Conditional Use Permit, Zoning Permit and Preliminary Plat applications were submitted on November 6, 2006. A public hearing was held on January 17, 2007 and more information was requested by the Planning and Zoning Commission. The additional information was due to be presented before the Planning and Zoning Commission on February 7, 2007. On January 29, 2007 Mr. Casper submitted a letter requesting that the hearing be postponed.

Staff notified the applicant on February 24, 2015. As of April 13, 2015 there has been no comment from the applicant.

Staff believes that a public hearing is not required. Staff has provided no public notice to surrounding property owners or agencies.

There has been no activity on this project over eight (8) years. Staff recommends deeming this project as abandoned and **deny** the application so the file can be closed.

ATTACHMENTS:

1. Applications(CUP, ZP, and Preliminary Plat)
2. Letter requesting the hearing be postponed
3. Letter to Ken Casper 2015-02-24

**ELMORE COUNTY PLANNING AND ZONING COMMISSION
ELMORE COUNTY, IDAHO**

PRELIMINARY PLAT APPLICATION

ADMINISTRATIVE USE ONLY

Date of Acceptance 11/6/06
 Accepted by Lou Kene
 Pre-Plat Fee: \$500.00 + \$10.00 per lot
 Fee \$ 620.00 (☑ pd) Receipt # 7548 11/6/06

(Subdivision under 10 lots with no new streets, major widening of existing streets, that has no public improvements, or is not a special development **MAY** be considered as both a preliminary and final plat.)

1. GENERAL INFORMATION

- a. Name of subdivision: Red Canyon # 4
- b. Name, address, and daytime phone numbers of all property owners (including lien holders) attach extra sheets if necessary: Kenneth Casper - 1910 E. Casper Lane
796-2844
- c. Names, addresses, and phone numbers of developers: same
- d. Names, addresses, and phone numbers of surveyor and/or engineer: Todd Waite
120 North Curtis Rd Boise, ID
- e. Legal description of subdivision: 1/2 of the SW 1/4 and the NW 1/4 of Section 29 T. 1 S
Elmore County, BM., FID R5E
- f. Common direction to get to subdivision from a known point: 3 1/2 miles south of Simpson rd
on Desertwind Rd left on Piper to cessna left on cessna abt 1/2
- g. Total contiguous acreage owned by subdivider and/or developer: 20.04
- h. Adjacent property owned by owner(s) and/or developer (number of acres): Red Canyon 1-2 - 80 acres
metisque - 20 acres
- i. Distance the closest part of subdivision is to incorporated city: 10+ miles
- j. Current zoning: A9 A
- k. Current district: N/A

2. SUBDIVISION FEATURES

- a. Total area (acres): 20 Number of lots: 12
- b. Type of subdivision: regular PUD large scale commercial industrial
- c. Minimum lot size: width: 223.96 depth: 280.40 acres: 1.67
- d. Maximum lot size: width: 224.91 depth: 327.14 acres: 1.69

3. IMPROVEMENTS

- a. Proposed streets: (Must meet highway district standard) Highway District: Mountain Home Highway Dist.
- paved graveled private
- curb barrow pit sidewalk

b. Existing streets:

- paved graveled private
- curb barrow pit sidewalk

c. street lights: yes no

d. Sewer system public private septic tanks central system
 other: _____

e. Water system individual wells central water system springs
 other: _____

f. Storm water drainage: swells, borrow pits

g. Power: underground overhead

h. Gas: yes no

i. Proposed fire protection program: oasis fire department

j. Property in flood plain: yes no Flood Insurance Rate Map # _____

4. BUILDING PROGRAM: single family dwelling duplex multi-family

5. REQUIRED INFORMATION (this may be used a checklist)

(all maps, drawings, plats, etcetera, shall be drawn to a professional standard)

5. 15 paper copies of the plan of the entire development and 1 – 8½” x 11” reduction, if the proposal is to subdivide the property in segments or phases of if it is a portion of a larger holding intended for subsequent development, at a scale that is easily readable.

6. 15 paper copies 18” x 24” of plat (scale of not less than 1” equals 100’) and 1 – 8½” x 11” reduction to include but not limited to the following:

- a. Name of subdivision
- b. Name, address, and phone number of developer and engineer
- c. Scale, date, and north arrow
- d. Legal description of property
- e. Numbered lots and blocks
- f. Dimensions and acreages of each lot
- g. Public dedication – streets, parks, schools, solid waste disposal site or provision, etc.
- h. Easements for public utilities including adjoining streets and roadways
- i. Existing and proposed streets, street names and widths of right-of-way including construction materials and design of new roads/streets TBD
- j. Location of drainage ways for run-off generated within development and for storm drainage - note #6 & Road Borrow pits
- k. Existing buildings and improvements none
- l. Water bodies, courses, and flood plains (If a floodplain is involved, elevation requirements for buildings, roads, sewer systems, and wells on each lot) none
- m. Surface and subsurface drainage - note #6 & Road borrow pits

- location of septic systems
- ~~to be~~ to be determined by purchasers at time of building permit
- n. Sanitary sewers
- o. Irrigation ditches - none
- p. Existing and proposed utilities including electrical lines, pipe lines, water lines, etc.
- q. Existing structures, wells, improvements, etc. none
- r. If a Conditional Use Permit was required, all conditions of approval. *CUP running at same time*
- Not available at this time*

7. ___ One (1) copy of proposed restrictive covenants (CC&Rs), if applicable
8. A site report as required by the Health Department
9. ___ 15 full size paper copies and 1- 8 1/2" x 11" reduction of a vicinity map showing relationship of proposed plat and entire development to surrounding area (scale of 1/2 mile minimum optimal).
10. ___ 15 - 18" x 24" paper copies of a topographical map showing topography at 2' intervals if land slope is greater than 10%, lines at 5' intervals if land slope is 10% or less, and 1 - 8 1/2' x 11' reduction (this map may be combined with plat provided no confusion to plat occurs).

11. Special development Status: none

- N/A {
- Hillside Subdivision
 - Planned Unit Development (PUD)
 - Mobile Home Development
 - Large Scale Development
 - Cemeteries
 - Subdivision within Area of Critical Concern
 - Subdivision or part of subdivision within a floodplain
 - Subdivision is within Area of City Impact

12. Any additionally required information for special developments as specified in Subdivision Chapter II, Article VI, of Elmore County Zoning and Development Ordinance or as required by the Planning and Zoning Commission - none known at time of submission
13. Names and addresses of all adjoining property owners located within a *minimum of three hundred feet (300') of proposed development (attachments as necessary).

NOTICE TO APPLICANT

This application must be submitted to the Growth and Development Office complete with all required information not less than 4 weeks prior to the scheduled public meeting on which agenda it is placed. This application will be referred to the Elmore County Planning and Zoning Commission for its consideration. The applicant must post notice of the public meeting on the premises not less than 1 week prior to the meeting.

At the time of submission of the application, the applicant shall provide an up-to-date list of all property owners or purchasers of record and their addresses (taken from the tax record of Elmore County) whose property is located within a minimum of 300 feet *(the Administrator may extend the radius in rural areas or to a 15 mile radius in the County's M2 Zone [Simco Road Industrial Area]) of the boundaries of subject property. If any part of another county is a part of the radius, the names and addresses of those adjoining property owners or purchasers of record shall be obtained from the tax records of that county. The Growth and Development Office will mail meeting notices to said property owners or purchasers of record and to

agencies that may have an interest in the proposal. The application will be placed on a public meeting agenda and applicant will be provided the date, time, and location of the meeting. The applicant must be present to answer any questions.

Failure to file and obtain certification of the acceptance of the final plat application by the Administrator or Commission within one (1) year after Commission action on the preliminary plat shall cause all approvals of said preliminary plat to be null and void, unless an extension of time is applied for and granted by the Commission.

The applicant hereby certifies the application is complete and all information contained herein is true and correct. The applicant hereby agrees to pay the fee established by the Board of County Commissioners and agrees to pay any additional fees (publication, postage, etc.). The applicant understands he/she/they or a representative who can legally bind the applicant with his/her/their statements must be at the meeting on which agenda the application is placed to answer any questions the Commission or citizens may have. The applicant understands there could be a delay in decision if the application is incomplete and/or if there is no representative for the applicant at the meeting.

Growth and Development's acceptance of the application and/or fee does not imply the application is complete, correct, or accurate.

*Radius extended to 1 1/2 miles mile(s). ^{11/14/06} / BS

This application was received in the Growth and Development office on the 6 day of NOV, 06

| | |
|-----------------------------|-----------------|
| <u>Shirley Casper</u> | <u>11-06-06</u> |
| <u>Kenneth Casper</u> | <u>11-06-06</u> |
| Signature of Developer | date |
| <u>Shirley Casper</u> | <u>11-06-06</u> |
| <u>Kenneth Casper</u> | <u>11-06-06</u> |
| Signature of Property Owner | date |

APPLICATION FOR CONDITIONAL USE PERMIT (CUP)

Elmore County, Idaho

Date Received: 11/6/06 By: fcd

\$400.00 Fee Receipt # 7548 Date Paid: 11/06/06

This application must be completed in detail in DARK INK and submitted to the office of the Growth and Development Director for Elmore County, Idaho, accompanied by a non-refundable fee. In addition to the fee, you will be billed for postage and publication costs.

For those items that do not apply, insert N/A for Not Applicable. Attach and reference separate pages as necessary.

- 1. Name of applicant: Kenneth Casper
2. Address of applicant: 1410 East Casper Lane
3. Daytime telephone number of applicant: 208-796-2844
4. Name, address, and daytime telephone number of developer: same
5. Address of subject property: TBD
6. Name, address, and daytime telephone number of property owner (if different from applicant): N/A

7. Legal Description and acreage of property and legal description and acreage of part that CUP is to encompass: 1/2 of the SW 1/4 and the NW 1/4 of Section 29 T. 1S R5E Elmore County, B.M., ID

Attach at least one of the following:
[] deed [] proof of option [] earnest money agreement [] lease agreement [] Assessor's office Parcel Master Inquiry

8. Common directions of how to get to the proposed Conditional Use Permit property from a known beginning point: 3 1/2 miles So of Simco on Desert Wind Rd Left on Piper to

9. a. Current zoning: Ag A b. Current district (if applicable): AA
cessna Left on cessna about 1/2 mile

- 10. a. Is the proposed location within an [] Area of Critical Concern (ACC) or [] Community Development Overlay (CDO)?
[] Yes [X] No If in a CDO, what CDO? If in an ACC or CDO, technical studies, an environmental assessment, or an environmental impact statement may be required.
b. Is the proposed development within any city's impact area? [] Yes [X] No If yes and the proposal is a subdivision provide a statement from that city indicative of the subdivision being in compliance with the city's subdivision ordinance.
c. Is the proposed site within an Airport Hazard Zone? [] Yes [X] No If yes, applicant shall provide approval from the Federal Aviation Administration and/or the Idaho Department of Aeronautics and Transportation.
d. Is any portion of the property located in a Floodway or 100-year Floodplain? [] Yes [X] No Submit map showing location of floodway and/or floodplain in relation to the property and/or proposal.
e. Does any portion of this parcel have slopes in excess of 10%? [] Yes [X] No If yes, submit contour map.
f. The impacts of a proposed development and/or land use on adjacent land uses and transportation facilities must be considered. The applicable Highway District or Transportation Department may require a Traffic Impact Study (TIS) if the proposed development and/or land use has associated with it special circumstances deemed by the district(s)/department(s) to warrant a study. A letter from the applicable district(s) and/or department(s) stating no study is required or a copy of this study must be submitted with this application.

g. The impacts of the CUP on existing public services/facilities (such as the fire department, emergency services, sheriff's department, schools, etc.) must be considered. A letter from the applicable agency governing the public service/facility stating how the developer will provide for said services with plans and/or drawings or that said services are not required must be submitted with the application.

h. Are there any known hazards on or near the property (such as canals, hazardous material spills, soil or water contamination, etc.)? Yes No If yes, describe and give location: _____

i. Are there hazardous materials and/or wastes involved either in your operation or generated off site and brought onto the property? Yes No

11. Does any other agency require a permit (DEQ, EPA, IDWR, FAA, state, federal, etc.)? Yes No If yes, who? _____

Proof of having applied for or acquired other agency(ies) permit(s) submitted with CUP application.

12. ADJACENT PROPERTIES have the following uses:

North BLM

East RB Red Baron #2

South BLM

West Ag A

13. EXISTING USES and structures on the property are as follows: N/A

14. State specific PROPOSED USE (provide all details using additional pages if necessary): _____

platted subdivision

15. a. The conditional use is requested to begin within 1 days/ months after permit approval (permit expires if not used within 1 year of approval) and is for _____ years or perpetuity.

b. Construction or improvements associated with conditional use is expected to begin within 1 days/ month/ years and be completed within 5 days/ months/ years.

16. PROPOSED SITE DESIGN:

N/A

Percentage of site devoted to building coverage: _____

Percentage of site devoted to landscaping: _____

Percentage of site devoted to paving: _____

Percentage of site devoted to *other uses: _____

Total: 100%

*Describe other use: _____

a. Parking: N/A Handicapped spaces proposed: _____ Handicapped spaces required: _____
Parking spaces proposed: _____ Parking spaces required: _____

| b. Setbacks: | | Proposed | | Required | |
|--------------|---------------|----------|---------|----------|---------|
| | | Building | Parking | Building | Parking |
| <u>N/A</u> | Street Front | _____ | _____ | _____ | _____ |
| | Street Side | _____ | _____ | _____ | _____ |
| | Interior Side | _____ | _____ | _____ | _____ |
| | Rear | _____ | _____ | _____ | _____ |

c. Exterior Building Materials: Roof: _____
Walls: _____
Windows/Doors: _____
Fascia, Trim, etc.: _____

d. Loading facilities: Number & size: _____
Location: _____
Screening: _____

- e. Proposed water system: well-individual Proposed sewer system: individual septic
- f. Proposed method of on-site drainage retention: N/A

17. This application must be accompanied by scale drawings of the site, drawn to a professional standard, including the following requirements:

- a. VICINITY MAP, and CONTOUR MAP if required, at 1" = 300' scale (15 copies of appropriate size to accommodate scale and ONE 8½" x 11" REDUCTION) showing location in relation to city or well known area of county and current zoning of property.
- b. DETAILED SITE PLAN at 1" = 300' scale (15 copies of appropriate size to accommodate scale and ONE 8½" x 11" REDUCTION) showing:

- (1) Names of applicant(s), landowner(s), developer(s), plan preparer(s), and project.
- (2) North Arrow.
- (3) Scale.
- (4) Property boundary.
- (5) Size of parcel (acres or square feet).
- (6) Each lot and block (consecutively numbered) lot lines, lot acreage, lot dimensions.
- (7) All proposed structures, labeled as to use.
- (8) All existing structures which will remain, labeled as to existing or proposed and labeled with their use.
- (9) Existing vegetation, labeled as to remain or be removed.
- (10) Existing and proposed grades of hillside developments.
- (11) Locations, widths, and surface types of existing and proposed streets.
- (12) Parking areas with stalls shown.
- (13) Locations, types and widths of rights-of-way, easements, utilities, canals, ditches, etc.
- (14) Locations and sizes of any loading areas, docks, and ramps.
- (15) Trash storage areas and exterior mechanical equipment together with proposed screening method.
- (16) Drainage features, show on-site drainage method (refer to application item 16.f.).
- (17) Pedestrian paths.
- (18) Proposed lighting location and types.

- c. LANDSCAPE PLAN 8½" x 11" copy drawn to professional standard showing:

- (1) Type and location of all plant materials and other ground cover.
- (2) Size of proposed plants at planting and maturity.
- (3) Existing vegetation labeled by type and to remain or to be removed. Landscape on adjacent property lines will be considered.
- (4) Method of irrigation.
- (5) Cross-sections of areas of special features, berming, retaining walls, etc.
- (6) North Arrow.
- (7) Scale.

NOTE: The landscape plan may be combined with the site plan and shown on the same sheet if clarity is not reduced.

18. COMPLETE SET OF PRELIMINARY BUILDING ELEVATIONS drawn to a professional standard (15 copies [minimum copy size of 18" x 24"] **TO SCALE** AND ONE 8½" x 11" REDUCTION) including one copy of colored elevations. Colored photographs may be substituted for colored elevation drawings when an existing structure is to undergo minor exterior alteration or the photos depict the design material/colors of the new buildings.
19. PRELIMINARY FLOOR PLANS To a professional standard with sizes and types of interior spaces indicated (15 copies [minimum copy size of 18" x 24"] **TO SCALE** AND ONE 8½" x 11" REDUCTION).
20. ENVIRONMENTAL IMPACT STATEMENT AND/OR ASSESSMENT When a development or proposal is of a more complex nature, when it is required by the Zoning and Development Ordinance, and/or when the site is located within an Area of Critical Concern, and Environmental Impact Statement and/or Assessment may be required at the expense of the applicant.

21. A list of property owner's/purchaser's of record names and addresses within a minimum radius of 300' of property boundaries encompassed by proposed Conditional Use Permit. Said list shall be obtained from the tax records of the appropriate county.

**Radius extended to: 1 1/2 miles feet mile(s) 11/14/06
/38

22. Ordinance Chapter 1, Article XIV, Section C.14-1 states that the Elmore County Planning and Zoning Commission shall review all proposed conditional use applications and find adequate evidence that such use meets all of the following standards. The applicant must provide said evidence. Following are the standards the conditional use must meet:

1.C.14-1 How does the proposed land use constitute a conditional use as determined by the land use matrix?

CUP

2.C.14-1 How will the proposed land use be in harmony and accordance with the Comprehensive Plan and the Ordinance?

will be in harmony

3.C.14-1 What about the proposed land use's design, construction, operation, and maintenance makes it harmonious and appropriate in appearance with the existing or intended character of the general vicinity and how will it not change the essential character of said area?

similar to vicinity

4.C.14-1 Why or how will the proposed land use not be hazardous or disturbing to existing or future neighboring uses?

will not be hazardous

5.C.14-1 How will the proposed land use be served adequately by available public facilities/services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewer or how will these public services be provided by the applicant/developer?

services existing

6.C.14-1 Why or how will the proposed land use not create excessive additional requirements at public cost for public facilities/services or be detrimental to the economic welfare of the county?

No New Public Services

7.C.14-1 Why or how will the proposed land use not involve uses, activities, processes, materials, equipment, and/or conditions of operation that will be detrimental to any persons, property, or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors?

will not generate above conditions

8.C.14-1 How will the proposed land use have vehicular approaches to property designed to not create interference with traffic on surrounding public or private roadways?

existing access off cossau lane

9.C.14-1 Why or how will the proposed land use not result in the destruction, loss, or damage of a natural or scenic feature of major importance?

no scenic feature

22. **ADDITIONAL INFORMATION** Any additional information as required or needed by the Planning and Zoning Commission or interested agency.

NOTICE TO APPLICANT

Elmore County reserves the right to withhold processing and/or issuance of any County Conditional Use Permit until the County is satisfied that County approval may be the final action in any multi-agency approval process. Proof of having obtained or applied for necessary permits and/or approvals from applicable local (other than Elmore County) state, and/or federal agencies may be required prior to issuance of a Conditional Use Permit by Elmore County. If required, documentation shall be submitted with the Conditional Use Permit application.

The Planning and Zoning Commission shall hold a public hearing on an application for a Conditional Use Permit. The application must be submitted no less than 5 weeks prior to the public hearing date (usually the 1st Wednesday of the month). The Growth and Development Office will mail hearing notices to the property owners/purchasers of record and to the proper agencies that may have an interest in the proposal. The Growth and Development Office will place a Notice of Public Hearing in the Mountain Home News at least 15-days prior to said hearing. **The applicant shall post notice of the public hearing on the subject property not less than 1 week prior to the hearing.** The applicant will be given notice of the public hearing and must be present to answer any questions whenever the application is on any hearing/meeting agenda.

After the public hearing is held, the application will be put on the agenda for consideration at the next scheduled Planning and Zoning Commission meeting. The application shall be approved, conditionally approved, denied, or tabled. Within 10 days of the decision on the Conditional Use Permit the applicant will be notified of that decision.

If the application is approved or conditionally approved by the Planning and Zoning Commission, the applicant will be sent a document that is the official "Conditional Use Permit". This document may be in the form of a Findings of Fact, Conclusions of Law and Order, and will enumerate the conditions attached to the approval and issuance of the permit and state the consequences of failure to comply. The permit shall not become effective until after an elapsed period of 15-days from the date of Planning and Zoning Commission action. During this time, any interested person may appeal the action to the Board of Elmore County Commissioners. The applicant will be notified of any pending appeals. An appeal will stay all proceedings until its resolution.

If the Conditional Use Permit is denied by the Planning and Zoning Commission, the applicant may reapply or the applicant may appeal the decision in writing to the Board of Elmore County Commissioners within 15-days from the date Planning and Zoning Commission action.

The applicant hereby agrees to pay the fee established by the Board and agrees to pay any additional fees and postage and publication costs. The applicant also verifies that the application is complete and all information contained herein is true and correct. The applicant understands he/she/they or a representative for the applicant must be at the hearing to answer any questions citizens or the Commission may have. The applicant understands he/she/they or a representative for the applicant must be at any meeting for which this application is on the agenda. The applicant understands there could be a delay in a decision should the applicant send a representative to speak for him/her/them who does not have legal authority to bind the applicant with his/her/their statements.

Kenneth P. Coyle
Shirley Coyle Per

11-6-06

Applicant owner signature

Date

Kenneth P. Coyle
Shirley Coyle Per

11-6-06

Property Owner signature

Date

ELMORE COUNTY ZONING PERMIT APPLICATION
Zoning Permit Fee \$35.00

Date Application Submitted: 11/16/06

Building Permit N/A

Receipt # 7548

Power Release Permit N/A

1. Property Owner's Name: Kenneth & Sheila Casper

2. Mailing Address of Property owner: 1910 E. Casper Lane Phone # 208-796-2844

3. Site Address _____

4. Applicant's Name, address, and telephone number same

5. Contractor Registration Number N/A
Required by Idaho Contractor Registration Act January 1, 2006

Zoning Application Purpose CUP - Platted Subdivision

6. Location of Property: Township 15 Range 5E Section 29 Quarter W2 SW4 NW4

Lot _____ Block _____ Subdivision _____

Total acreage of property site: 20 Current Zoning: AgA

7. Legal lot verified by: Platted Sub Administrative Parcel Split LOI Existing Parcel in 1999
Copy of deed Yes No Assessors Parcel Master Inquiry: Yes No

8. Structures existing on property: none

9. Proposed Structures: N/A

N/A Required Minimum Setbacks: Street Front _____ Side (street side) _____ Side (interior) _____ Rear _____
Front setback measured from the road right-of-way

N/A 10. Proposed Setbacks: Street Front _____ Side (street side) _____ Side (interior) _____ Rear _____

11. Is the site within the Mountain Home Area of City Impact, Glens Ferry Area of City Impact, a Community Development Overlay (CDO), an Airport Hazard Zone, or an Area of Critical Concern (ACC)? Yes No

12. Property In Floodplain? Yes No Flood Insurance Rate Map # _____

N/A 13. FEMA Elevation Certificate and Flood Plain Development Application Attached Yes No

Manufactured Home? Yes No Year Manufactured Home Constructed? _____

N/A a. If manufactured prior to June 15, 1976 Division of Building Safety Rehabilitation Compliance Certificate Provided Yes

N/A b. Is Manufactured Home currently in Elmore County or is it to be moved to Elmore County? Yes No
All Manufactured Home Permits require Elmore County Assessor signature.

Other Permits Required Circle Any Other Permits Required

- Idaho State Electrical
- Idaho State Plumbing
- Highway District Approach Permit
- Department of Environmental Quality
- Environmental Protection Agency
- Idaho Department of Water Resources
- Federal Aviation Agency

Other _____

NONE

Building Permit Requirements

One set of Building Plans

Site Plan, drawn to a professional standard and to scale showing the following:

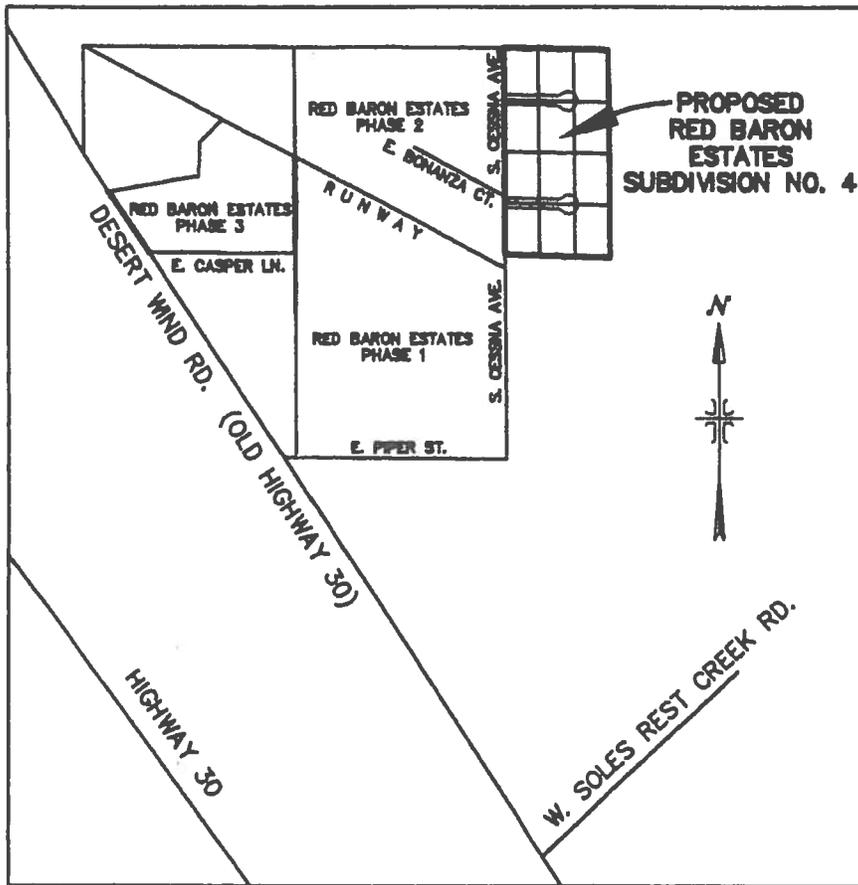
- parcel dimensions
- location and setbacks of existing buildings, proposed buildings and/or additions/alterations.
- proposed and existing driveways, easements, and waterways;
- proposed and existing building heights

The owner and/or applicant affirms: (1) This application is completed in its entirety to include all required information and the information contained herein is true and correct as of the date it is received in the Growth and Development Department (2) If the site is within the Pine Featherville area there will be no construction waste dumping at the County waste transfer facility (3) If there is a hillside involved in development (10% or greater grade to building envelope) there can be little to no gouging of hillside without plans submitted by a licensed engineer. (4) The property owner is responsible for obtaining any other required permit applicable to this project. (5) The property owner is responsible for complying with any existing Conditions, Covenants, and Restrictions (CC&Rs) if property is in a subdivision. (6) An approved zoning permit is valid for one year after approval date. Upon written request the Commission may grant an extension.

Bob Cole Carter
Property Owner's Signature (Required)

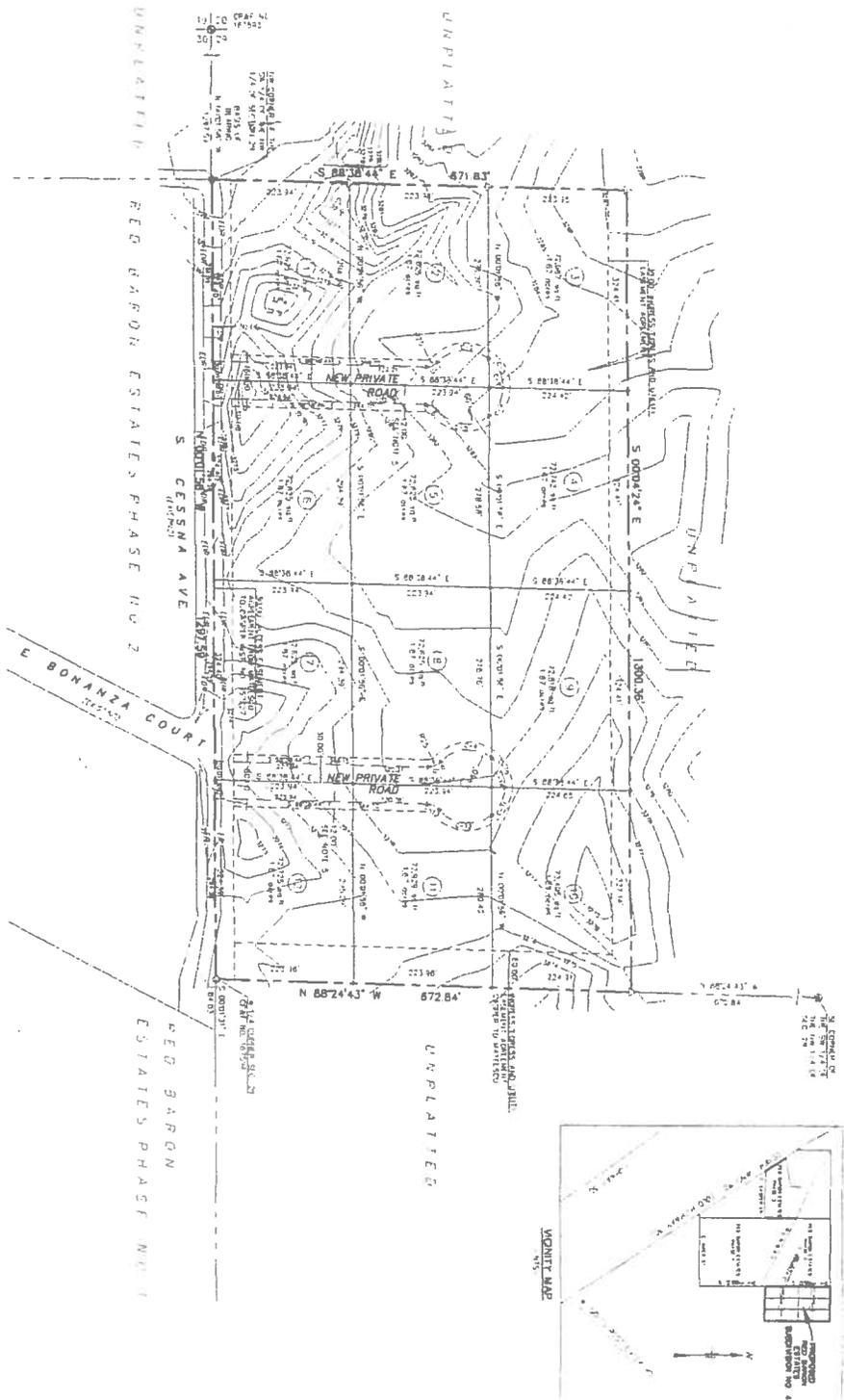
Shirley Carter
Applicant's Signature (Required)

| <u>Agency Approvals</u> | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|------------------------|-----------------|
| <input checked="" type="checkbox"/> <u>see attached comment sheet</u> | | | <u>11-06-06</u> |
| Central District Health (or other Sewer District) Sewer Permit Approval | | | Date |
| Comment: _____ | | | |
| <input checked="" type="checkbox"/> <u>C. Wagon Liddell, MHHO</u> | NA | | |
| Roadway Jurisdiction Project Approval | Initial | | Date |
| Comment: <u>Not Highway Dist. Roads (Private)</u> | | | |
| <u>Will sign plat</u> | (NA) <u>SA</u> | | |
| Assessor's Office (Verify Legal Description OR Tax Status If Manufactured Home) | Initial | | Date |
| <input checked="" type="checkbox"/> <u>Bob Ruhl Fire Chief OASIS VFD</u> | NA | | <u>11-1-06</u> |
| Fire District Approval | Initial | | Date |
| This application is: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved pending approval of other permit <input type="checkbox"/> Denied | | | |
| Remarks: _____ | | | |
| <u>DeBuckle</u> | | Date: <u>13 Nov 06</u> | |
| Approval of Planning and Zoning Authority | | | |



VICINITY MAP

-NTS-



SCALE 1" = 100'

LEGEND

- 1. 1" = 1" scale
- 2. 1" = 1" scale
- 3. 1" = 1" scale
- 4. 1" = 1" scale
- 5. 1" = 1" scale
- 6. 1" = 1" scale
- 7. 1" = 1" scale
- 8. 1" = 1" scale
- 9. 1" = 1" scale
- 10. 1" = 1" scale
- 11. 1" = 1" scale
- 12. 1" = 1" scale
- 13. 1" = 1" scale
- 14. 1" = 1" scale
- 15. 1" = 1" scale
- 16. 1" = 1" scale
- 17. 1" = 1" scale
- 18. 1" = 1" scale
- 19. 1" = 1" scale
- 20. 1" = 1" scale
- 21. 1" = 1" scale
- 22. 1" = 1" scale
- 23. 1" = 1" scale
- 24. 1" = 1" scale
- 25. 1" = 1" scale
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RAW DATA FOR PRIVATE ROAD EASEMENT

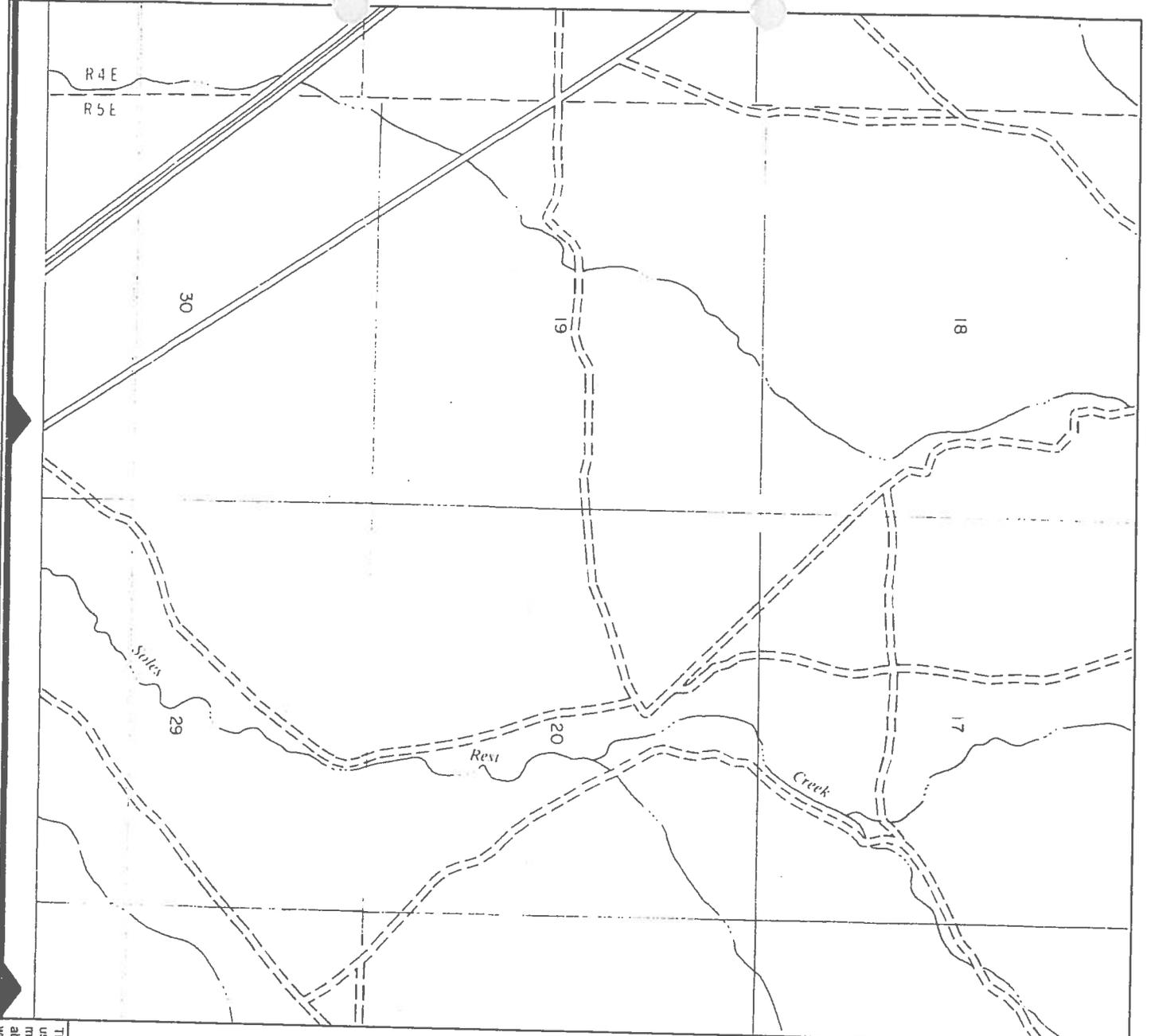
| LINE NO. | FROM | TO | BEARING | DISTANCE | AREA | PERCENT | REMARKS |
|----------|--------|--------|---------|----------|------|---------|---------|
| 1 | 100.00 | 100.00 | 0.0000° | 0.00 | 0.00 | 0.00 | |
| 2 | 100.00 | 100.00 | 0.0000° | 0.00 | 0.00 | 0.00 | |
| 3 | 100.00 | 100.00 | 0.0000° | 0.00 | 0.00 | 0.00 | |
| 4 | 100.00 | 100.00 | 0.0000° | 0.00 | 0.00 | 0.00 | |
| 5 | 100.00 | 100.00 | 0.0000° | 0.00 | 0.00 | 0.00 | |
| 6 | 100.00 | 100.00 | 0.0000° | 0.00 | 0.00 | 0.00 | |
| 7 | 100.00 | 100.00 | 0.0000° | 0.00 | 0.00 | 0.00 | |
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| 9 | 100.00 | 100.00 | 0.0000° | 0.00 | 0.00 | 0.00 | |
| 10 | 100.00 | 100.00 | 0.0000° | 0.00 | 0.00 | 0.00 | |
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| 12 | 100.00 | 100.00 | 0.0000° | 0.00 | 0.00 | 0.00 | |
| 13 | 100.00 | 100.00 | 0.0000° | 0.00 | 0.00 | 0.00 | |
| 14 | 100.00 | 100.00 | 0.0000° | 0.00 | 0.00 | 0.00 | |
| 15 | 100.00 | 100.00 | 0.0000° | 0.00 | 0.00 | 0.00 | |
| 16 | 100.00 | 100.00 | 0.0000° | 0.00 | 0.00 | 0.00 | |
| 17 | 100.00 | 100.00 | 0.0000° | 0.00 | 0.00 | 0.00 | |
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| 19 | 100.00 | 100.00 | 0.0000° | 0.00 | 0.00 | 0.00 | |
| 20 | 100.00 | 100.00 | 0.0000° | 0.00 | 0.00 | 0.00 | |
| 21 | 100.00 | 100.00 | 0.0000° | 0.00 | 0.00 | 0.00 | |
| 22 | 100.00 | 100.00 | 0.0000° | 0.00 | 0.00 | 0.00 | |
| 23 | 100.00 | 100.00 | 0.0000° | 0.00 | 0.00 | 0.00 | |
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| 46 | 100.00 | 100.00 | 0.0000° | 0.00 | 0.00 | 0.00 | |
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| 49 | 100.00 | 100.00 | 0.0000° | 0.00 | 0.00 | 0.00 | |
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| 57 | 100.00 | 100.00 | 0.0000° | 0.00 | 0.00 | 0.00 | |
| 58 | 100.00 | 100.00 | 0.0000° | 0.00 | 0.00 | 0.00 | |
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| 67 | 100.00 | 100.00 | 0.0000° | 0.00 | 0.00 | 0.00 | |
| 68 | 100.00 | 100.00 | 0.0000° | 0.00 | 0.00 | 0.00 | |
| 69 | 100.00 | 100.00 | 0.0000° | 0.00 | 0.00 | 0.00 | |
| 70 | 100.00 | 100.00 | 0.0000° | 0.00 | 0.00 | 0.00 | |
| 71 | 100.00 | 100.00 | 0.0000° | 0.00 | 0.00 | 0.00 | |
| 72 | 100.00 | 100.00 | 0.0000° | 0.00 | 0.00 | 0.00 | |
| 73 | 100.00 | 100.00 | 0.0000° | 0.00 | 0.00 | 0.00 | |
| 74 | 100.00 | 100.00 | 0.0000° | 0.00 | 0.00 | 0.00 | |
| 75 | 100.00 | 100.00 | 0.0000° | 0.00 | 0.00 | 0.00 | |
| 76 | 100.00 | 100.00 | 0.0000° | 0.00 | 0.00 | 0.00 | |
| 77 | 100.00 | 100.00 | 0.0000° | 0.00 | 0.00 | 0.00 | |
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| 91 | 100.00 | 100.00 | 0.0000° | 0.00 | 0.00 | 0.00 | |
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| 95 | 100.00 | 100.00 | 0.0000° | 0.00 | 0.00 | 0.00 | |
| 96 | 100.00 | 100.00 | 0.0000° | 0.00 | 0.00 | 0.00 | |
| 97 | 100.00 | 100.00 | 0.0000° | 0.00 | 0.00 | 0.00 | |
| 98 | 100.00 | 100.00 | 0.0000° | 0.00 | 0.00 | 0.00 | |
| 99 | 100.00 | 100.00 | 0.0000° | 0.00 | 0.00 | 0.00 | |
| 100 | 100.00 | 100.00 | 0.0000° | 0.00 | 0.00 | 0.00 | |

- NOTES:**
1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 2. THIS PROJECT IS SUBJECT TO ALL APPLICABLE ZONING ORDINANCES.
 3. TOTAL DEVELOPMENT AREA IS 100.00 ACRES.
 4. THIS DEVELOPMENT HAS 1200 RESIDENTIAL UNITS.
 5. ALL UTILITIES AND SERVICES SHALL BE PROVIDED BY THE APPLICANT.
 6. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 7. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY FROM THE ADJACENT PROPERTY OWNERS.
 8. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY FROM THE STATE AND FEDERAL GOVERNMENTS.
 9. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY FROM THE LOCAL GOVERNMENT.
 10. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY FROM THE ADJACENT PROPERTY OWNERS.
 11. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY FROM THE STATE AND FEDERAL GOVERNMENTS.
 12. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY FROM THE LOCAL GOVERNMENT.

UTILITY WARNING

THE EXISTING UTILITY LOCATIONS AND DEPTHS SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY. THE APPLICANT SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES BEFORE CONSTRUCTION. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

| NO. | DESCRIPTION | DATE | BY | SCALE |
|-----|------------------|------------|------------------|-----------|
| 1 | PRELIMINARY PLAT | 12/15/2011 | DAVID W. CLAYTON | 1" = 100' |
| 2 | REVISION | 12/15/2011 | DAVID W. CLAYTON | 1" = 100' |
| 3 | REVISION | 12/15/2011 | DAVID W. CLAYTON | 1" = 100' |
| 4 | REVISION | 12/15/2011 | DAVID W. CLAYTON | 1" = 100' |
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| 11 | REVISION | 12/15/2011 | DAVID W. CLAYTON | 1" = 100' |
| 12 | REVISION | 12/15/2011 | DAVID W. CLAYTON | 1" = 100' |
| 13 | REVISION | 12/15/2011 | DAVID W. CLAYTON | 1" = 100' |
| 14 | REVISION</ | | | |



APPROXIMATE SCALE IN FEET

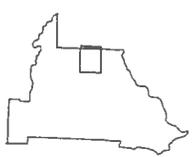


NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

ELMORE COUNTY,
IDAHO
(UNINCORPORATED AREAS)

PANEL 375 OF 850
(SEE MAP INDEX FOR PANELS NOT PRINTED)



PANEL LOCATION
COMMUNITY-PANEL NUMBER
160212 0375 B

EFFECTIVE DATE:
JUNE 19, 1989



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT Version 1.0. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. Further information about National Flood Insurance Program flood hazard maps is available at www.fema.gov/nflsfd.

11/14/06

PM 00 - PARCEL MASTER INQUIRY

10:26:11

PARCEL: RP 01S05E293800 A F1=SL

F17=DD

LEGAL DESCRIPTION

CASPER, KENNETH P & SHEILA M

W2SW4NW4
SEC 29
T1S R5E

1910 E CASPER LANE

CODE AREA 4-0000 OWNER CD

PARC TYPE _____ LOC CODE 600

OASIS ID 83647

EFFDATE 5152006 EXPDATE

PREV PARCEL RP01S05E293610T

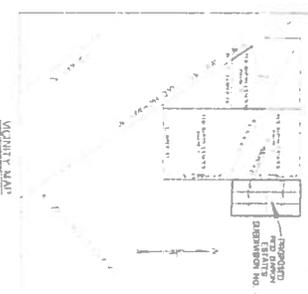
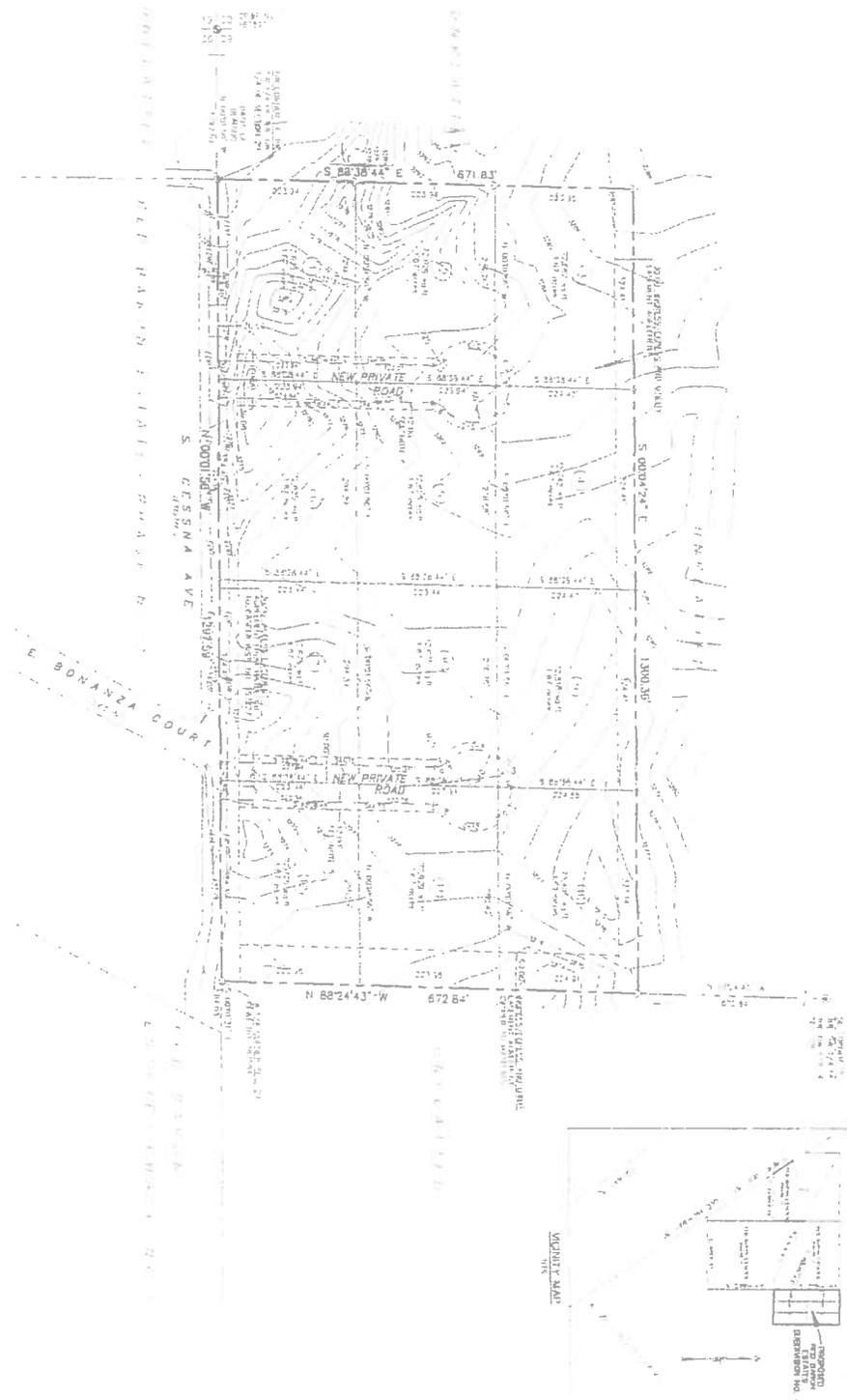
X for parcel comments

| CAT | RY | QUANTITY | UN | VALUE | HO MRKT | HO EXMP | CB MRKT | OTHER |
|-----|------|----------|----|-------|---------|---------|---------|-------|
| 18 | 2003 | 20000 | AC | 41040 | | | | |

TOTALS 20000 41040

ENTER NEXT PARCEL NUMBER RP _____ A

FKeys: F2=TX F3=Exit F5=SS F6=NM F7=LG
 F8=CT F13=TM F18=HS F20=Srch F22=EU



SCALE: 1" = 100'

LEGEND

- 1. 1/4" = 1" = 100'
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CURVE DATA FOR PRIVATE ROAD EASEMENT

| Station | Chord | Angle | Radius | Chord | Angle | Radius |
|---------|--------|-------|--------|--------|-------|--------|
| 1+00.00 | 100.00 | 90.00 | 70.71 | 100.00 | 90.00 | 70.71 |
| 1+10.00 | 100.00 | 90.00 | 70.71 | 100.00 | 90.00 | 70.71 |
| 1+20.00 | 100.00 | 90.00 | 70.71 | 100.00 | 90.00 | 70.71 |
| 1+30.00 | 100.00 | 90.00 | 70.71 | 100.00 | 90.00 | 70.71 |
| 1+40.00 | 100.00 | 90.00 | 70.71 | 100.00 | 90.00 | 70.71 |
| 1+50.00 | 100.00 | 90.00 | 70.71 | 100.00 | 90.00 | 70.71 |
| 1+60.00 | 100.00 | 90.00 | 70.71 | 100.00 | 90.00 | 70.71 |
| 1+70.00 | 100.00 | 90.00 | 70.71 | 100.00 | 90.00 | 70.71 |
| 1+80.00 | 100.00 | 90.00 | 70.71 | 100.00 | 90.00 | 70.71 |
| 1+90.00 | 100.00 | 90.00 | 70.71 | 100.00 | 90.00 | 70.71 |
| 2+00.00 | 100.00 | 90.00 | 70.71 | 100.00 | 90.00 | 70.71 |

NOTES

1. All dimensions are from the centerline unless otherwise specified.
2. See dimensions of road construction.
3. All dimensions are in feet and inches.
4. All dimensions are in feet and inches.
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QUALITY WARNING

This drawing is the property of the engineer and is not to be used for any other purpose without the written consent of the engineer. The engineer is not responsible for any errors or omissions in this drawing. The engineer is not responsible for any changes or modifications to this drawing. The engineer is not responsible for any damage or injury resulting from the use of this drawing. The engineer is not responsible for any loss of property or business resulting from the use of this drawing. The engineer is not responsible for any other consequences resulting from the use of this drawing.

| NO. | DATE | DESCRIPTION | BY | CHECKED |
|-----|----------|------------------|---------|---------|
| 1 | 10/10/10 | PRELIMINARY PLAT | DAIBORN | WAITE |
| 2 | 10/10/10 | PRELIMINARY PLAT | DAIBORN | WAITE |
| 3 | 10/10/10 | PRELIMINARY PLAT | DAIBORN | WAITE |
| 4 | 10/10/10 | PRELIMINARY PLAT | DAIBORN | WAITE |
| 5 | 10/10/10 | PRELIMINARY PLAT | DAIBORN | WAITE |
| 6 | 10/10/10 | PRELIMINARY PLAT | DAIBORN | WAITE |
| 7 | 10/10/10 | PRELIMINARY PLAT | DAIBORN | WAITE |
| 8 | 10/10/10 | PRELIMINARY PLAT | DAIBORN | WAITE |
| 9 | 10/10/10 | PRELIMINARY PLAT | DAIBORN | WAITE |
| 10 | 10/10/10 | PRELIMINARY PLAT | DAIBORN | WAITE |

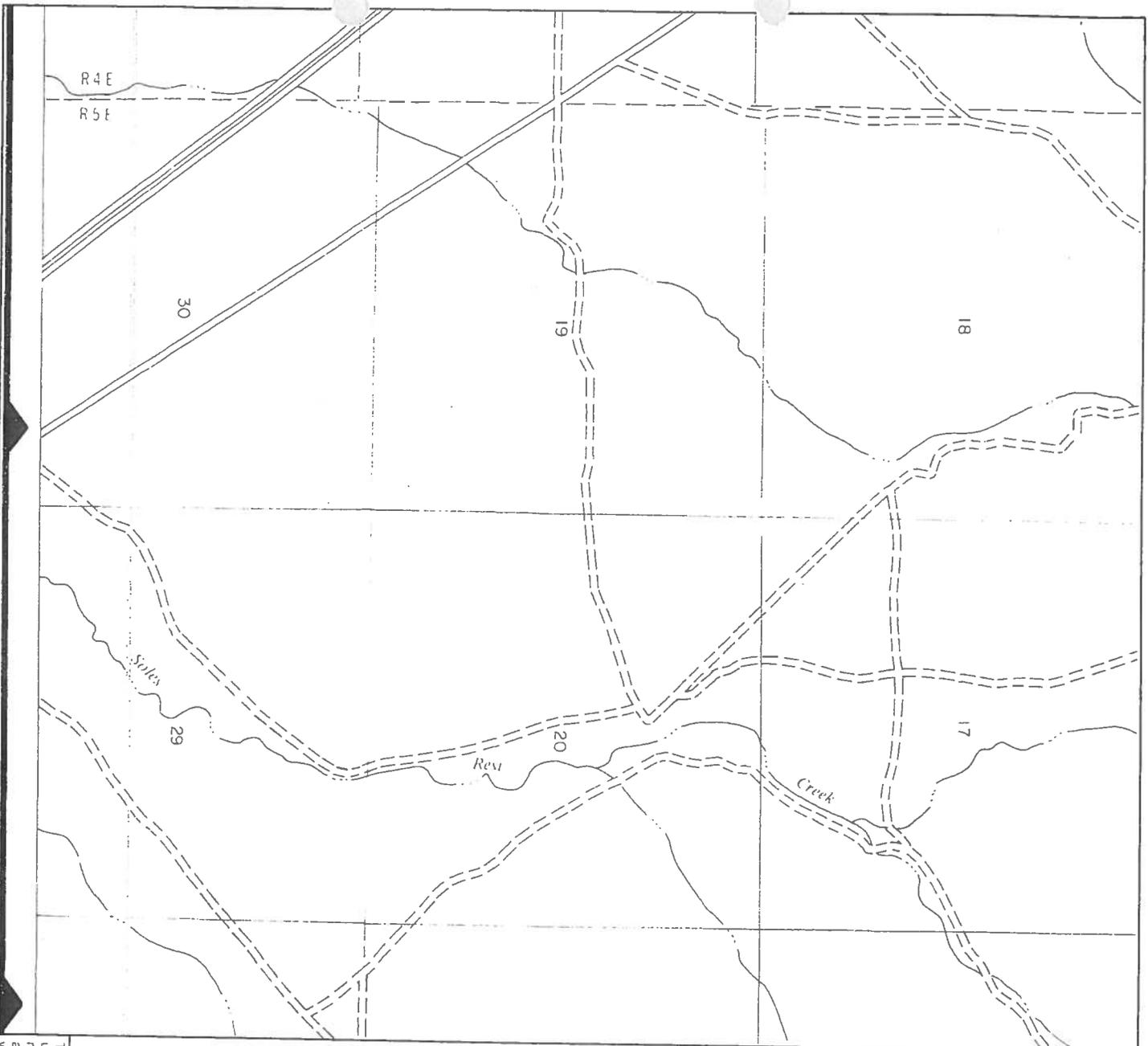


RED BARON ESTATES NO. 4

PRELIMINARY PLAT

DAIBORN & WAITE CONSULTING, LLC

10000 RED BARON ROAD, SUITE 100, DALLAS, TEXAS 75243



APPROXIMATE SCALE IN FEET
 2000 0 2000

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
 FLOOD INSURANCE RATE MAP

ELMORE COUNTY,
 IDAHO
 (UNINCORPORATED AREAS)

PANEL 375 OF 850
 (SEE MAP INDEX FOR PANELS NOT PRINTED)



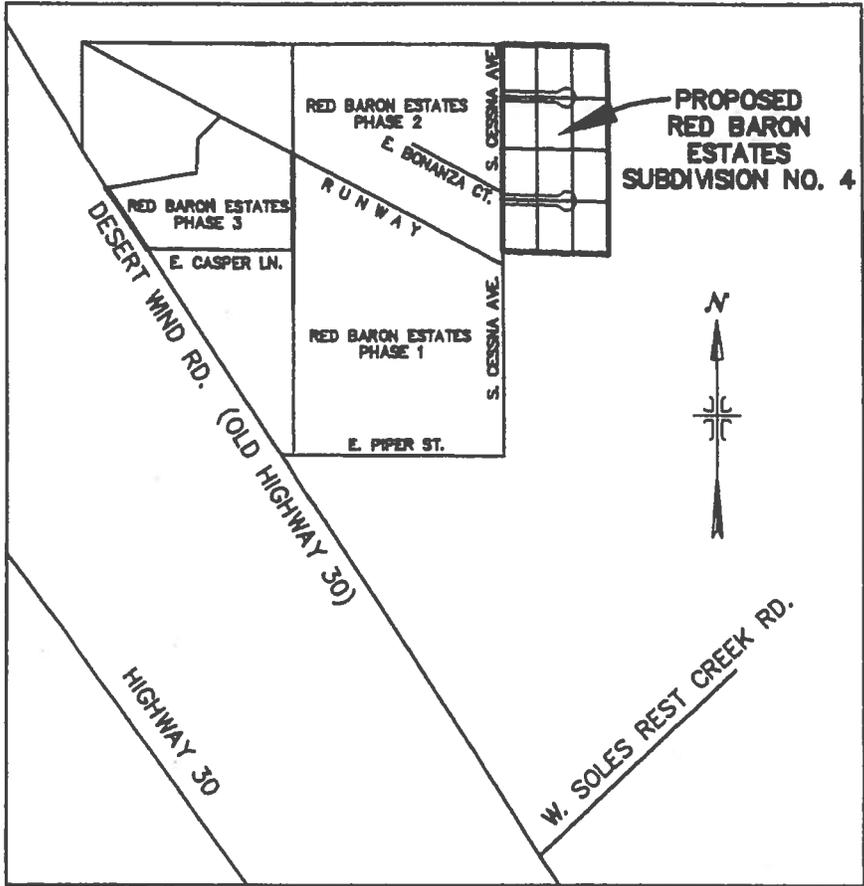
PANEL LOCATION
COMMUNITY-PANEL NUMBER
 160212 0375 B

EFFECTIVE DATE:
 JUNE 19, 1989



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT Version 1.0. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. Further information about National Flood Insurance Program flood hazard maps is available at www.fema.gov/nflisid.



VICINITY MAP

-NTS-

11/14/06

PMC100 - PARCEL MASTER INQUIRY

10:26:11

PARCEL: RP 01S05E293800 A F1=SL

F17=DD

CASPER, KENNETH P & SHEILA M

LEGAL DESCRIPTION

W2SW4NW4
SEC 29
T1S R5E

1910 E CASPER LANE

CODE AREA 4-0000 OWNER CD

OASIS ID 83647

PARC TYPE LOC CODE 600

EFFDATE 5152006 EXPDATE

PREV PARCEL RP01S05E293610T

X for parcel comments

| CAT | RY | QUANTITY | UN | VALUE | HO MRKT | HO EXMP | CB MRKT | OTHER |
|-----|------|----------|----|-------|---------|---------|---------|-------|
| 18 | 2003 | 20000 | AC | 41040 | | | | |

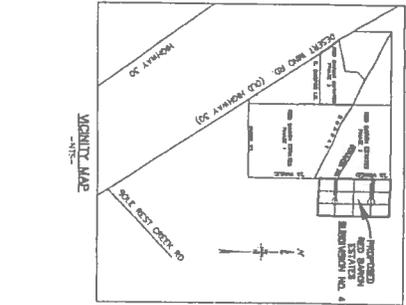
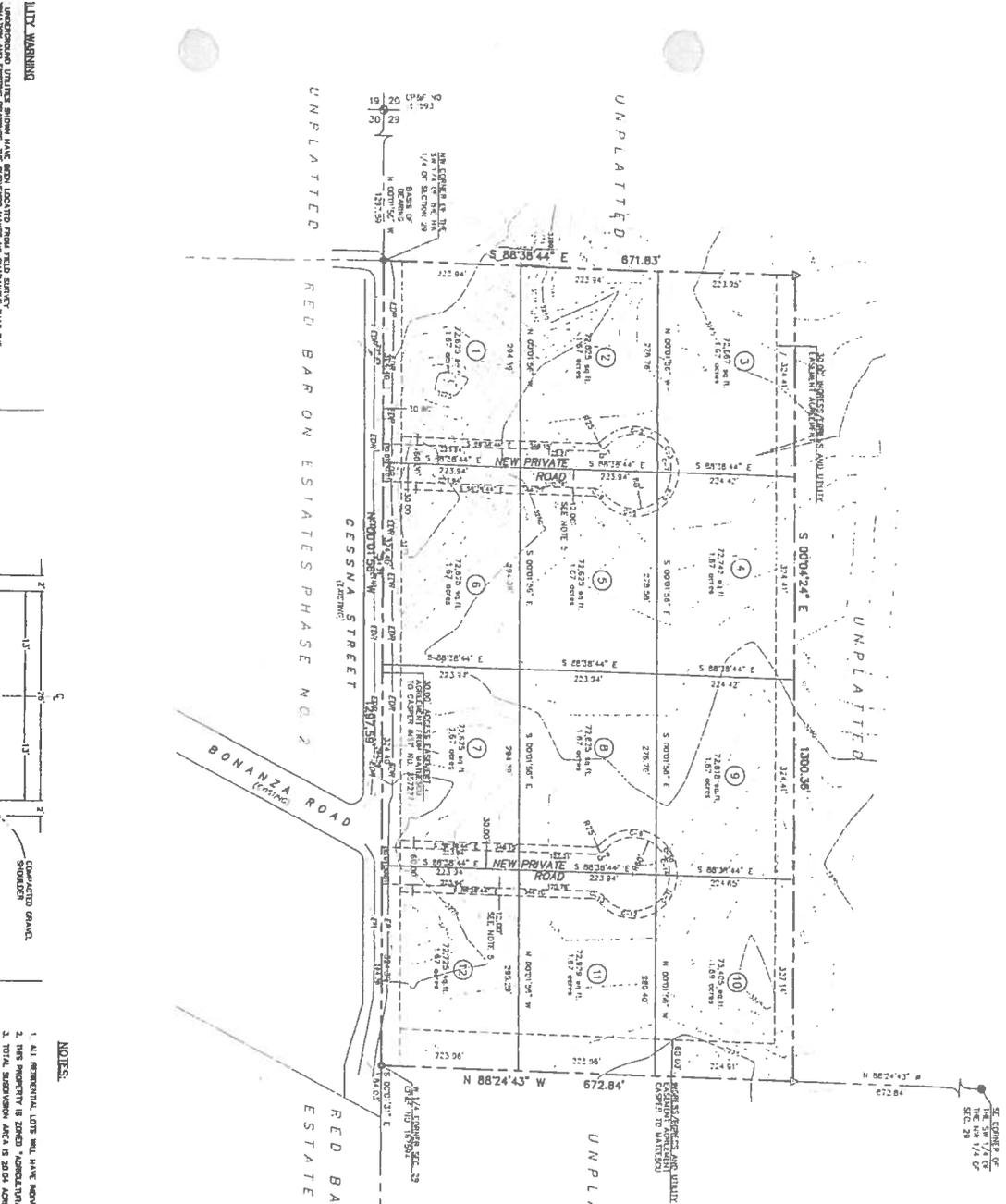
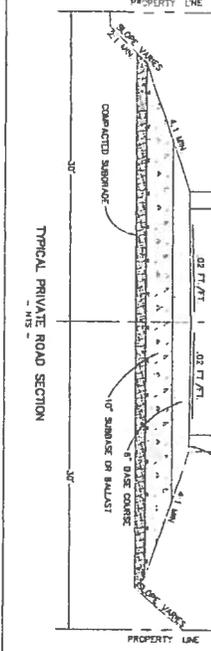
TOTALS 20000 41040

ENTER NEXT PARCEL NUMBER RP _____ A

FKeys: F2=TX F3=Exit F5=SS F6=NM F7=LG
F8=CT F13=TM F18=HS F20=Srch F22=EU

UTILITY WARNINGS

UNDEGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY. UNDEGROUND UTILITIES SHOWN ARE NOT TO BE CONSIDERED AS GUARANTEED. THE OWNER OR APPLICANT SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.



- NOTES:**
1. ALL NEIGHBORING LOTS WILL HAVE SEWER, WATER AND SPRING SYSTEMS.
 2. THIS DEVELOPMENT IS ZONED "RESIDENTIAL".
 3. TOTAL SUBDIVISION AREA IS 20.04 ACRES.
 4. THIS DEVELOPMENT HAS 12 SINGLE FAMILY RESIDENTIAL LOTS EACH BEING 1.67 ACRES.
 5. A 1/2\"/>

CURVE DATA

| CURVE | LENGTH | RADIUS | DELTA | CHORD BEARING |
|-------|--------|--------|--------|----------------|
| C-1 | 21.86' | 60.00' | 21.00° | N 80°00'00\"/> |

LEGEND

- ROAD 5/8\"/>

OWNER/DEVELOPER

RED BARON ESTATES

2000 W. GESSNA STREET
MARIETTA, GA 30067

DATE 10/19/05

SCALE 1\"/>

PRELIMINARY PLAT

OCTOBER 2005

RED BARON ESTATES NO. 4

1

claiborn waite consulting, llc

181 N. CURTIS ROAD, SUITE D-100, ATLANTA, GA 30329

Dear P&L

I am asking to postpone the meeting on the 7th of February 2007 to give me time to get the answers and some covenants together.

Kenneth P Coyle
Jan 29 - 2007

COPY



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

COPY

Alan Christy
Director

Tell Riley
Building Official

Beth
Bresnahan
Planner I

Kacey
Ramsauer
Administrative
Assistant

February 24, 2015

Kenneth Casper
1910 E. Casper Lane
Mountain Home, ID 83647

Mr. Casper,

While conducting a review of our files it was noticed that you submitted applications for a Conditional Use Permit, Zoning Permit and Preliminary Plat on November 6, 2006. A public hearing was held on January 17, 2007, and more information was requested by the Planning and Zoning Commission ("Commission"). The additional information was due on February 7, 2007. On January 29, 2007 you submitted a letter requesting that the hearing be postponed. There has been no activity on this application since this date.

It appears that these applications have been abandoned. The Land Use and Building Department will forward these matters to the Commission and recommend that because there has been no action in eight years the applications be deemed abandoned and the file closed.

Sincerely,

Beth Bresnahan

Planner

Elmore County Land Use and Building Department

520 East 2nd South St

Mountain Home, ID 83647

208.587.2142 ext. 256

bbresnahan@elmorecounty.org

**ELMORE COUNTY
PLANNING AND ZONING COMMISSION**

MINUTES

Wednesday, April 15 at 7:00 pm

Chairperson Osborn called the meeting to order. Members of the Elmore County Planning and Zoning Commission present were Vice Chairman K.C. Duerig, Betty Van Gheluwe, Sue Fish, and Shane Zenner. Also present were Attorney of Record Phillip Miller, Director Alan Christy and staff members Beth Bresnahan and Kacey Ramsauer.

PLEDGE OF ALLEGIANCE

Osborn asked a local Boy Scout Troop in attendance to lead the pledge of allegiance.

PUBLIC MEETING

Ordinance Work Session

Christy stated he sent an email to the commission on proposed ordinance changes. He asked if residency requirements for planning and zoning commission members should stay the same as they are in the ordinance or if they should they match Idaho code. He stated that the ordinance has stricter requirements as it requires 5 years residency and Idaho code only requires 2 years. Commission consensus was to be consistent with Idaho code.

Christy stated that he attached the bylaws as an information item for the commission.

Christy stated that there is a conflict in the ordinance between chapters 4 and 7. He stated that chapter 4 states that appeals of a hearing examiner go to the board and chapter 7 states that appeals of the hearing examiner go to the commission. He stated that the county has never used a hearing examiner.

Commission consensus was that any appeal of the hearing examiner go to the board.

ITEMS FROM THE PUBLIC

Tracy Wolfley was wondering if his family would be able to subdivide their property.

Christy stated that when someone wants to divide their property they first need to go to the Land Use and Building Department and set up a meeting to look at all of the characteristics of the property and go from there.

Jody Wolfley asked about paving requirements for Hog Farm Road, Smith Road, and the road that goes to the lake.

Christy stated in Elmore County there are highway districts in charge of county roads. He stated that he did hear there is a proposal to pave Smith Road and the other 2 roads in question would need to be addressed with the highway district.

Brad Fesperman asked if there were requirements in the county to keep properties clean and fenced.

Christy stated that there is a public nuisance ordinance in the county so if someone sees a violation they can file a complaint with the Land Use and Building Department to initiate an

investigation. He stated county code enforcement is complaint driven and not a full time position.

Fesperman asked why the speed limits change so rapidly on county roads from 45 mph to 35 mph.

Osborn stated the speed limits change because of the population in those areas. She stated in the areas of open fields and farm ground the speed limits increase.

Josh Meyers asked about the history of the planning and zoning commission.

Miller stated that the Local Land Use Planning Act was passed in 1974 which is a state law that gives local governments the authority to zone land. He stated that Elmore County adopted its first ordinance in 1994. He stated that this body is appointed by the board of county commissioners which is a 3 member board that is the governing body of Elmore County.

Brad Fesperman asked what can be done about peacocks roaming near his neighborhood. He stated that they live in a property in the county but nobody claims them.

Osborn stated to call animal control or the sheriff to see if they can help.

Minutes

Minutes from 3-18-2015.

Van Gheluwe moved to approve.

Fish seconded.

Motion carried unanimously.

INFORMATION ITEMS

Upcoming P & Z Schedule.

Christy stated that the next scheduled public hearings are May 6th and May 20th.

MEETING ADJOURNED

Patti Osborn, Chairperson

Date:

Attest: _____
Alan Christy, Director

Date: