

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

Wednesday, August 19, 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"/> Ed Oppedyk | <input type="checkbox"/> Sue Fish |
| <input type="checkbox"/> Jeff Blanksma | <input type="checkbox"/> Shane Zenner |
|
 | |
| <input type="checkbox"/> Attorney of Record Phil Miller | |

PLEDGE OF ALLEGIANCE

PUBLIC HEARINGS

- **Simco Solar, LLC for a Conditional Use Permit for a 20 MW solar facility in the Heavy Industrial Zone. Case Number: CUP-2015-11.** The site is located in portions of Sections 23 and 24, Township 1 South, Range 4 East, B.M. A common way of locating the property is from I-84, take exit 74, head south on Simco Road 1.3 miles, the site is on the east side of the road.

- **Michael & Patricia Canale for a Conditional Use Permit for a Pet Cemetery in the Agriculture Zone. Case Number: CUP-2015-12.** The site is located in a portion of the W1/2 NW1/4, Section 26, Township 1 South, Range 5 East, B.M. A common way of locating the property is head north on Sunset Strip, turn left onto Ditto Creek Road, continue for approximately 12 miles. Turn right onto W Canale Lane, site is on the northeast corner of property.

ITEMS FROM THE PUBLIC

MINUTES

- Minutes from 08-05-2015

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: 08/19/2015 **Date Report Compiled:** 08/11/2015

Agenda Item: Conditional Use Permit for a 20MW solar facility

Applicant: Simco Solar, LLC (subsidiary of SunEdison)

Case Number: CUP-2015-11

Staff: Beth Bresnahan

Location: Portions of Sections 23 and 24, Township 1 South, Range 4 East, B.M. A common way of locating the property is from I-84, take exit 74, head south on Simco Road 1.3 miles, the site is on the east side of the road.

Zoning: Heavy Industrial/Wildfire Urban Interface Overlay

Parcel Number: RP 01S04E230050 A and RP 01S04E245410 A

BACKGROUND:

The applicant had a pre-application meeting with staff on January 15, 2015. The applicant conducted a neighborhood meeting on April 15, 2015. The Applicant submitted an application for Conditional Use Permit for a 20 MW solar facility on June 26, 2015. The application was deemed complete on July 7, 2015.

Public Hearing notice was mailed to property owners within 1 mile on July 23, 2015 and to agencies on July 23, 2015. Public Hearing Notice was published in the Mountain Home Newspaper on July 29, 2015. Public Hearing Notice was posted on the property on August 10, 2015.

The project is located approximately 18 miles northwest of Mountain Home in the Heavy Industrial Zone. Surrounding land uses are agriculture rangeland, heavy industrial, light industrial and Interstate 84.

Chapter 2 of the Elmore County Zoning and Development Ordinance defines electrical generating facilities: *Any facility generating electrical power through the use of natural gas, solar cells, water or wind power. The use of diesel fuel is allowed only for emergency generation of electricity for fire suppression or the winding down of turbines.*

The property consists of approximately 540 acres, approximately 180 acres will be used for the construction and operation of the final solar energy facility.

LETTERS FOR THE RECORD

1. Elmore County Assessor/Treasurer letter
2. ITD letter dated July 28, 2015, from James Morrison
3. Email from Oasis Volunteer Fire Department dated July 31, 2015 from Jim Hobdey
4. Letter from DEQ dated August 3, 2015 from Danielle Robbins
5. Letter from Aspen Engineers dated August 7, 2015, from Lance Warnick
6. Letter from Tesoro Pipeline dated August 10, 2015

ATTACHMENTS:

1. Application
2. Site and 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: A conditional use permit for an electrical generating facility is required per Table 6-8-11 (C) of the Elmore County Zoning and Development Ordinance. Additional requirements for this particular use are found in section 6-8-97.

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 the proposed use is in compliance with the following items in the Comprehensive Plan:

Land Use Objective 5: *Encourage and support commercial and industrial development if it complies with County Ordinances and guidelines to create jobs and expand the tax base. Maintain two industrial zones: heavy and light.*

Land Use Objective 8: *Review all commercial and industrial development proposals to determine the land use compatibility and impact to surrounding areas.*

Simco Road District - 4. Economic Development: *Continue to support and solicit new business industries to locate in Simco Road District to provide economic development opportunities for the County.*

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 that this use is compatible with existing land uses in the area.

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

Staff Response: Staff believes the proposed use will comply with all applicable County Ordinances. Staff has made some recommendation for conditions of approval.

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

Staff Response: State and Federal regulations have been notified of this application. Any comments, concern or regulations from the agencies (if any) are attached to this report. Staff believes the proposal to be in compliance at this time.

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 use. The location of this use is a benefit because there are very few private landowners and limited residential homes (1) in the vicinity.

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

Staff Response: Staff is unaware of potential hazards to existing neighbors. There are very few private land owners (3) neighboring this project.

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 has concerns about drainage on the site, staff has proposed conditions to address this concern. Some clarification by the applicant may be required to ensure proper drainage will occur on site.

Highways: *Mountain Home Highway requires an approach permit, project borders I-84*

Streets: *private roads will be constructed onsite at applicant's expense*

Police and Fire Protection: *no fire district, State Fire Marshall may have comments*

Drainage Structures: *not applicable*

Refuse Disposal: *not applicable*

Water: *not applicable*
Sewer: *not applicable*

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: All improvements will be constructed at the applicant's expense. No additional public funding is anticipated.

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: It is staffs understanding that this project will not produce any excess traffic, noise, smoke, fumes, glare or odors. The glare from sunlight is not expected to be a concern. The PV modules that will be installed absorb over 90 percent of the light received.

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: Staff does not anticipate an increase to traffic patterns with this proposed use. ITD has no objections; the only concern is to have the panels turned so no light is reflected towards traffic on I-84 at any time of day. Mountain Home Highway District has no comment.

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

Staff Response: It is staff's understanding that this area is not designated as having a natural or scenic feature of major importance.

STAFF COMMENT

Staff would recommend that the noise control plan not be required for this project due to the passive nature of the solar facility.

New roads shall meet Elmore County Zoning and Development Ordinance Chapter 17 requirements.

Staff would recommend landscaping along Interstate 84 and a security fence around the entire project.

STAFF RECOMMENDATION

Without taking into consideration any public testimony, staff recommends **Approval** of the proposed Conditional Use Permit CUP-2015-11 with the proposed conditions:

PROPOSED CONDITIONS OF APPROVAL

1. The proposed use will comply with all the requirements of section 6-8-97 of the Elmore County Zoning and Development Ordinance.
2. All outstanding fees, if any, must be paid prior to the issuance of an Elmore County building permit.
3. Failure to comply with any of the conditions will result in revocation of the Conditional Use Permit.
4. The proposed use will be constructed in substantial conformance with the master site plan.
5. Prior to issuance of building permit, an overall site plan, stamped and signed by Applicant's engineer, must be approved by the County Engineer to ensure drainage and storm water management is adequate.
6. All roads shall meet Zoning and Development Ordinance Chapter 17 requirements.
7. The proposed use shall comply with all recommendations of the State Fire Marshal.
8. Landscaping along the Interstate 84 property boundary and a security fence around the entire project area.



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

received
7/28/15 BSB

Alan Christy
Director

Tell Riley
Building Official

Beth Bresnahan
Planner I

Kacey Ramsauer
Administrative
Assistant

Elmore County Assessor – Parcel Number: 01504E230050 01504E245410
Comments: _____
Elmore County Treasurer – Taxes 1st Half 2nd Half
Late Charges: Yes ___ No ___ Comments: 2014 taxes paid in full

Jammy VanMeer
7-27-2015

Date: July 20, 2015

To: Whom It May Concern

Subject: Notice of Public Hearing

Applicant: Simco Solar, LLC – Conditional Use Permit for a 20 MW solar facility

Case #: CUP-2015-11

A public hearing will be held before the Elmore County Planning and Zoning Commission on the enclosed application. The hearing is scheduled for Wednesday, August 19, 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, August 7, 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



July 28, 2015

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

received
7-31-15 KR

RE: CUP-2015-11 SIMCO SOLAR, LLC

Dear Mr. Christy:

The Idaho Transportation Department (ITD) has reviewed the referenced conditional use application for Simco Solar, LLC at Simco Road south of I-84. ITD has the following comments:

1. ITD has no objections to this application and does not require any mitigation.
2. No access is requested and none is approved with this application. I-84 is a full access controlled highway.
3. IDAPA 39.03.60 governs advertising along the State highway system.
4. Panels need to be turned so no light is reflected towards traffic on I-84 at any time of day.

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

Sincerely,

A handwritten signature in blue ink that reads "James K. Morrison".

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

Beth Bresnahan

From: Alan Christy
Sent: Friday, July 31, 2015 7:46 AM
To: Beth Bresnahan
Subject: FW: CUP-2015-11

Please add the forwarded email to the record.

Thanks,

Alan Christy

Director

Elmore County Land Use & Building Department

520 East 2nd South, Mountain Home, ID 83647

Ph: (208) 587-2142 ex. 269 \ Fax: (208) 587-2120

achristy@elmorecounty.org \ www.elmorecounty.org

From: Jolene [mailto:jhobdey@rtci.net]
Sent: Thursday, July 30, 2015 2:04 PM
To: 'Alan Christy' <achristy@elmorecounty.org>
Subject: CUP-2015-11

Alan,

Comments for:

Simco Solar, LLC – Conditional Use Permit for a 20 MW Solar Facility

Case #: CUP-2015-11

The proposed site of the solar energy facility is not in the Oasis Fire Protection District.

Oasis Volunteer Fire Department will only respond to a fire at the proposed solar energy site under our mutual aid agreements with BLM and/or Orchard Combat Training Fire & Emergency Services.

Jim Hobdey, Fire Chief

OVFD



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

received
8-6-15 BSB

DEQ Response to Request for Environmental Comment

Date: 08/03/2015
Agency Requesting Comments: Elmore County Land Use & Building Department
Date Request Received: 07/27/2015
Applicant/Description: Simco Solar LLC CUP 20 MW Solar Facility

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

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

1. Air Quality

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

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

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

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

2. Wastewater and Recycled Water

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

All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.

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

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

3. Drinking Water

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

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

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

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

4. Surface Water

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

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

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

5. Hazardous Waste And Ground Water Contamination

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

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

- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Dean Ehlert, Waste & Remediation Manager, at 373-0550.

6. Additional Notes

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

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

Sincerely,

Danielle Robbins

Danielle Robbins
danielle.robbins@deg.idaho.gov
Boise Regional Office
Idaho Department of Environmental Quality



August 7, 2015

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

485 W. Main St, Suite B
PO Box 205
Kuna, Idaho 83634
(208) 466-8181
www.AspenEngineers.com

**SUBJECT: Review and Comment Letter #1 for the
SIMCO SOLAR, LLC
CUP-2015-11
Elmore County, Idaho**

Dear Mr. Christy:

As requested in the letter from your office dated July 20, 2015, I have reviewed the application (CUP-2015-11) for the proposed "Simco Solar, LLC" solar generating facility located between Simco Road and I-84 approximately 18 miles northwest of Mountain Home.

Based upon my review of the application and supporting project documents provided, I have the following comments and recommendations:

1. Overall, I think the application appears to be well put together and is one of the more complete applications we have seen for this type of project. It appears the application has attempted to address all the items outlined in Section 6-8-94 of the Elmore County Code governing Electrical Generating Facilities.
2. The narrative included in the application indicates that the landscaping and screening of the facility required by Elmore County Code Section 6-8-94.A.5 are not necessary. Considering the nature of remote location of the facility, this may be appropriate; however the County should make a specific determination as part of the review of the project.
3. As proposed in the application and required by Elmore County Code Section 6-8-94.A.5, the County should require that a security fence be installed around the portion of the property containing the solar facility.
4. I recommend that due to the passive nature of the proposed solar facility, the noise control plan required by Elmore County Code Section 6-8-94.A.5, should not be required by the County.
5. The application narrative indicates new access roads will be used to serve the project. The County should require that these roads meet the requirement outlined in Elmore County Code Section 6-17 or at a minimum comply with some alternative standard approved by the Director or County Engineer as allowed in Section 6-17-5.F.
6. As with some previous CUP applications that involve the potential disturbance of large ground

areas, the County may want to require the following condition: "Prior to the issuance of a building permit, an overall site plan, stamped and signed by the Applicant's Engineer, must be approved by the County Engineer to ensure drainage and storm water management is adequate."

7. I recommend the Applicant should provide the County a copy of the driveway approach permit from Simco Road issued by Mountain Home Highway District.
8. As indicated in the application narrative, if a substation is needed to serve this facility, then a separate CUP application approval will be required from the County.
9. As outlined in Page 22 of the application narrative, since the property is located outside an established fire district, I recommend the County required the Applicant comply with all recommendations of the State Fire Marshal.
10. Please note that many of the figures included application are not legible (e.g., Page 45, 48, multiple figures in Natural Features Analysis). I was able to infer much of was intended to be shown in the figures based on the description in the narrative, but the Applicant should make sure that the County and P&Z Commission has legible figures for their review and consideration, prior to the hearing.

These comments compose my current thoughts on the application, but other issues may arise on future reviews.

Feel free call me at (208) 466-8181 if you have any questions or need additional information.

Respectfully,

Aspen Engineers, Chartered



Lance Warnick, P.E.
Elmore County Engineer

cc: Aspen 15055 (Simco Solar, LLC / CUP-2015-11)



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

received
8-10-15
ASB
via fax

Alan Christy
Director

Tell Riley
Building Official

Beth Bresnahan
Planner I

Kacey Ramsauer
Administrative
Assistant

Date: July 20, 2015
To: Whom It May Concern
Subject: Notice of Public Hearing
Applicant: Simco Solar, LLC - Conditional Use Permit for a 20 MW solar facility
Case #: CUP-2015-11

No Conflict with Tesoro - NW Pipeline
Clear to dig. Any questions, please call
Warren Ujiye at 208-954-4999.

A public hearing will be held before the Elmore County Planning and Zoning Commission on the enclosed application. The hearing is scheduled for Wednesday, August 19, 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, August 7, 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

no conflict
TESORO LOGISTICS

8/10/15

Agency Public Hearing Notice Letter

Page 1 of 2



Tables of Contents

Executive Summary	1
1 General Information	3
1.1 Elmore County Application Form	3
1.2 Project Description	13
1.2.1 Construction	15
1.2.2 Operations and Maintenance	17
1.2.3 Project Decommissioning	18
1.3 Parcel Ownership, Surrounding Land Use, and Zoning	18
1.4 Access	19
2 Approval Criteria	21
3 Legal Documents	37
3.1 Legal Description	37
3.2 Copy of Legal Document	38
4 Project Maps	41
5 Natural Features Analysis Summary	49
6 References	51

List of Figures

Figure 1. Vicinity Map	43
Figure 2. Site Location Map	44
Figure 3. Proposed Site Plan	45
Figure 4. Zoning and Assessor's Parcel Map	46
Figure 5. Typical Solar Module	47
Figure 6. General Interconnect Equipment Structural Detail	48

Appendices

- Appendix A – Natural Features Analysis
- Appendix B – Cultural Resources Report
- Appendix C – Neighborhood and Public Meetings and Correspondence

Executive Summary

Simco Solar, LLC (“Applicant”) seeks a Conditional Use Permit (“CUP”) from Elmore County to develop, construct, operate, and maintain a utility-scale single axis tracking, 20 MW_{AC} photovoltaic (“PV”) solar energy facility (“Project”) on industrially zoned Heavy Industrial/Manufacturing (“M2”) land in unincorporated Elmore County (Figure 1 - Vicinity Map and Figure 2 - Site Location Map).

The Applicant is a subsidiary of SunEdison Inc. (“SunEdison”). SunEdison, founded in 1959, is an American-owned Fortune 1000 company employing more than 5600 people at its offices throughout the United States and internationally. SunEdison owns and operates over 1000 solar and wind energy assets around the world. In fact, through SunEdison’s subsidiary, TerraForm Power, the company owns and operates over 500 MW of wind projects in eastern Idaho, making SunEdison/TerraForm Power one of the largest independent renewable energy operators in Idaho.

The Applicant has worked cooperatively with Idaho Power Company (“IPC”) on the development of the Project. On December 29, 2014, the Idaho Public Utilities Commission (“IPUC”) approved the Energy Sales Agreement between IPC and the Applicant solidifying a 20-year sales contract for the energy from the Project.

The Project represents a major investment in Elmore County helping to strengthen the County’s economy while using little to no county or environmental resources. The Project achieves goals included in the County’s Comprehensive Plan and will comply with the County’s Zoning Regulations relative to CUP requirements and process. The Project also demonstrates compliance with Title 6, Elmore County Zoning and Development Ordinance with the preparation of a Master Site Plan.

Based on the merits of this application and with the support of on-going environmental due diligence efforts to document existing environmental resource conditions in and around the Project, the Applicant seeks County approval of this application.

1 General Information

1.1 Elmore County Application Form



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.

1. Name of applicant: Simco Solar, LLC (subsidiary of SunEdison)
2. Address of applicant: 179 Lincoln Street, Suite 500, Boston, MA 02111
3. Daytime telephone number of applicant: (503) 867-1844
4. Email Address: BFairbanks@sunedison.com
5. Name, address, and daytime telephone number of developer: Simco Solar, LLC (SunEdison), 179 Lincoln Street, Suite 500, Boston, MA 02111; (503) 867-1844
6. Address of subject property: Simco Road, Boise, ID (Elmore County)
7. Name, address, and daytime telephone number of property owner (if different from applicant):
Simco Solar, LLC
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: (See Section 3-2)
 Deed Proof of Option Earnest Money Agreement Lease Agreement Assessor's Parcel Master Inquiry
RP# 01504E - 230050 and 245410 (see Section 4, Figure 4)
9. Common directions of how to get to the proposed Conditional Use Permit property from a known beginning point: From I-84, take Exit 74, Simco Road, south 1-3 miles to site on east side of road.

10. a. Current zoning: Heavy Industrial (M-2) b. Current district (if applicable): Simco Road
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.

Applicant contacted the Army National Guard and MHAFB, telephone records and emails are in Appendix C. Neither had any concerns with the project.

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.

The Mountain Home Highway District and Health District were consulted. Signatures follow. Also, see Appendix C for communication records.

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.

No public services are needed for this project. Applicant consulted with State Fire Marshal (see Appendix C)

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?

A NPDES Construction General Permit will be in effect during construction. This project will not affect natural or cultural resources so no other state or federal permit is required. Permits for transportation and construction will be acquired and in place prior to commencement of construction.

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

13. ADJACENT PROPERTIES have the following uses:

North Light Industrial (M1)

East I-84 and Ag

South Heavy Industrial (M1) and Ag

West Heavy Industrial (M2)

14. EXISTING USES and structures on the property are as follows: Vacant land - cattle grazing

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

The Applicant seeks a CUP to develop, construct, operate, and maintain a utility-scale single-axis tracking, 20 megawatt solar facility within approximately 540 acres of industrially-zoned land. Approximately 180 acres will be used for the construction and operation of the final solar energy facility. It will include solar arrays, laydown yard for construction equipment, electrical collection system, and interconnection facility as further described in the following materials. The generated electricity will be delivered to the Idaho Power Company power grid.

16. a. The conditional use is requested to begin within one (1) day after permit approval (permit expires if not used within 1 year of approval*) and is for X perpetuity.

** Applicant is requesting an additional year (24 months) to complete project and commence the permitted use.*

b. Construction or improvements associated with conditional use is expected to begin within:

1 year days/ month/ years and be completed within 1 year of commencement of construction.

17. Proposed Use(s): Solar Energy Facility

Hours of Operation: Facility operates during daylight hours; however, some maintenance and repairs may occur after hours.

Days of Operation: 7 days per week

Maximum Number of Patrons: N/A

Sewage disposal: municipal / individual septic N/A

Water: municipal supply / community well / individual well N/A

Number of employees during largest shift: N/A Proposed number of parking spaces: N/A

18. PRELIMINARY FLOOR PLANS: To a professional standard with sizes and types of interior spaces indicated, 15 copies 8½" x 11". N/A; however, Preliminary Site Plan is in Section 4, Figure 3.

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: May be required at request of agency or commission.

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.

**Radius extended to: one (1) mile feet mile(s) Date: 8-11-15 Initial AL

21. Is this application submitted with any additional applications? The Master Site Plan has been incorporated into this application (see Figure 3, following Section 2, and Appendix A and B).

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?

See attached Section 2-Approval Criteria, for responses to Section 22 questions.

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

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

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

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

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?

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

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?

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?

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?

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

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?

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 joint neighborhood-public meeting was held April 15, 2015 at the site (see Appendix C).

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. *See following Section 2-Approval Criteria (last page); Section 4, Figure 3 - Preliminary Site Plan; Appendix A - Natural Features Analysis; and Appendix B - Cultural Resources Report.*

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.

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) MS. The applicant also verifies that the application is complete and all information contained herein is true and correct (initial) MS. 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.

Michael Trenton
Property Owner Signature
Date
6/23/15

Simco Solar, LLC
By: Idaho Solar Holdings, LLC, its Member
[Signature]
Applicant Signature
Date
6-16-15
ARTHUR J. SNELL
ASSISTANT SECRETARY

ADMINISTRATIVE USE ONLY	
Date of Acceptance	_____
Accepted by	_____
CUP FEE: \$800.00	
Fee \$ <u>800.00</u> (Pd) Receipt # <u>20-10150</u>	
Date Paid: <u>6-20-2015</u>	
Case# CUP- <u>2015-11</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.

<u>Agency Signatures</u>			
<i>Marty Jones</i>			6-3-15
Central District Health (or other Sewer District) Sewer Permit (580-6003)	Initial	Date	
Comment: <u>No sewage facilities planned.</u>			
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: _____			
Fire District (MHRFD 587-8986 Tom DuCharme) (Oasis 796-2115 Jim Hobdey) (GFFD 366-2689/599-4010 Derek Janousek)	Initial	Date	
Comments: _____			
This application is: <input type="checkbox"/> Approved <input type="checkbox"/> Approved pending approval of other permit <input type="checkbox"/> Denied			
Remarks: _____			
Approval of Land Use & Building Authority		Date	

*Simco Solar LLC
(Sun Edison)
1.5 miles south from Exit 74*

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.

<u>Agency Signatures</u>			
Central District Health (or other Sewer District) Sewer Permit (580-6003)	Initial	Date	
Comment: _____			
Roadway Jurisdiction Project (MHHD 587-3211) (CFHD 366-7744)	Initial	Date	
<i>[Signature]</i>	<i>[Initials]</i>	<i>6/8/15</i>	
Comment: <i>Application for 1 approach</i>			
Assessor's Office (Verify Legal Description OR Tax Status If Manufactured Home) (ext 247)	Initial	Date	
Comments: _____			
Fire District (MHRFD 587-8986 Tom DuCharme) (Oasis 796-2115 Jim Hobbey) (GFFD 366-2689/599-4010 Derek Janousek)	Initial	Date	
Comments: _____			
This application is: <input type="checkbox"/> Approved <input type="checkbox"/> Approved pending approval of other permit <input type="checkbox"/> Denied			
Remarks: _____			
Approval of Land Use & Building Authority		Date	

1.2 Project Description

The Project is a ground-mounted single axis tracking PV system, with a nominal capacity of up to 20 MW_{AC}. The Project is located approximately 20 miles southeast of Boise, Idaho and 18 miles northwest of Mountain Home, Idaho via Highway 84 and Simco Road (see Figure 1). The Project will occupy approximately 180 acres within the 540 acre parcels zoned as M2 (see Figure 2). A preliminary site plan is provided in Figure 3, which is indicative of the typical layout for the solar energy facility. Final siting of the Project within the 540 acre area will depend on an upcoming detailed geotechnical investigation, interconnection option (described below) and from feedback obtained during the Elmore County CUP process.

Project components will consist of the following:

SOLAR MODULE

A solar module is made up of numerous solar PV cells. The cells are made of crystalline silicon and are designed to absorb sunlight and convert the sun's rays into electricity by exciting electrons in silicon cells using the photons of light from the sun. This is referred to as the "photovoltaic effect." Solar PV modules, which are often referred to as panels, are electrically connected and mounted on a supporting structure (see Figure 5).

SINGLE AXIS SOLAR TRACKER

Modules would be mounted on tracker technology that tilts the panels to follow the course of the sun to maximize efficiency and optimize the incident angle of sunlight on their surface. The single axis tracker rotates around a fixed axis, allowing the PV modules to track the sun's east/west position through the day. A row of individual modules electrically connected together and supported by a common supporting tracker structure is called an array (see Figure 5). The array is mounted on a steel support post that is driven into the native soils. Concrete foundations are not required to stabilize the tracker structure. The top of the array would be up to 12 feet above grade when the panels are at their tallest point and at approximately 20 inches above the grade at their lowest point.

INVERTERS

The wiring from each solar module delivers direct current ("DC") power to the inverters located on electrical equipment pads. The inverters convert the DC power to alternating current ("AC") where the power is stepped up in voltage. Concrete foundation pads are used for the inverters. Up to 20 inverters may be needed for the Project. Ground-mounted solar PV array inverters make a humming noise while operating when electricity is generated during daylight hours. At approximately 50 to 150 feet from an inverter the sound is inaudible¹. In addition, the Project is designed so that equipment with the potential to generate a noise or vibration would be located away from the perimeter fence. Further, the

¹ Tech Environmental, Study of Acoustic and EMF levels from Solar Photovoltaic Projects, Prepared for the Massachusetts Clean Energy Center, December 2012.

Applicant will adhere to the County standard requiring that the Project's improvements to be at least 2,500 feet from the nearest residence as measured from the closest solar array.

COLLECTOR SYSTEM

Underground cables will be installed to connect the power from each inverter to the Project's AC Service Panel, which will contain disconnects and breakers along with Project utility meters. From this point the Project's power will be contained in one circuit and can be electrically connected to the IPC grid.

INTERCONNECTION

The Project is currently considering three points of interconnection ("POI"):

- Option 1: the existing 34.5 kV IPC distribution line located near the Project on Simco Road;
- Option 2: the existing 230 kV IPC transmission line located south of the Project ;
or
- Option 3: the existing 34.5 kV IPC distribution line located approximately 1.5 miles north of the Project

For Options 1 and 3, a 34.5 kV monopole generator lead line would transfer the power from the Project collection system to the POI with IPC. A new generator interconnection package would be constructed to transfer the power to the existing overhead IPC distribution line. Figure 6 illustrates a four-pole arrangement. Option 2 would require connection to a substation and would be permitted under a separate CUP application.

ON-SITE METEOROLOGICAL STATION

The Project will include up to two on-site solar meteorological stations, which will consist of solar energy (irradiance) meters as well as air temperature and wind meters. Power for each solar meteorological station will be provided by the plant auxiliary power system or a dedicated PV module with a small battery.



CONTROL AND STORAGE CONTAINERS

The Project will have a prefab modular air conditioned container for a control system and sensitive electronics. The container will measure approximately 10-feet-wide x 40-feet-long x 9-feet-high. A second metal storage container, measuring approximately 10-feet-wide x 40-feet-long x 9-feet-high will be available for spare parts and maintenance materials. Both containers will be secured, unmanned and non-habitable.

CONTROL SYSTEM

The site will have a Supervisory Control and Data Acquisition ("SCADA") system that will allow for remote monitoring and control of inverters and other project components. The SCADA system will monitor Project output and availability as well as run diagnostics on the equipment.

INTERNAL ACCESS ROADS AND FENCING

Internal roads for access around the perimeter and within the solar energy facility will be built. Both the perimeter access road and the internal access roads will be constructed in conformance with the State of Idaho Fire Marshal's recommendations for fire prevention. In accordance with County standards, a 26-foot-wide gravel perimeter road and a 20-foot-wide internal road have been incorporated into the site design. These access roads will remain in place for ongoing operations and maintenance activities after construction is completed. Final service road alignments will depend on the final placement of the solar panels and on the results of the environmental report documenting the results of field investigations, including topography and any other site-specific details to be incorporated into the final design. A 6-foot tall perimeter fence with up to three strands of barbed wire will be constructed to ensure that intrusion will not occur. The site will be accessed through locked gate with a security camera. A lockbox containing a key only accessible by emergency vehicles (i.e., fire department) will be placed next to the gate.

Access and utility easements will be in place and recorded for the Project prior to commencement of construction. Easements will provide for continued and future site access to the Applicant, its heirs, successors, and assigns. Any recorded easements will be provided to the Land Use and Building Department for verification prior to the commencement of construction. The Project's access road would be constructed off of Simco Road.

LIGHTING

The Project will include external safety lighting for both normal and emergency conditions at the primary access point (Simco Road). Lighting will be designed to provide the minimum illumination needed to achieve safety and security and will be downward facing and shielded to focus illumination in the immediate area.

1.2.1 Construction

Project construction will last up to 12 months. Various elements of the Project will be constructed concurrently on the property. The Project construction sequence is expected to

begin with removal of vegetation for grading and then installation of the PV module structures along with construction of the interconnection facilities.

During peak construction, an estimated 50 vehicles per day will access the Project. Approximately 40 of the vehicles will be personal and 10 will be commercial vehicles delivering equipment and supplies. It is estimated that a total of 20 oversized or overweight loads will be delivered to the Project. A stabilized entrance/exit will be provided to clean vehicle wheels prior to exiting the construction area.

An Approach Permit for the use of right of way will be obtained from the Mountain Home Highway District ("MHHD").

SITE PREPARATION AND STAGING

Some site grading is proposed for the site. Initial grading work will include the use of excavators, graders, dump trucks, and end loaders, in addition to support pickups, water trucks, and cranes. Water trucks and tanks will be required during construction to support limited concrete manufacturing, dust control, and module washing.

A laydown yard will be needed for temporary storage for parts and other Project components, as well as for equipment and employee parking during construction. The laydown yard will be approximately one acre in size.

All other construction staging is expected to occur within the Project. Temporary containers with equipment will be placed in the staging and laydown areas. There may be a temporary modular construction office onsite during construction. After construction, disturbed areas, temporary roadways, and equipment laydown sites that are not required as part of the ongoing operating of the facility will be restored.

STORMWATER

A stormwater pollution prevention plan ("SWPPP") incorporating best management practices ("BMPs") for erosion control will be prepared and approved prior to the start of construction. Prior to site preparation, the SWPPP will be implemented and preliminary erosion and sediment control features will be installed.

HAZARDOUS WASTE

No hazardous wastes will be generated during the construction of the Project. The following wastes are anticipated to be generated: common household trash, cardboard, wood pallets, copper wire, scrap metal, paper, glass, plastics from packing material, waste lumber, insulation, wood wire spools, concrete, empty non-hazardous containers, and vegetation wastes. The Applicant will recycle as much of the generated waste as feasible. Although construction is not expected to generate hazardous waste, field equipment used during construction will contain limited amounts of hazardous materials such as diesel fuel, hydraulic oil, grease, solvents, adhesives, paints, and other petroleum-based products contained in construction vehicles. Standard BMPs will be utilized to contain and dispose of these materials in accordance with applicable regulations. Any hazardous materials will be

stored in appropriate storage locations and containers. Flammable materials, such as paints and solvents, would be stored in nonflammable material storage cabinets.

NOISE

The contractor shall, to the extent practicable, conduct construction activities in such a manner that the maximum noise levels would not exceed established noise standards. During construction there are some activities like pile driving that cause noise and will be limited to daylight hours.

1.2.2 Operations and Maintenance

Operation and maintenance activities would consist of an anticipated staff of approximately two to four workers to monitor operations from an off-site location and perform periodic cleaning and on-site maintenance procedures as needed. No permanent on-site operations and maintenance facilities will be required to support the proposed Project. Monitoring will be conducted remotely from an existing off-site facility.

It is anticipated that maintenance requirements will be minimal as the Project's PV arrays will operate with limited moving parts. Operational activities are limited to monitoring plant performance and responding to utility needs for plant adjustment along with preventative and unscheduled maintenance. The Project will generate electricity and operate during daylight hours only; however some maintenance and repair may occur after daylight hours.

No heavy equipment will be used during normal operation. Operation and maintenance vehicles will include trucks (pickup, flatbed), forklifts, and loaders for routine and unscheduled maintenance, and water trucks for solar module washing. Large heavy-haul transport equipment may be brought to the site infrequently for equipment repair or replacement.

GLARE

The PV modules used in the installation absorb over 90 percent of the light received; as a result, glare from reflected sunlight is not expected to be a concern. PV panels have been installed at numerous airports. In fact, the Applicant has installed solar facilities at Nellis Air Force Base (NV), Denver International Airport (CO), Davis Montham Air Force Base (AZ), Lakeland Airport (FL) and Hemet Airport (CA).

FIRE PREVENTION

There is no reasonably foreseen risk of the Project being the source of a fire, nor will it contribute to spreading an existing fire. As with all electrical installations, there is some electrical fault risk; however, this risk is mitigated during installation as a careful engineering review of all electrical components will be completed in accordance with all relevant requirements. In addition, once operating, the Project is subject to a long-term monitoring and maintenance agreement. The Project will be regularly monitored to ensure proper power output. Regular on-site inspections and maintenance will also be performed and will ensure proper vegetation management. Site vegetation will be mowed and vegetation will not cover 100 percent of the site, so spreading potential would be low in the case of a

potential brush fire due to a lightening strike. Additionally, there will be the 26-foot vegetation-free perimeter road and shoulders that will prevent spread outside of the Project or vice versa. As the construction of the Project is primarily glass, concrete, and steel, the Project is not flammable and will not contribute to spreading fires that may start offsite.

The Project will be designed, constructed and tested to meet or exceed the latest revision of the applicable National Electrical Code, National Electrical Safety Code, American Society of Civil Engineers, American National Standards Institute, Institute of Electrical and Electronics Engineers, Underwriters Laboratories, National Electrical Manufacturers Association, Occupational Safety and Health Administration, and other local, state and federal standards as applicable.

1.2.3 Project Decommissioning

At the end of the Project's operational term (at least 20 years), the Applicant may determine that the site should be decommissioned and deconstructed. When the arrays are removed after the Project's lifetime, the land will be largely unaltered from its original state. The Project is temporary in nature and the limited amounts of concrete and gravel used for site construction and operations can be removed. The decommissioning plan would include a collection and salvaging program to promote recycling of Project components and minimize disposal of Project components in landfills. All decommissioning and restoration activities would adhere to the requirements of the appropriate governing authorities and in accordance with all applicable federal, state, and county regulations.

1.3 Parcel Ownership, Surrounding Land Use, and Zoning

The Project is located in Elmore County, approximately 18 miles northwest of Mountain Home, Idaho. The Project is located on land zoned as industrial M2 in portions of Section 23 and 24, Township 1 South, Range 4 East, Boise Meridian ("BM"). The parcel numbers are RP01S04E230050 and RP01S04E245410 (see Figure 4). The Project footprint would be located on approximately 180 acres.

The subject parcels are currently undeveloped with evidence of historical livestock grazing. Surrounding land uses include developed and undeveloped heavy industrial land along with agricultural land. Adjoining properties to the north and south are currently undeveloped, with the exception of a 20-acre home site with two residences and outbuildings located north and west of the project area. The subject parcels are bordered by Simco Road to the west and I-84 to the east.

The proposed Project is an electrical generating facility (as defined by Elmore County Code/Zoning Ordinance Section 6.8.94) that will utilize solar PV technology. Solar PV technology is ubiquitous, economical and unobtrusive on the environment. It uses little water (washing only), panels are non-reflective, structures have minimal height (see detailed description below) and no byproducts are produced (odor, noise, gas, pollution). If the Project interconnection requires a substation, the substation would be permitted under a separate CUP. An electrical generating facility and substation are each allowed uses in an

the M2 Zone with a Conditional Use Permit (see Table of Uses in Section 6.8.11(c) Elmore County Code/Zoning Ordinance).

The following list of property owners have property within 300 feet of the Project and were contacted for the Neighborhood Meeting.

PARCEL NUMBER	OWNER
RP01S04E232410	Shekinah Industries Inc.
RP01S04E144840	Amyx Family Ltd.
RP01S04E243200	Idaho Transportation Dept.
RP01S04E140010	Bureau of Land Mngt ("BLM")
<i>Project: RP01S04E245410</i>	Shekinah Industries Inc.
<i>Project: RP01S04E230050</i>	Shekinah Industries Inc.
RP01S04E220090	Juniper Station Farm LLC.
RP01S04E233055	Margie Haynes

1.4 Access

The Applicant would use existing public roads to access the Project during construction, operation, and maintenance activities. Primary access to the Project site will be from Simco Road. Project deliveries will be expected to be routed along US 20/I-84, which connects to Simco Road via exit 74. The Applicant will construct interior and perimeter roads within the Project to route construction vehicles and equipment to optimize the construction sequencing. Roads will be constructed to accommodate the weight, width, and turning radii of the Project's construction vehicles and equipment.

The Project's access road would be constructed off of Simco Road. Access to the Project may require crossing private property. If necessary, an easement will be obtained. Access and utility easements, including a MHHD Approach Permit, will be in place and recorded for the Project prior to commencement of construction. Easements will provide for continued and future site access to the Applicant, its heirs, successors, and assigns.

2 Approval Criteria

The following are expanded from question #22 of the CUP Application:

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:

22-1 - How does the proposed land use constitute a conditional use as determined by the land use matrix?

- **The proposed solar energy facility (an electrical generating facility) is considered a Conditional Use within Table 6-8-11 (C) "Elmore County Land Use Table". The table also indicates that "other requirements may apply," as follows (responses to individual conditions are shown in boldface):**

Section 6-8-94: Electrical Generating Facilities

A. Additional standards or requirements for this use. Certain types of electricity generation facilities are permitted as conditional uses in zones as specified in Table 6-8-11 (c) and must adhere to the following conditions:

1. The facility shall use only natural gas, solar cells, or wind power to produce electricity for sale. The use of diesel fuel is allowed only for emergency generation of electricity for fire suppression or winding down turbines.
 - **The proposed Project will utilize PV solar cells to produce electricity for delivery to IPC.**
2. The owner or operator of the facility shall show compliance with all applicable Idaho Public Utility, and Federal Agency rules and regulations before receiving a zoning permit and shall operate the facility in conformance with those same regulations.
 - **All applicable Idaho Public Utility, and Federal Agency rules and regulations will be met by the Project.**
3. Facility improvements shall be at least 2,500 feet away from any residence existing at the time of the application for permit. This distance shall be measured from the centerline of the power producing turbine to the closest edge of the residence. The distance may be shortened if the applicant applies for and is granted a waiver using the standards and procedures contained in this ordinance. A distance waiver shall be granted by the Commission provided, the owner(s) of affected residence(s) waive, in writing, the 2,500 foot setback requirements. If such a waiver(s) are submitted to the Administrator for each residence within the 2,500 foot setback no variance approval shall be required.
 - **The Project will be designed to comply with County set-back requirements for residences.**

4. Operation of the facility shall not result in any noise louder than 58 decibels on the A-weighted decibel scale as measured from 750 feet from the centerline of the power producing turbine. A higher decibel reading would require a variance unless the Commission grants a noise waiver. The Commission may grant a noise waiver provided the owner(s) of affected property waive in writing the 58Db noise requirement.

- **The Project would comply with this requirement. Construction noise would be temporary, short-term, and typically limited to hours between 6:00 a.m. and 10:00 p.m. during the construction period.**

Ground-mounted solar PV inverters make a humming noise during daytime, when the array generates electricity. At approximately 50 to 150 feet from the inverters, sound from the equipment is inaudible². The Project is designed so that equipment with the potential to generate noise or vibration, such as inverters, would be located away from noise receptors to the extent practicable. Additionally, this equipment only runs during daylight hours. Therefore, operation-related noise emissions are not expected to be incompatible with surrounding uses.

5. The applicant, with its building permit application, shall submit and thereafter follow a landscaping, screening and noise control plan to comply with Section 4 above. The plan's ability to comply with Section 4 shall be certified by a licensed engineer employed by the applicant. All improvements on the facility shall be enclosed by an appropriate security fence.

- **See response to Question No. 22-6. Landscaping and/or screening are unnecessary at this location. No or low noise will be generated during the operation of the proposed Project. A noise control plan is not required. An appropriate security fence will be installed around the entire solar energy facility as shown on the proposed Site Plan - Figure 3.**

6. The applicant shall demonstrate and maintain an adequate fire protection and fire fighting capacity, including entering into an agreement with a public firefighting agency when the applicant's project is within the jurisdiction of such an agency.

- **The Project will not be comprised of any flammable materials and the adjacent vegetation will be controlled for fire dangers, resulting in minimal risk of fire. However, access to the site for police and fire protection is available. An all-weather, 20-foot wide access road to the Project and 20-foot wide interior roads will be constructed. The Project is not within the jurisdiction of any agency per the State Fire Marshal, Kanute Sandahl; however, a setback of approximately 26 feet of vegetation-free buffer, including a 20-foot-wide perimeter road is proposed at the recommendation of the Mr. Sandahl.**

7. Before a zoning permit is granted, the applicant shall hold at least two (2) public meetings. Notice of those meetings shall be by publication in local newspaper and by mail to property owners within one (1) mile of the proposed facility.

² Tech Environmental, Study of Acoustic and EMF levels from Solar Photovoltaic Projects, Prepared for the Massachusetts Clean Energy Center, December 2012.

- **The Applicant has already held the first public meeting in conjunction with the required neighborhood meeting. All landowners within one mile of the Project received notification and seven landowners attended the meeting held on April 15, 2015. A second public meeting will be scheduled.**
8. The Administrator shall cause the applicant to provide information detailing possible adverse impacts and require mitigation of same.
- **The Project will have minimal impacts on natural resources within the Project vicinity. There are no streams, wetlands, or cultural resources known to be onsite. The Project contains grassy vegetation that is unlikely to provide important habitat for local wildlife species. Runoff from the Project will be minimal as the site is fairly flat and a vegetative groundcover would be established within the Project boundary to prevent erosion by water and wind. Existing conditions and potential impacts are described in the attached Natural Features Analysis (Appendix A).**
9. Towers and structures that seek to exceed the building height restrictions from Table 6-8-12 (C) must be compatible with the flight operations of MHAFB and the City of Mountain Home and Glens Ferry public airport operations. The proposed plan should be coordinated and approved by local, state, federal and military aviation officials.
- **Not applicable. The Project does not exceed building height restrictions.**
10. Towers and height variances shall not be granted within 5 miles of Mountain Home AFB or along depicted flight corridors.
- **Not applicable. The Project is located approximately 19 miles from the Mountain Home AFB. The Applicant contacted the Idaho National Guard (Rubel 2015), on March 20, 2015 and Mountain Home Air Force Base (Schmidt 2015) on April 3, 2015. No concerns were expressed regarding the site's proximity to the Orchard Training facility buffer zone. Additional notification was sent informing the Mountain Home AFB and Idaho National Guard of the neighborhood and public meetings. Communication records are in Appendix C.**
11. Within the Mountain Home or Glens Ferry airport influence areas overlay district, the height limits on the tower or facility structures shall be as required by the Code of Federal Regulations 14 CFR 77.
- **Not applicable. The Project is not located within an airport influence area overlay district.**

22-2 - How will the proposed land use be in harmony and accordance with the Comprehensive Plan and the Ordinance?

- **The 2014 Comprehensive Plan states that the M2 designation is specifically established for heavy manufacturing and processing industries. Conditional Use Permits, design review, and detailed engineering and technical studies are a requirement. This CUP application, including attached appendices (A, B, and C), satisfies these requirements.**

The proposed Project constitutes an appropriate land use (electrical generating facility) for the M2 zoning designation and would be in harmony with the following objectives as stated in the Elmore County 2014 Comprehensive Plan (responses to individual objectives are shown in boldface):

The Comprehensive Plan includes the following private property rights objective:

10. Property owners acknowledge and expect that Elmore County will preserve private property rights and values by enforcing regulations that will ensure against incompatible and detrimental neighboring land uses.
 - **The Project and land surrounding the Project is primarily zoned M2, with some Agricultural (Ag) zoned land to the southeast. The following activities would occur within the M2 land with no or minimal affect on neighboring properties:**
 - **There would be temporary or short-term activity during construction. To minimize disturbance to adjacent properties during construction, the Applicant would employ the following measures:**
 - *Limit temporary construction-related noise to between 6:00 a.m. and 10:00 p.m. unless otherwise authorized by the County;*
 - *Regularly water or apply magnesium chloride on unpaved roads during high dust periods to minimize fugitive dust levels;*
 - *Speed limits of 20 mph would be observed on unpaved roads, and*
 - *Implement and maintain construction stormwater and erosion control BMPs – follow the SWPPP.*
 - **During the facility's operation, minimal maintenance would be required. The minimal maintenance activities would include visits to the Project by a small work crew approximately one or two times per month or less.**
 - **For the above reasons, the proposed land use is compatible with neighboring land uses, and will not be detrimental to neighboring land uses.**

The Comprehensive Plan includes the following economic objectives:

6. Encourage and support heavy industrial development to locate in the vicinity of the Simco Road District.
 - **The proposed land use constitutes an industrial development (electrical generating facility) located within the Simco Road District.**
11. Recognize the need for electric utility facilities that are sufficient to support economic development.
 - **The proposed electrical utility facility will produce low cost renewable energy from the sun to be delivered to IPC customers. The Project is a hedge against future escalating energy costs as no fuel is required. The**

Project will also diversify and strengthen the region's economy by broadening the tax base and creating employment and service opportunities.

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

- **Operation of the solar energy facility would provide IPC with additional capacity, necessary to meet the needs of projected growth.**

The Comprehensive Plan includes the following land use objectives:

5. Encourage and support commercial and industrial development if it complies with County ordinances and guidelines to create jobs and expand the tax base. Maintain two industrial zones; heavy and light.

- **The proposed land use constitutes an industrial development (electrical generating facility) that complies with County ordinances and guidelines, as demonstrated in this application.**

12. Encourage and support land use proposals that are consistent with the community design objectives of all communities and districts within the County.

- **The Project is consistent with community design objectives for the Simco Road District and Orchard Training Range Area, as discussed in detail below.**

13. Allow heavy industrial/manufacturing land uses and waste facilities to locate in the Simco Road District only, subject to specific review and Conditional Use Permits.

- **The Project is located within the Simco Road District; however, it is not heavy industrial/manufacturing or a waste facility.**

17. Evaluate all development proposals in terms of land use and environmental compatibility. Discourage development proposals, which negatively impact land use patterns and negatively impact the human and natural environment.

- **Environmental due diligence for the project area indicates that the Project would have minimal impact on natural features, including hydrology, soils, vegetation and wildlife (see Appendix A). The Project is consistent with surrounding land uses and proposed in the Heavy Industrial/Manufacturing Zone. The Project will not negatively affect land use patterns.**

The Comprehensive Plan includes the following public service (electrical power) objectives:

1. Work with Idaho Power Company to promote the development of energy services and public facilities to meet public needs.

- **The Applicant has successfully negotiated an Energy Sales Agreement with IPC, which was approved by the Idaho PUC.**

2. Encourage the enhancement of the electric system capacity and reliability.
 - **Operation of the Project would provide IPC with additional system capacity and reliability from a renewable energy resource.**
3. Encourage the enhancement of the capacity and reliability of renewable energy resources
 - **Operation of the Project would provide IPC with additional system capacity and reliability from a renewable energy resource.**
4. Encourage the multiple-use of utility corridors by utility providers.
 - **Existing power lines near the property allow for electricity generated at the Project to be delivered to market.**
5. Support siting of utility to ensure that they connect to similar facilities in adjacent jurisdictions.
 - **The Project will be designed around existing utility easements, making it possible for future solar energy facilities to connect to transmission facilities.**
9. Support siting of utility corridors within identified or designated transportation corridors and allow the appropriate placement of electric facilities on public rights-of-way.
 - **Changes to existing utility easements for transmission lines in the project area are not proposed as part of the Project. Solar facilities would be built around existing utility easements, which typically follow identified or designated transportation corridors.**
11. Recognize other types and sources of energy beyond the existing electrical infrastructure have a role to play in the future of Elmore County (e.g. solar, wind, gas).
 - **The Project is a solar energy facility, which will add diversity to the existing electrical infrastructure.**
18. Encourage the enhancement of the capacity and reliability of renewable energy resources.
 - **The Project is a utility scale PV solar project producing renewable energy.**

The Comprehensive Plan includes the following soils objectives:

2. Encourage commercial, industrial, and residential growth into areas where soils are of least value for agriculture.
 - **The Project is proposed in the M2 Zone. During construction the Project will minimize soil disturbance, leave topsoil in place, and return the site to pre-project conditions following the decommissioning of the solar facilities.**

4. Support proper fuel management practices on land to both reduce the risk of wildfires and undue erosion.

- **The Project is located in the M2 Zone and boarded by Interstate 84 and Simco road. In addition the Project will maintain a 26-foot wide vegetation-free perimeter to protect against potential wildfires on adjacent properties. In Addition, the Project will not be comprised of any flammable materials.**

The Comprehensive Plan includes the following water objectives:

5. Water quality should be protected and preserved in all proposed developments.

- **Water bodies do not occur on the site and the topography is relatively flat, so water quality impacts are not expected to occur. The Project will require minimal impervious surfaces and a SWPPP will be developed to mitigate runoff and erosion.**

The Comprehensive Plan includes the following mineral resources objectives:

1. Promote erosion control measures that will keep detrimental silts out of streams.

- **Water bodies do not occur on the site and the topography is relatively flat, so water quality impacts are not expected to occur on or offsite. The Project will require minimal impervious surfaces and a SWPPP will be developed to mitigate runoff and erosion.**

The Comprehensive Plan includes the following air quality objectives:

1. Encourage types of economic development in the County, which can manage pollution to ensure a clean environment.

- **The Project will generate clean, renewable energy for IPC customers. The Project will contribute to economic development; broadening tax revenues for Elmore County and increasing employment and subsequent consumer spending as a result construction and operation of the Project.**

3. Encourage heavy industrial uses to locate in the Simco Road District.

- **The Project is located in the Simco Road District. Although a solar energy facility is very benign in nature it could be considered an industrial use given the development is an electrical generating facility. In addition, the development of a solar energy facility could encourage the development of future industrial businesses in the District to support the growing number of proposed solar projects in southern Idaho.**

The Comprehensive Plan includes the following **community design** objectives for the **Simco Road District**:

4. Economic Development

- Continue to support and solicit new business industries to locate in Simco Road District to provide economic development opportunities for the County.
 - **The Project is located in the Simco Road District. The development of a solar energy facility in the District could encourage the development of future industrial businesses to support the growing number of proposed solar projects in southern Idaho.**
 - **In addition, the Project's construction activities would employ a portion of the local labor force, leading to direct economic benefits to laborers and indirect economic benefits to suppliers of local goods and services. It is the Applicant's experience with development of renewable projects that construction employees eat at local restaurants, shop in area grocery stores, make fuel purchases at nearby gas stations, and obtain equipment, supplies, and materials where conveniently available. Additionally, to the extent that laborers travel to the area for work, they stay at nearby hotels, motels, and RV facilities.**

5. Land Use

- Encourage new development to comply with the County Comprehensive Plan.
 - **The Project is in compliance with the County's Comprehensive Plan, as demonstrated in this application.**
- Continue to locate Heavy Industry in the Simco Road District.
 - **The Project is located in the District and is considered an industrial development (electrical generating facility)**
- The intent of the Simco Road District Heavy Industrial Zoning is to reserve land for heavy industry and job creation following a detailed CUP procedure.
 - **The Project constitutes an industrial development and will meet all requirements of a CUP, as demonstrated throughout this application.**
- Consider dust control and dust abatement in all land use decisions within the community.
 - **Dust control and abatement BMPs would be employed during construction, but would not be needed during operation of the Project.**

6. Natural Resources

- Protect creeks, drains and washes within the Simco Road District rural areas from incompatible land use encroachment and development.

- **Environmental due diligence for the Project and surrounding area indicates that the Project would have minimal impact on natural features including hydrology, soils, vegetation and wildlife (see Appendix A).**
 - Protect the foothills and rangeland from wildfire and incompatible land use development.
 - **The Project will not emit any hazardous or disturbing odors, noise, etc. The Project will convert solar energy directly to electrical energy without any byproducts that are typical of other power-producing facilities such as coal plants. The proposed land use is compatible with neighboring land uses, which include developed and undeveloped industrial lands along with agricultural lands.**
8. Public Services, Facilities and Utilities
- Continue to expand the electrical systems to get three-phase power throughout the Simco Road District and outlying areas at reasonable cost.
 - **The Project will provide IPC with additional system capacity and reliability providing more generation in the region to support the development of additional three-phase power lines. In fact, if the 34.5kV interconnection option is pursued, the Project will replace the 69kV transformer in IPC's Orchard Substation and increase the District's electrical capacity.**
9. Transportation
- Require all new development to be served by improved, all-weather roads to every lot or parcel. Support a new 1-84 interchange at Tipanuk to provide additional access to 1-84 for the Simco Road District.
 - **The proposed Project will include all weather access, perimeter and interior roads.**
13. Community Design
- Continue to encourage development that supports the rural rangeland atmosphere of the Simco Road District.
 - **The proposed land use is compatible with neighboring land uses, which include developed and undeveloped industrial lands along with agricultural land. The Project will not affect land use patterns or the atmosphere of the Simco Road District.**

The Comprehensive Plan includes the following military installation objectives for the Mountain Home Air Force Base and Orchard Training Range Vicinities:

6. Development proposals shall be reviewed to determine their propensity to cause hazards for aircraft take offs and landings as well as in flight, including: uses that release any substance such as steam, dust and smoke into the air which would impair pilot visibility; uses that produce light emissions, glare or distracting lights

which could interfere with pilot vision or be mistaken for airfield lighting; sources of electrical emissions which would interfere with aircraft communications or navigation; and uses which directly or indirectly attract birds or waterfowl to the extent that they would pose a danger to aircraft operation in the vicinity of Gowen Field, Orchard Training Area ("OTA"), Mountain Home AFB or the Mountain Home Range Complex.

- **The Project will not emit any substances (steam, dust, smoke) into the air or construct facilities that could impair pilot visibility (>200 feet high). The reflectivity of the solar panels is minimized by their design (matte surface) as solar energy is absorbed not reflected in order to maximize electric power production. The Project site lacks suitable habitat, like wetlands or water bodies, for birds and waterfowl; they are not expected to utilize the project site during operation.**
7. Work with Gowen Field, OTA, Mountain Home AFB and Mountain Home Range Complex to establish an on-going formal consultation mechanism between the County and the proximate military installation (i.e. Idaho National Guard, Gowen Field and OTA), Air Force (Mountain Home AFB and Mountain Home Range Complex) on issues of mutual concern. This will include:
- Early notification by the County to National Guard/Air Force or officials of development applications.
 - Early notification by Idaho National Guard or Mountain Home AFB to the County of potential changes in aircraft operations (patterns, number, type, etc.).
- **The Applicant contacted the Idaho National Guard (Rubel 2015), on March 20, 2015 and Mountain Home Air Force Base (Schmidt 2015) on April 3, 2015. No concerns were expressed regarding the site's proximity to the Orchard Training facility buffer zone. Additional notification was sent informing the AFB and National Guard of the neighborhood and public meetings. Communication records are in Appendix C.**
8. Provide notifications to the Idaho National Guard and Mountain Home AFB for review and comment on County discretionary land use actions to include, but not limited to, Comprehensive/Specific Plan amendments or updates, zone changes, tract maps, parcel maps, master plans, and conditional/special use permits.
- **The Applicant contacted the Idaho National Guard (Rubel 2015), on March 20, 2015 and Mountain Home Air Force Base (Schmidt 2015) on April 3, 2015. No concerns were expressed regarding the site's proximity to the Orchard Training facility buffer zone. Additional notification was sent informing the AFB and National Guard of the neighborhood and public meetings. Communication records are in Appendix C.**
- a. All new development and substantial redevelopment in the County shall conform to FAR Part 77 height limits and developed to not pose a safety hazard to air operations in the region.

- **The maximum height of any structure will be 20 feet (building), if erected; however, most of Project will extend vertically only to about 6 to 12 feet from the ground surface.**
19. Ensure that future development includes provisions for the design of outdoor light fixtures to be directed / shielded downward and screened to avoid nighttime lighting spillover effects on adjacent land uses and nighttime sky conditions.
- **Any outdoor lighting would be hooded and directed so as not to shine directly upon adjoining property or public road rights-of-way.**

*The Comprehensive Plan includes the following **general community goals** for the Mountain Home Air Force Base and Orchard Training Range Vicinities:*

5. Land Use

- Encourage new development to comply with the County Comprehensive Plan.
 - **The Project is in compliance with the County's Comprehensive Plan, as demonstrated in this application.**
- Consider dust control and dust abatement in all land use decisions within the community.
 - **Dust control and abatement measures will be employed during construction, but would not be needed during operation of the solar energy facility.**

6. Natural Resources

- Protect the Air Base Vicinity rural and community areas from incompatible land use encroachment and development to preserve natural land resources.
 - **Environmental due diligence for the project area indicates that the Project would have minimal impact on natural features including hydrology, soils, vegetation and wildlife (see Appendix A). The solar energy facility will not emit any hazardous or disturbing odors, noise, etc. The facility will convert solar energy directly to electrical energy without any byproducts that are typical of other power-producing facilities such as coal plants. The proposed Project is compatible with neighboring land uses, which include developed and undeveloped industrial lands along with agricultural lands.**

See response to 22-3 below for a discussion of how the Project will be in harmony and accordance with the County's land development and zoning ordinance.

22-3 – How will the proposed land use comply with applicable base zone and with the specific standards as set forth in the Ordinance?

- **The proposed land use is located within the M2 zoning designation of Elmore County. The Project would comply with all applicable standards for this base zone, as outlined in the County's Land Use and Zoning Ordinance, in the following ways (responses to individual objectives are shown in boldface):**

Section 6-8-5(G) describes the purpose of the M2 zoning district:

The purpose of the M-2 district is to manage the development and location of heavy industry. All industrial developments will be subject to conditional use permits, design review requirements, and detailed engineering and technical studies conducted by independent technical authorities. If requested by the Director, Commission or the Board, a Conditional Use Permit may be required to include and authorize a Memorandum of Understanding (MOU), which will specify certain required steps leading to the process of evaluating and developing a Conditional Use Permit. The Heavy Industrial designation is specifically established for heavy manufacturing and processing industries.

- **The Project (an electrical generating facility) is considered a Conditional Use for the M2 zoning designation within Table 6-8-11 (C) "Elmore County Land Use Table". A Conditional Use Permit will be acquired for the Project, in accordance with the standards and requirements provided in Chapter 27 of the Zoning and Development Ordinance. Detailed technical studies are included in Appendix A, B, and C of this submittal.**

Table 6-8-12 (B) includes the following building controls for the M2 zoning district:

- a) Building setbacks: 20 feet for the front yard and 10 feet for street side.
- b) Lot size shall be appropriately sized and configured to meet setback requirements and to provide for off-street parking.
- c) Maximum lot coverage: 80 percent.
- d) Minimum lot frontage: 30 feet
- e) Maximum building height: 80 feet

Additionally, Section 6-8-12 states:

5. There shall be easements provided for utilities, drainage, and irrigation abutting to all public street right-of-way and subdivision boundaries and other easements when considered necessary as determined by the Director. Easements, where considered necessary be centered on the interior property lines. Said easements shall have a minimum width of ten (10') feet or greater as determined by the Director. All property lines fronting a public or private road, street or prescriptive easement shall be ten (10') feet I width from the exterior of the property line.
6. A Conditional Use Permit (CUP) shall be required for all land uses in the M2 Heavy Industrial Zone. A buffer zone of up to fifteen hundred (1,500') feet shall be required when deemed necessary by the Commission.

- **The Project will be designed to comply with these setbacks, lot coverage and height requirements as well as specific setback requirements for electrical generating facilities as outlined in Section 6-8-94 (see response to Section 6-8-94 requirements on page 20 above; setbacks shown on the**

proposed Site Plan in Figure 3). Setbacks will include: 2500 feet from residences; 20 feet from Simco Road; 100 feet from I-84; 10 feet from access road; and 24 feet from property line for emergency vehicle access. The proposed access road will be at least 20-feet-wide to accommodate delivery and emergency vehicles. The maximum anticipated height of any solar structure is 20 feet and maximum lot coverage will be 80 percent.

Section 6-8-94 includes standards and requirements for Electrical Generating Facilities.

- **Responses to these requirements are included in question 22-1 above.**
- **The project area would be located on the outside edge of the buffer zone area for the Orchard Training Range; however, it is not within 5 miles of the 115db Mean Noise Line and so would not be subject to the following standards:**

Section 6-4-4(D) states:

Applications for development within 5 miles of the 115db Mean Noise Line surrounding the Idaho Army National Guard, Orchard Training Range Area will be forwarded to the Idaho Army National Guard for review and comment at least 15 days prior to a hearing before the Planning and Zoning Commission.

Section 6-4-5 (F) states:

Applicants who proposed development within 5 miles of the 115db Mean Noise Line surrounding the Idaho Army National Guard, Orchard Training Range Area will be provided the following notice by the Growth and Development Department:

Applicant is advised that the property may be located near a military installation that conduct flight operations, munitions testing, or military operations that may result in high noise levels, traffic, and dust at all hours of the day throughout the year. Applicant should contact the public affairs office of the nearest military installation to determine whether the property may be impacted by testing or operations at the installation.

Any new deeds resulting from development within 5 miles of the 115db Mean Noise Line surrounding the Idaho Army National Guard, Orchard Training Area shall include the above notice.

- **Not applicable as the Project is greater than 5 miles from the 115db Mean Noise Line (ID ARNG, USACHPPM, ESRI-Noise Contours, 2006).**

22-4 - How does the proposed land use comply with all applicable County Ordinance?

- **See response to question 22-1 and 22-3 above, Comprehensive Plan and County Ordinance.**

22-5 - How does the proposed land use comply with all applicable State and Federal regulations?

- The proposed land use will be in compliance with all applicable State and Federal regulations by using qualified engineers and electricians for the construction, operation, and maintenance of the facility.

22-6 - 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 location is visible from adjacent parcels and Interstate-84; however, the solar energy facility would be appropriate in appearance with the intended industrial character of the Simco Road District.

Visually, the Project will be uniform in shape and will be located near existing IPC transmission lines. The maximum height of any structure is 20 feet (building); however, most of the solar energy facility will extend vertically only to about 6 to 12 feet from the ground surface, much less than the adjacent transmission lines.

Operation and maintenance of the Project will require minimal site visits by the Applicant (possibly one or two times per month). Therefore, traffic and noise impacts on surrounding public or private roadways will be negligible.

Minimal earthwork will be required to construct the solar energy facility. The proposed solar structures are above-ground structures and will be attached to piles. The proposed access road will generally follow existing topography of the site, which is relatively flat.

22-7 - Why or how will the proposed land use not be hazardous or disturbing to existing or future neighboring uses?

- The solar energy facility will not emit any hazardous or disturbing odors, noise, etc. The reflectivity (non-reflective) of the solar panels is minimized by their design (matte surface), which traps solar energy to maximize electric power generation. The facility will convert solar energy directly to electrical energy without any byproducts that are typical of other power-producing facilities such as coal plants.

22-8 - 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?

- Operation and maintenance of the solar energy facility will require minimal site visits by Applicant personnel. Therefore, traffic impacts will be negligible.

Since no habitable structures are proposed, police protection would be unnecessary. Since the solar energy facility will not be comprised of any flammable materials and the adjacent vegetation will be controlled for fire dangers, fire protection would be unnecessary. However, access to the site for police and fire protection is available.

No drainage structures are onsite and none are proposed. Drainage improvements related to each solar panel array will aim to not affect existing drainage patterns. See response to Question No.2 for more discussion on drainage and potential for erosion.

Since no habitable structures are proposed, refuse disposal and water and sewer service will not be necessary.

22-9 - 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?

- As stated above, many public facilities/services will not be necessary due to the nature of the proposed Project. Traffic impacts to public roads will be negligible.

22-10 - 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 solar energy facility will not emit any hazardous or disturbing odors, noise, etc. The reflectivity of the solar panels is minimized by their design (non-reflective-matte surface), which traps solar energy to maximize electric power generation. The facility will convert solar energy directly to electrical energy without any byproducts that are typical of other power-producing facilities such as coal plants.

22-11 - How will the proposed land use have vehicular approaches to property designed to not create interference with traffic on surrounding public or private roadways?

- Operation and maintenance of the solar energy facility will require minimal site visits by the Applicant. Therefore, traffic impacts on surrounding public or private roadways will be negligible. No improvements to Simco Road are proposed

22-12 - 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?

- The proposed location has historically been used for cattle grazing and is currently zoned for heavy industry and manufacturing. The naturally gently sloping site has already been disturbed by cattle grazing, off-road vehicles, and numerous large animal burrows. No natural or scenic features of major importance are within the Project.

23. ADDITIONAL INFORMATION

- a. A neighborhood meeting must be conducted prior to submitting application.
 - **A neighborhood-public meeting was held at the Project on April 15, 2015 at 6 pm. Information pertaining to this meeting is included in Appendix C.**
- b. A Master Site Plan is required with this application. ***The following describes how the applicant incorporated the Master Site Plan into this CUP application:***

Chapter 18 within Title 6, Elmore County Zoning and Development Ordinance contains the requirements for a **Master Site Plan**. The following are the relevant sections for this Project:

Section 6-18-2: Applicability

- A. A master site plan shall be submitted to the Growth and Development Department in compliance with this Chapter. The master site plan application shall be submitted concurrently with any other required applications in conformance with this Title.
 - **2. Industrial Development (applies to this Project)**

Section 6-18-3: Application Process

- A. Pertains to application and fees.
- B. The Director may approve a master site plan application for development... The master site plan application shall comply with the following requirements:
 1. The master site plan application shall be submitted concurrently with any other required applications in conformance with this Title
 - **Submitted as part of the CUP application**
 2. The applicant shall concurrently submit a natural features analysis...
 - **See Appendix A, Natural Features Analysis and Appendix B, Cultural Resources Report**
 3. The applicant shall concurrently submit plans consistent with **Sections 6-18-4: General Required Standards and 6-18-6: Other Required Standards...**
 - **See Figure 3, Site Plan and Section 1.2 – Project Description, which includes site construction (i.e., road widths/vehicle routing), operations, maintenance, and decommissioning.**

3 Legal Documents

3.1 Legal Description

The Project will cover 180 acres in Sections 23 and 24 of Township 1 South, Range 4 East, B.M., Elmore County, Idaho. The parcel numbers are RP01S04E230050 and RP01S04E245410 (see Figure 4).

3.2 Copy of Legal Document

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (this "Agreement") is entered into this 31st day of March, 2015 (the "Effective Date"), by and between SHEKINAH INDUSTRIES, INC., an Idaho corporation ("Seller"), and RENEWABLES LAND HOLDINGS, LLC, a Delaware limited liability company or assignee ("Purchaser"), with reference to the following recitals of fact:

A. Seller owns certain real property identified as county parcel numbers RP01S04E232410, RP01S04E230050 and RP01S04E245410 and legally described in Exhibit A which is attached hereto and incorporated herein by reference (the "Land"):

B. Purchaser desires to acquire from Seller and Seller is willing to sell to Purchaser a portion of the Land and related appurtenances on and subject to the terms of this Agreement, which portion will be either that certain real property consisting of approximately one hundred seventy (170) acres particularly described in Exhibit B-1 which is attached hereto and incorporated herein by reference ("Parcel 1"), or that certain real property consisting of approximately one hundred seventy (170) acres particularly described in Exhibit B-2 which is attached hereto and incorporated herein by reference ("Parcel 2"). The descriptions of Parcel 1 and Parcel 2 each include a description of the area of an easement to be created upon consummation of the sale over, under and across a portion of the Land (the "Easement"). The area of the Easement is not included in the acreage set forth above.

AGREEMENT

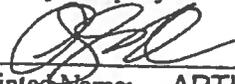
1. **Purchase and Sale of the Property.** Purchaser shall, prior to closing, choose either Parcel 1 or Parcel 2 to be the subject of the sale contemplated by this Agreement. As used in this Agreement, "Property" means both Parcel 1 and Parcel 2 until Purchaser makes that choice and whichever parcel is chosen by the Purchaser after Purchaser makes that choice. Seller agrees to sell to Purchaser, and Purchaser agrees to purchase from Seller, on the terms and conditions set forth in this Agreement, the Property, which shall include, without limitation: (a) all easements, privileges, rights and interests appurtenant thereto, including, without limitation, all mineral interests and all of the improvements, structures and fixtures currently situated on the Property, if any; and (b) all licenses, permits, drainage agreements, approvals and franchises relating to the zoning, land use, ownership, operation, occupancy, construction or maintenance of the Property or any portion thereof running to or in favor of the Seller or the Property.

Notwithstanding the foregoing, the Property does not include, and Seller may expressly reserve from any conveyance to Purchaser, any and all water rights associated with the Property or any existing rights of Seller to acquire water rights for the Property or transfer water rights to the Property. Seller represents that it has an application pending before the Idaho Department of Water Resources to transfer certain, existing water rights to all or a portion of the Land and the Property and an existing contract to acquire those water rights pending approval of that application

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the day and year first above written.

PURCHASER:

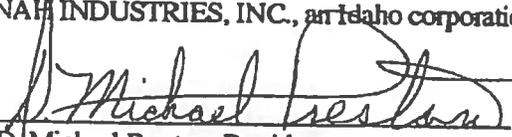
RENEWABLES LAND HOLDINGS, LLC, a Delaware limited liability company

By: 
Printed Name: ARTHUR J. SNELL
Its: ASSISTANT SECRETARY

Execution Date: March 31, 2015

SELLER:

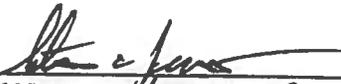
SHEKINAH INDUSTRIES, INC., an Idaho corporation

By: 
D. Michael Preston, President

Execution Date: March 16, 2015

ESCROW AGENT:

ALLIANCE TITLE & ESCROW CORP.

By: 
Printed Name: Steven R. Jewett
Its: AVP

Execution Date: 3/31/2015

4 Project Maps

Figure 2. Site Location Map

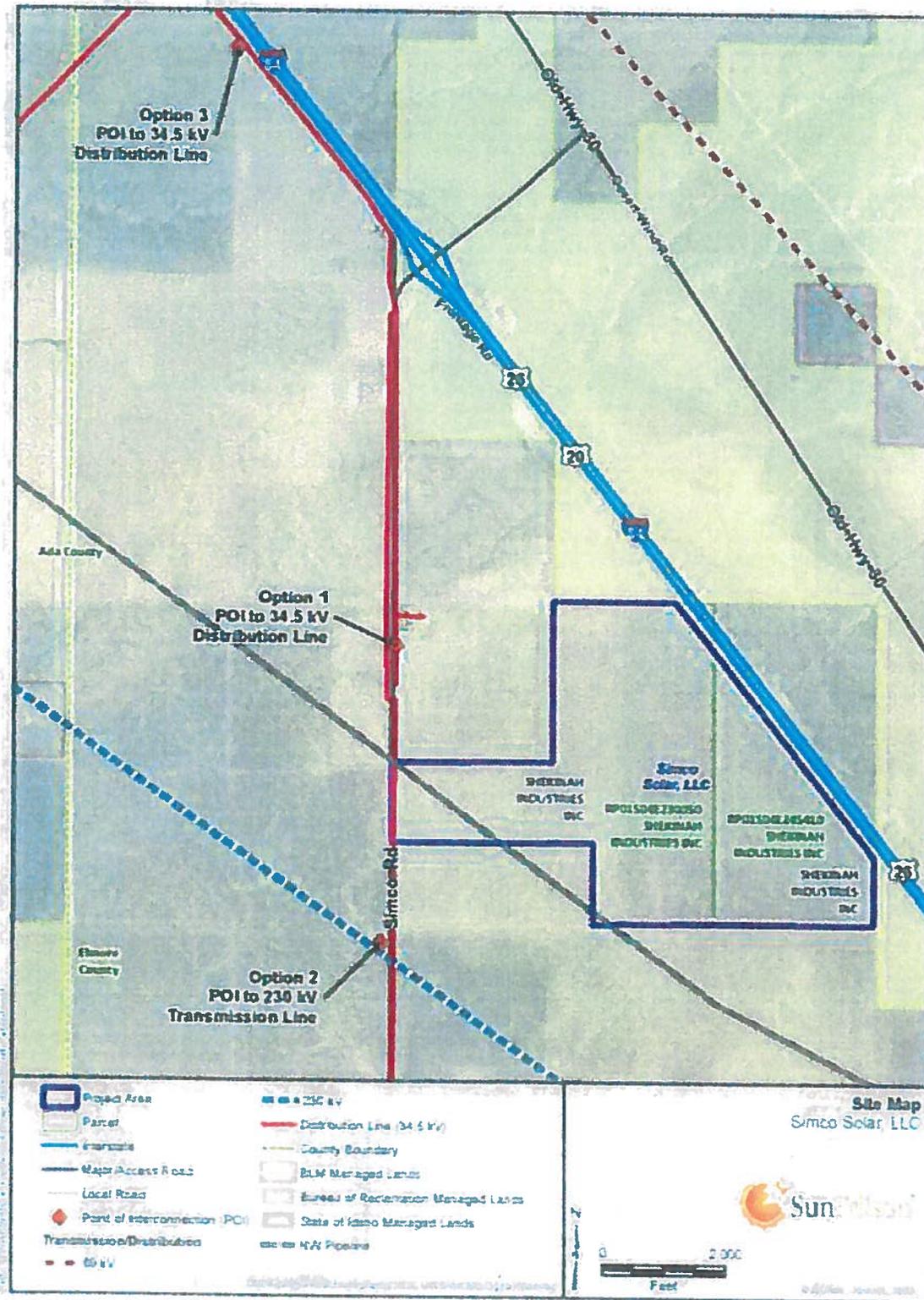


Figure 4. Zoning and Assessor's Parcel Map

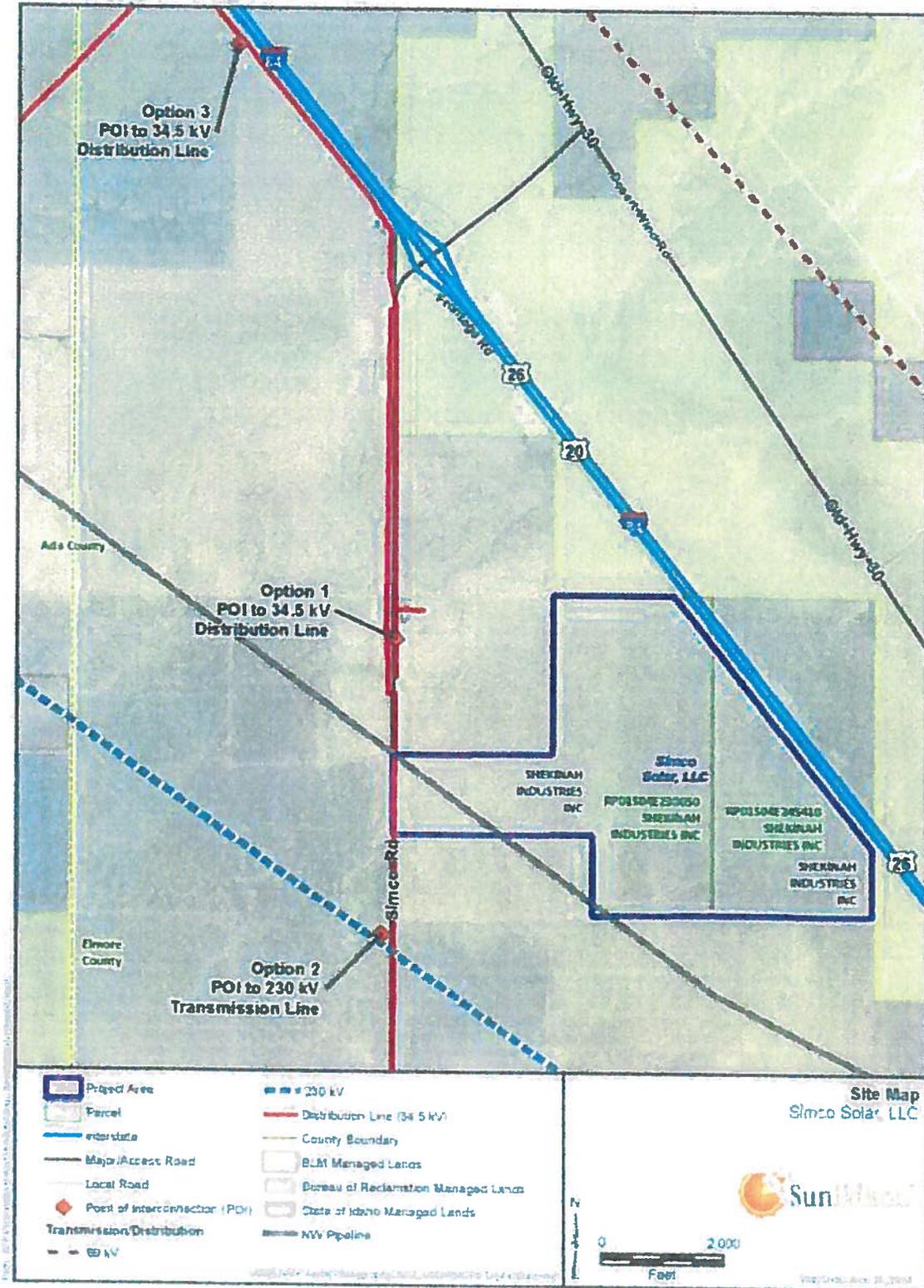
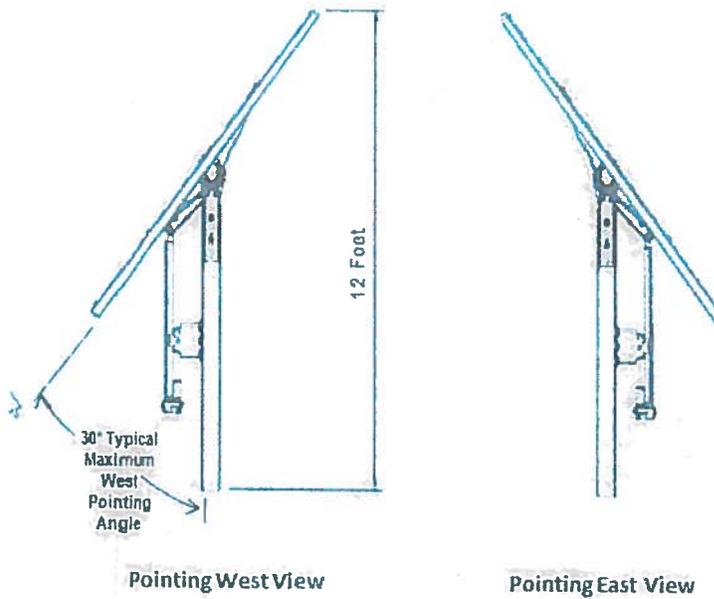


Figure 5. Typical Solar Module



Inverter used to change the voltage level - converts AC to DC

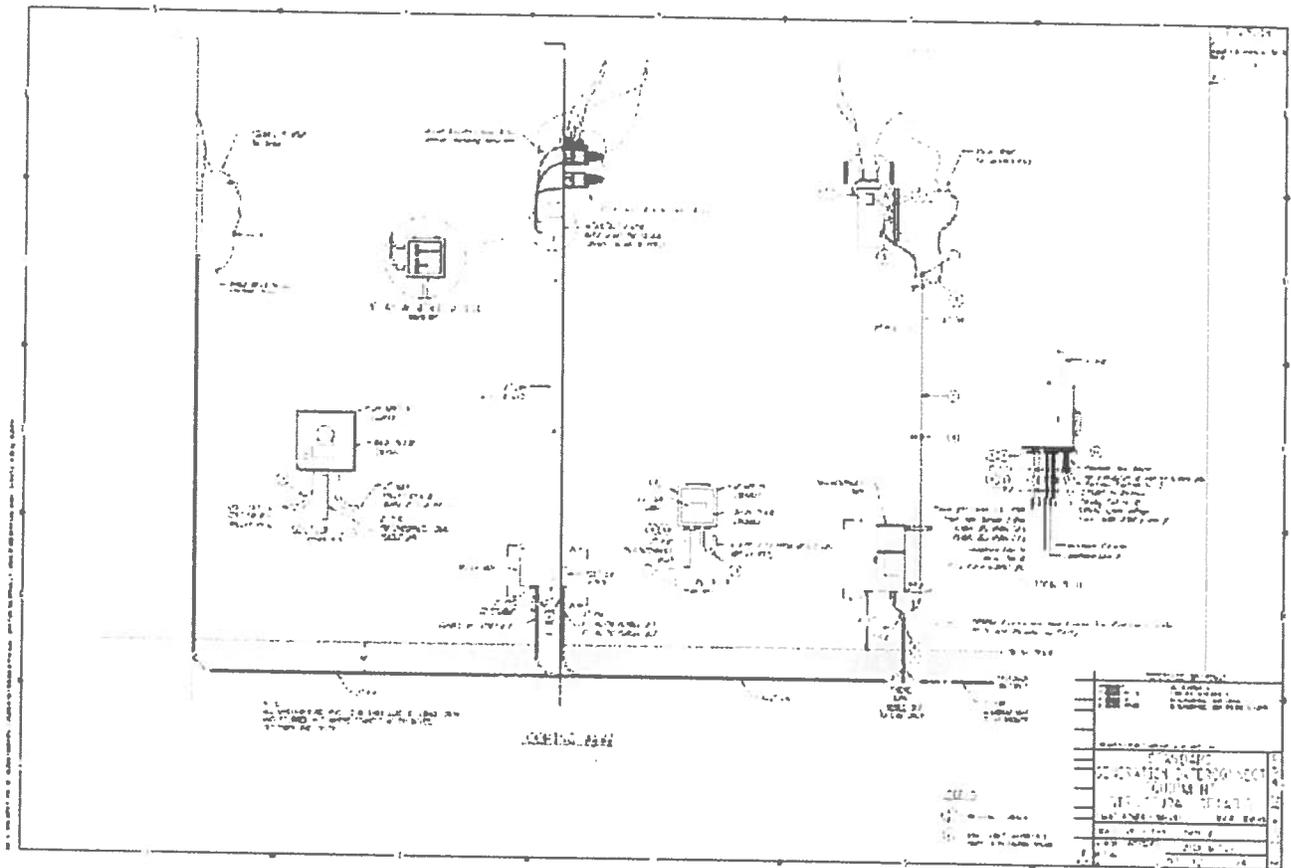


Solar Tracking Mounts



Typical Solar Modules and Row Configuration

Figure 6. General Interconnect Equipment Structural Detail



5 Natural Features Analysis Summary

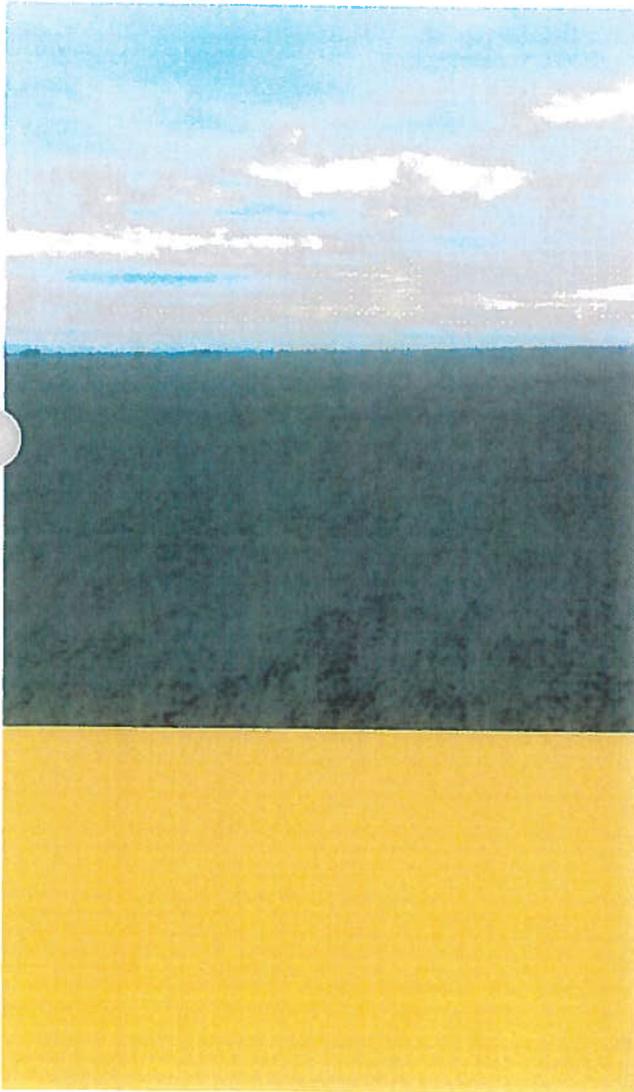
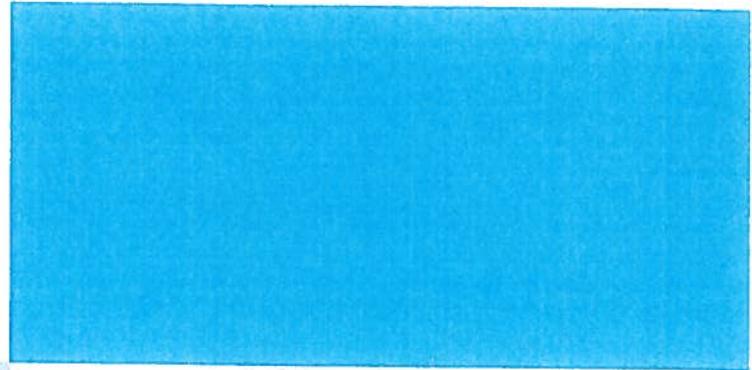
A Natural Features Analysis has been completed for the site and is included in Appendix A. The following paragraph summarizes the findings of the analysis.

A review of the environmental conditions in the project area has determined that there are no wetlands, streams, or floodplains on the site. Groundwater is very deep in the Project (>300 feet), and not be impacted by Project construction or operation. Overall, the Project has slopes less than 8 percent, and erosion potential is low to moderate. Idaho Fish and Game ("IDFG") designated Species of Greatest Conservation Need ("SGCN") plant species and SGCN wildlife species occur in the project vicinity, but the site does not provide suitable habitat for plants or nesting or breeding habitat for SGCN wildlife. SGCN wildlife species may make use of the area for foraging, migration, or travel between foraging and nesting sites. Several historical resources are known to occur near the Project; however, construction of the Project will not result in impacts to archaeological or cultural resources. There are no known hazardous areas present in or adjacent to the project area.

6 References

2012. Elmore County Amended Zoning and Development Ordinance, Title 6. Adopted March 21, 2012, Amended September 19, 2012 and July 23, 2014.
2014. Elmore County 2014 Comprehensive Plan. Adopted January 20, 2014. Accessed online at: <http://www.elmorecounty.org/Land%20Use/comp-plan2014.html>
2015. Email correspondence, Alan Christy, Elmore County Land Use and Building Department, Director. March 26, 2015.

APPENDIX A
NATURAL FEATURES ANALYSIS



Natural Features Analysis

Simco Solar, LLC

Elmore County, Idaho

June 4, 2015

Prepared for



Table of Contents

1	Introduction.....	1
1.1	Project Description.....	1
1.1.1	Project Area.....	1
1.1.2	Purpose and Objective.....	1
2	Methodology.....	4
3	Description of Existing Habitat.....	4
3.1	Hydrology.....	4
3.1.1	Wetlands and Streams.....	4
3.1.2	Floodplains.....	4
3.1.3	Groundwater and Aquifers.....	4
3.2	Soils.....	5
3.3	Topography.....	5
3.4	Vegetation.....	5
3.4.1	Plant Community.....	5
3.5	Sensitive Plant and Wildlife Species.....	8
3.5.1	Sensitive Plant Species.....	8
3.5.2	Sensitive Wildlife Species.....	9
3.6	Historic Resources.....	9
3.7	Hazardous Areas.....	10
4	Impact on Natural Features.....	10
5	References.....	11

Figures

Figure 1.	Vicinity Map.....	2
Figure 2.	Site Location Map.....	3
Figure 3.	Soils and Hydrology Map.....	6
Figure 4.	Topography of Site.....	7

Photos

Photo 1.	Typical vegetation found in the project area.....	5
Photo 2.	Area Resembling a Slickspot.....	8
Photo 3.	Evidence of Animal Burrowing.....	9

Attachments

- Attachment A: Well Logs
- Attachment B: IPaC Endangered Species Act species list
- Attachment C: Plant Species of Greatest Conservation Need in Elmore County
- Attachment D: Wildlife Species of Greatest Conservation Need in Owyhee County, Idaho.

1 Introduction

1.1 Project Description

This Natural Features Analysis has been prepared in support of Simco Solar, LLC's proposed plan to develop, construct, operate, and maintain a utility-scale single axis tracking, 20 MW photovoltaic solar project (Project) on industrial land in Elmore County, Idaho. Simco Solar, LLC, has successfully negotiated a Power Purchase Agreement with Idaho Power Company (IPC) for this project. IPC has determined that solar energy matches its load requirements.

1.1.1 Project Area

The Project is located in rural Elmore County near Interstate-84 (I-84). As shown in Figure 1 (Vicinity Map), the project area is bound by Simco Road and I-84. The project area is approximately 540 acres in size, of which 170 acres will be developed as a solar energy facility, and is located within portions of Section 23 and Section 24, Township 01S, Range 04E. Historically, the Project area has been used for livestock grazing and dryland farming. Figure 2 is the Site Location Map.

1.1.2 Purpose and Objective

The purpose and objective of the Natural Features Analysis is to collect and provide sufficient information to characterize the site's physical and natural characteristics. These include the following features:

- Hydrology
- Soils
- Topography
- Vegetation
- Sensitive Plant and Wildlife Species
- Historic Resources
- Hazardous Areas

The data collected during this effort provided key environmental baseline information that will help Simco Solar, LLC develop a framework to minimize environmental impacts by identifying physical, natural, and historic constraints in the project area.

Figure 1. Vicinity Map

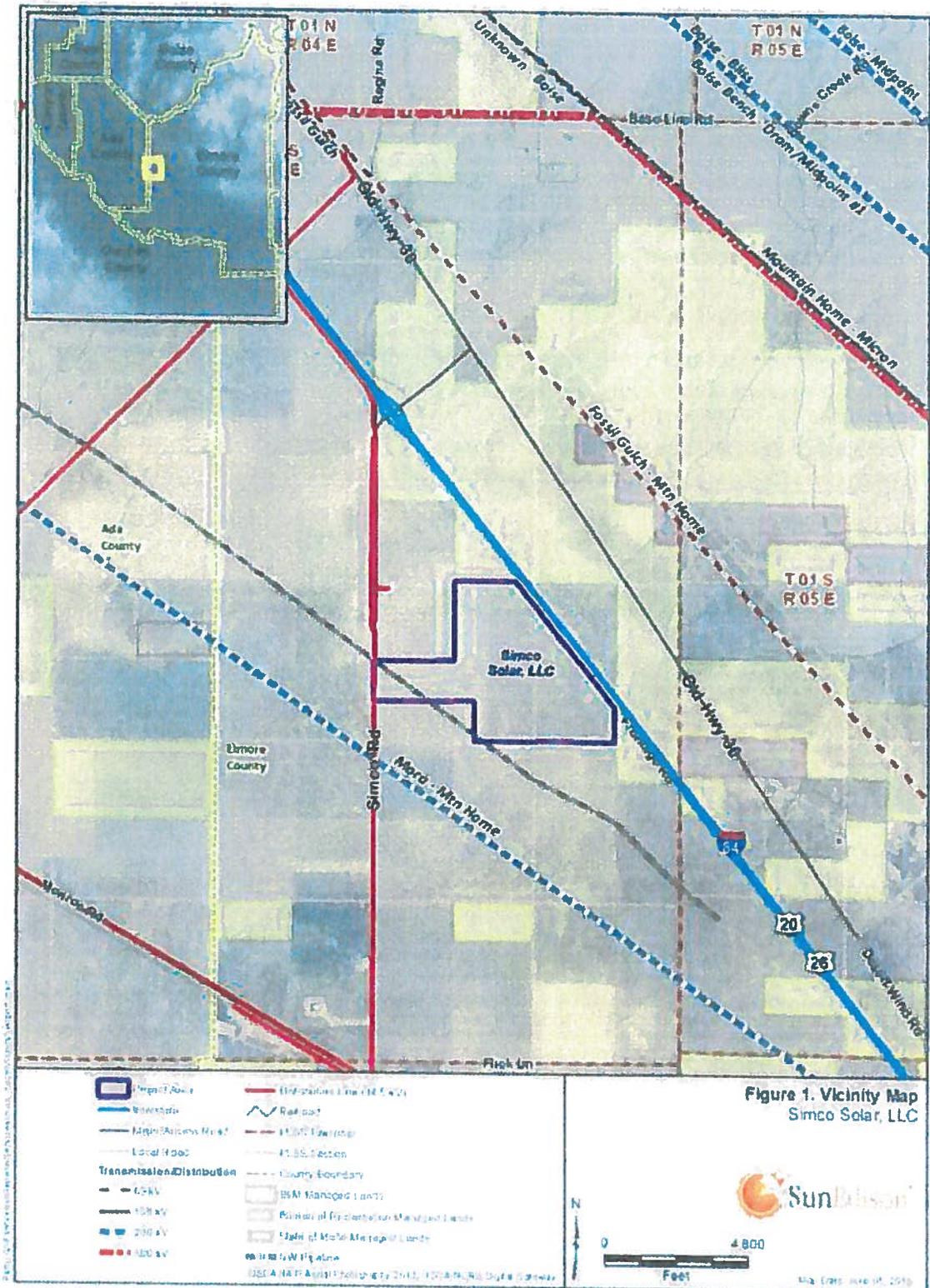
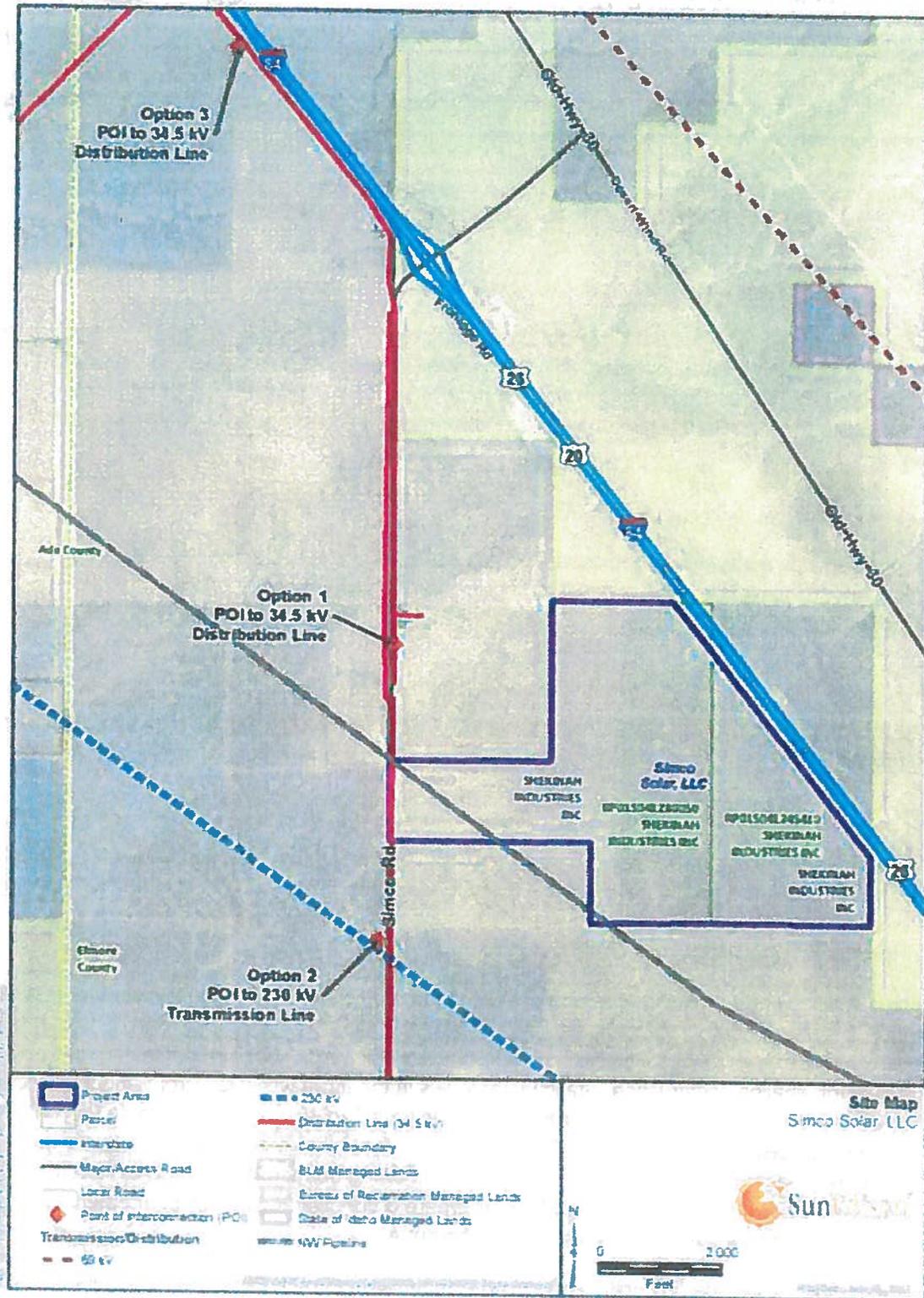


Figure 2. Site Location Map



2 Methodology

The information in this report was compiled through a combination of desktop review and a site visit conducted on January 28, 2015. The desktop review included information from federal and state databases, topographic maps, soils data and aerial photos. Methods relative to each resource are described in more detail in the following sections.

3 Description of Existing Habitat

3.1 Hydrology

Wetland and water resources data was obtained using the United States Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) Database (USFWS 2015e) and confirmed during site visits on January 28, 2015. Aquifer and well information was taken from the Ground Water Atlas of the United States (USGS 2015) and the Idaho Department of Water Resources online GIS (IDWR 2015).

3.1.1 Wetlands and Streams

NWI mapping was reviewed prior to conducting field investigations within the project area. NWI mapping and field investigations conducted on January 28, 2015 confirmed that the project area does not support wetlands and the project area showed no signs of stream channels.

3.1.2 Floodplains

FEMA has mapped the project area as Zone X, areas determined to be outside the 500-year flood plain (FEMA 1989).

3.1.3 Groundwater and Aquifers

The Snake River Plain aquifer system, a system of sedimentary aquifers, extends into the project area. The Project is located in the western aquifer region of the Snake River Plain aquifer system, where coarse and fine-grained unconsolidated sediments up to 5,000 feet thick make up the systems underlying geology (USGS 2015).

No groundwater seeps or springs are present within the project area. The primary aquifers in the area are stratified sand and gravel layers and basalt units. The general flow direction is to the southwest. Three wells were drilled within a mile of the project area. Two are domestic wells and one was drilled for pipeline construction. Static water levels in the three wells vary from about 475 to 485 feet below the land surface, and have production rates from 2 to 40 gallons per minute (IDWR 2015a). Historic well logs developed in 1971 and 2001 indicate that groundwater levels are quite deep and likely declining. Well logs from 1971 indicated that groundwater was intercepted at 290 feet below the ground surface, compared to 2001 where groundwater was not intercepted, even at a depth of 500 feet below the ground surface (Attachment A).

The Project will not include any drilling or construction activities that could impact aquifers or wells. No domestic water source is planned for the Project. The Project is located within the Mountain Home Groundwater Management Area (GWMA), which is all or part of a ground water basin that

may be approaching insufficient groundwater to provide a reasonably safe supply for irrigation or other uses. In an order issued on November 9, 1982, the Director of the Idaho Department of Water Resources (IDWR) declared that the Mountain Home area is approaching critical, "although there appear to be subareas where new appropriations could be authorized without injuring existing water rights." The Mountain Home Ground Water Area Advisory Committee was established on June 6, 1996, but the committee does not have any formal enforcement authority (IDWR 2015b).

3.2 Soils

Soils in the project area were mapped using the Natural Resource Conservation Service (NRCS) web soil survey (USDA 2015) (see Figure 3). Soils are classified as Lankbush-Jenness association (0-4 percent slopes). Lankbush-Jenness association is considered prime farmland if irrigated, and is low to moderately-erodible. Field investigations confirmed that soils were relatively light brown in color and rocks and small boulders (less than 1-foot in diameter) were scattered across the landscape. All soils are well drained with no flooding or ponding, and are not considered hydric.

3.3 Topography

The entire project area has a slope less than eight percent (8%), with an elevation gain of approximately 20 feet across the width of the site. Figure 4 shows the mapped elevation of the site. There are no drainage channels in the immediate vicinity of the project area.

3.4 Vegetation

The composition of the plant communities present within the project area was compiled using aerial imagery and the site visit. The aerial imagery data was sufficient to classify vegetation composition on a coarse scale, such as shrubland, grassland, agriculture, developed, road, rock; irrigation canal; trees; riparian; or water body. Plant community composition for the project area was field-verified during a site visit on January 28, 2015.



Photo 1. Typical vegetation found in the project area

3.4.1 Plant Community

In general the project area is dominated by a bunchgrass/annual grass plant community. Photo 1 shows the vegetation found in the project area. Common bunchgrass species include bluebunch wheatgrass (*Agropyron spicatum*), Sandberg bluegrass (*Poa secunda*), and Idaho fescue (*Festuca idahoensis*). Cheatgrass (*Bromus tectorum*), an invasive annual grass, is dominant throughout the project area. Small, scattered, populations of big sagebrush (*Artemisia tridentate*) are present toward the northern portion of the project area. Forb species throughout the study area were difficult to identify during the field investigations since most species were still dormant.

Historic land-use activities, primarily heavy livestock grazing, have likely contributed to the invasive cheatgrass population. Numerous cattle trails leading to stock watering troughs are present throughout the area. Grasses in the northern portion of the area appear to grow in rows, indicating that the area was drill seeded at one time.

Figure 3. Soils and Hydrology Map

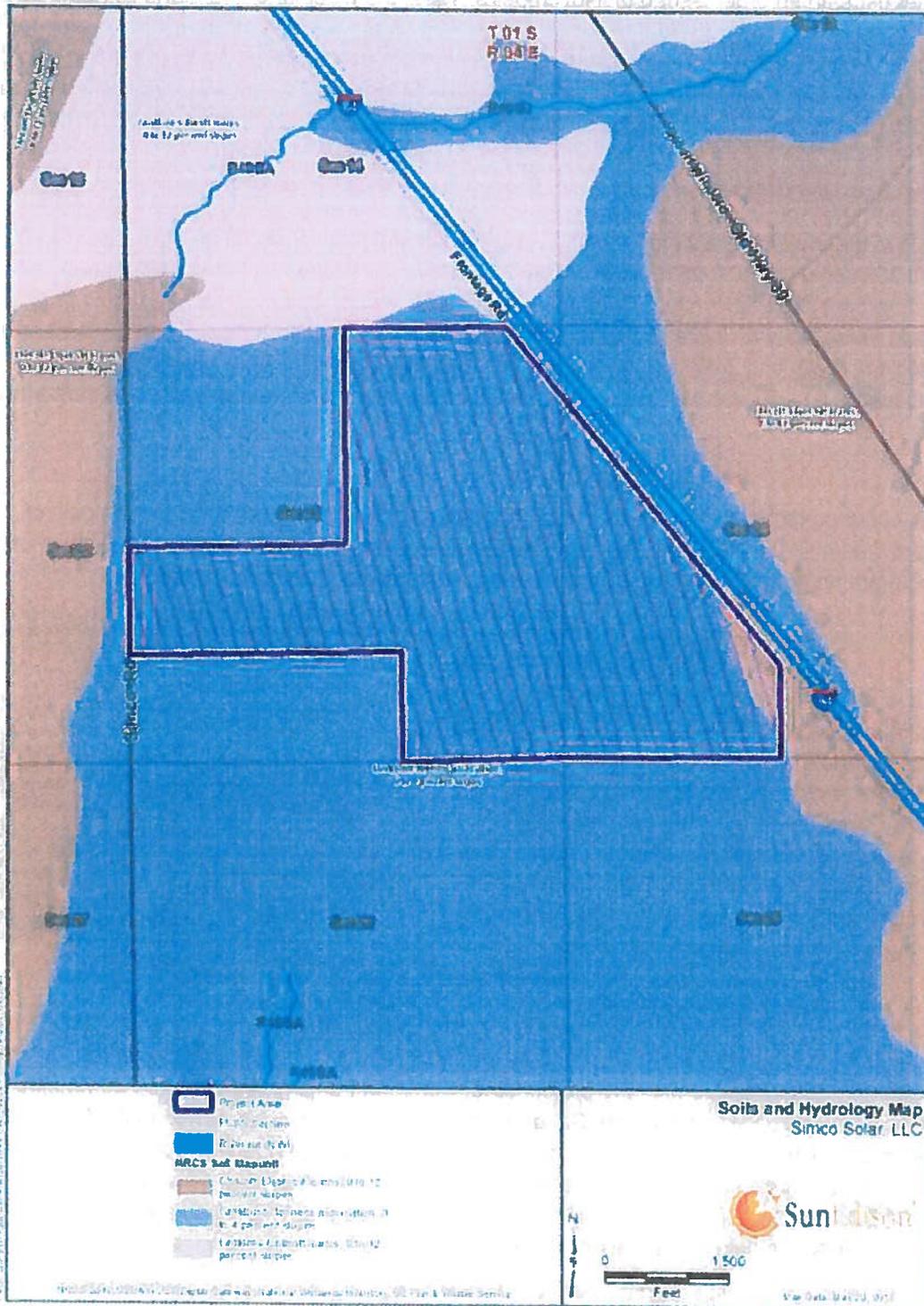
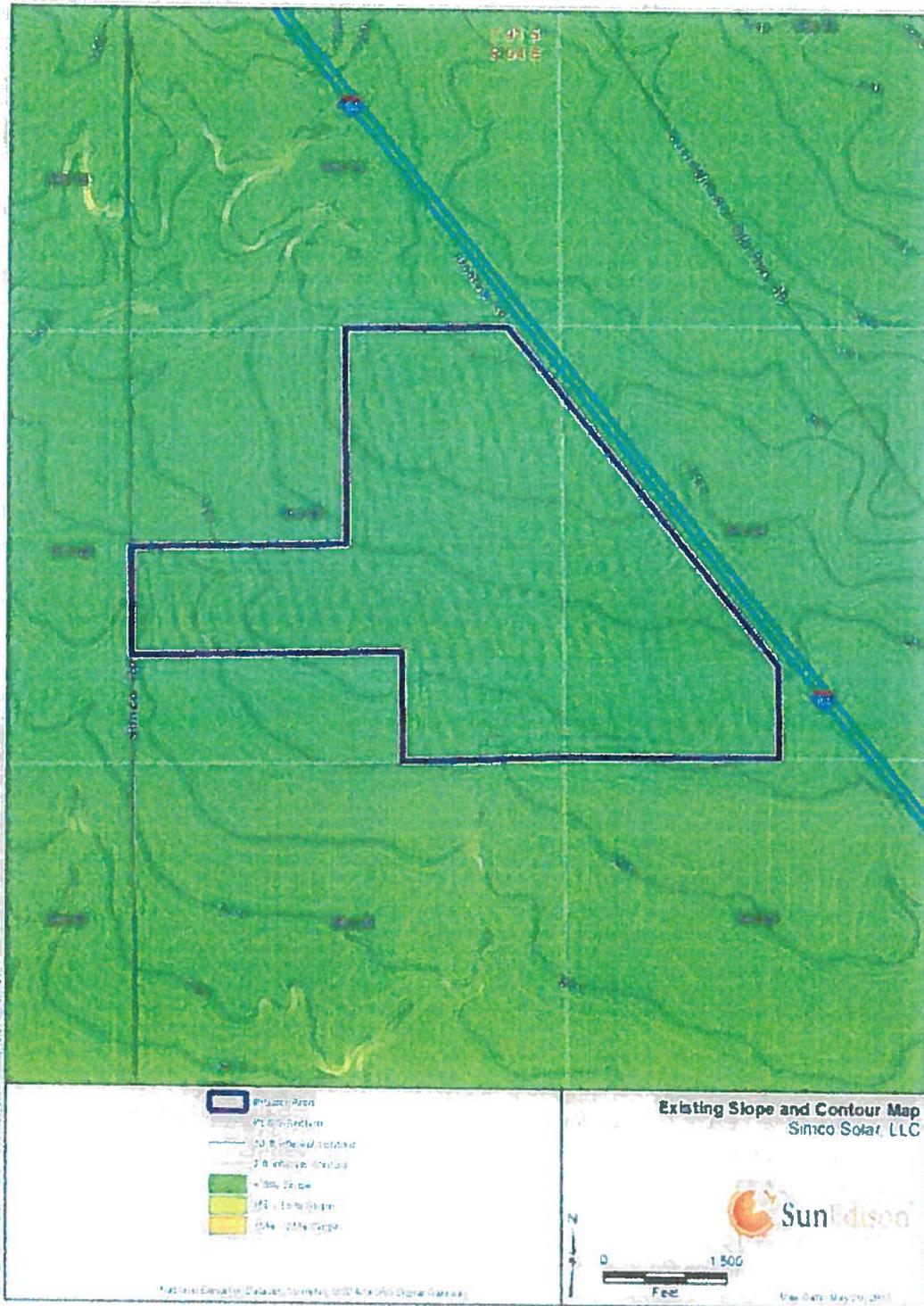


Figure 4. Topography of Site



3.5 Sensitive Plant and Wildlife Species

Section 9 of the Endangered Species Act (ESA) states that it is unlawful for any person subject to the jurisdiction of the United States to remove and reduce to possession any endangered species of plant from areas under Federal jurisdiction or to violate any state regulations pertaining to such species. The State of Idaho does not maintain a list of sensitive species or regulate species in addition to federal regulations, but the Idaho Natural Heritage Program ranks plants based on the level of conservation concern. State rankings vary from Critically Imperiled (S1) to Secure (S5).

Threatened and endangered species data were obtained from the Information, Planning, and Conservation System (IPaC) (USFWS 2015a – Attachment B). Habitat information was taken from the USFWS's Species Fact Sheets (USFWS 2015c). Critical Habitat data was acquired from USFWS in GIS shapefile format.

3.5.1 Sensitive Plant Species

Slickspot peppergrass (*Lepidium papilliferum*), a plant species which is currently proposed for listing as "endangered" under the federal ESA, could potentially occur in the project area. Slickspot peppergrass is specialized to occupy a specific microhabitat within sagebrush steppe vegetation of the Snake River Plains of southwestern Idaho. This specific microhabitat is referred to as "slick spots", which are small-scale sites of water accumulation in the gently undulating landscape. Typically the "slick spots" are mostly devoid of vegetation containing no perennial grasses or shrubs. Other than slickspot peppergrass, a wide variety of moss and lichen species cover 10 to 90 percent of the surface (USFWS 2015b).

Proposed critical habitat for this species has been mapped by USFWS outside of the project area, on the northeast side of Interstate-84. Slickspot peppergrass was not observed during the January 28, 2015 field investigations. Heavy grazing and cheatgrass invasions within the project area have likely led to a decline in habitat for this species. Several small areas resembling "slick spots" were observed within the project area (see **Photo 2**). However, vegetation was dormant during field investigations, making it difficult to identify forb species.



Photo 2. Area Resembling a Slickspot

Because the Project is located on private property and has no federal nexus, such as federal funding or permits, ESA consultation will not be required. Additional vegetation surveys are not required, and no further vegetation surveys will be conducted as a part of the Project.

There are currently 16 species of plants with a ranking from S1 – S3 in Elmore County. A list of the plant species identified as Species of Greatest Conservation Need (SGCN) in Idaho's Comprehensive Wildlife Strategy as occurring in the county is included in Attachment C.

The Project area does not provide suitable habitat for vulnerable, imperiled, or critically imperiled plant species.

3.5.2 Sensitive Wildlife Species

Numerous wildlife species could be encountered within the project area including deer, antelope, elk, coyotes, badgers, rabbits, raccoons, and numerous bird and reptile species. The majority of the project area is grazed pasture that is regularly disturbed by human activities, and does not provide ideal habitat for most species. There are no trees, cliffs, or rocky outcrops to provide nesting substrate for birds. No wildlife species were observed during the January 28, 2015 field investigation. However, evidence of animal burrowing (likely small to medium sized mammals) was visible in some of the project area (see **Photo 3**).

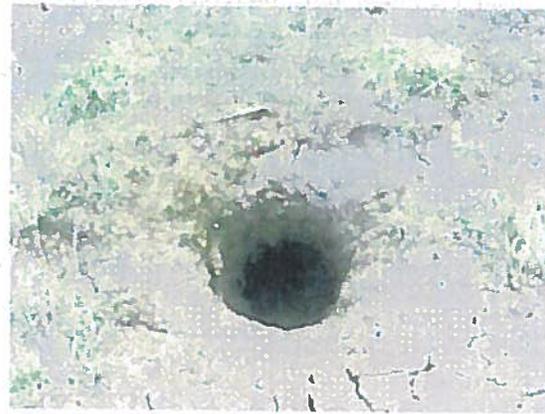


Photo 3. Evidence of Animal Burrowing

The USFWS IPAC system lists the Bliss Rapids snail (*Taylorconcha serpenticola*) as a threatened species and the Snake River Physa snail (*Physa natricina*) as an endangered species that may occur in the project area (USFWS 2015a). Both snail species are believed to be restricted to the Snake River, inhabiting areas of sand to boulder-sized substrate (USFWS 2015c, 2015d). The Snake River will not be impacted by Project construction or operation, and suitable habitat for the Bliss Rapids snail and Physa snail does not occur within the project area.

There are currently 64 species of wildlife with a ranking from S1 – S3 known or suspected to occur in Elmore County (IDFG 2015). A list of the wildlife SGCN identified in Idaho's Comprehensive Wildlife Strategy as occurring in Elmore County is included in Attachment D. SGCN species most likely to occur within the project area and surrounding landscape are either birds or other burrowing species (reptiles and mammals). Most bird species were either raptors or shorebirds, and are assumed to be transient, potentially foraging in the project area due to the lack of appropriate habitat and nesting substrate. Burrows may occur within the project area, but species would be limited by regular agricultural activity. Any occupied burrows will be identified during pre-construction surveys.

There is no designated critical habitat for listed species located within the project area.

3.6 Historic Resources

HDR conducted a Class I existing literature review of previously recorded archaeological and past cultural resources investigations was undertaken to gain a better understanding of the types of cultural resources that may be present within the project area. No fieldwork was conducted as part of this Project.

A total of 5 archaeological resources (2 archaeological sites, 2 linear resources, and 1 isolated find) and 28 previously conducted cultural resources investigations have been identified within 1 mile of the current project area. While none of these archaeological resources fall within the boundary of the project area, both linear resources (highways) are located close to the project area. One of these resources has been recommended as eligible to the National Register of Historic Places (NRHP). The recommendation or eligibility status of the second is unknown, but it may very likely be eligible. The two linear resources likely fall within the viewshed of the proposed project, but are unlikely to be

adversely affected by the project since both are in an area where other infrastructure (transmission lines) and residential/agricultural activities and structures are present. One of the sites is still used today as the modern Interstate 84. The proposed project will not cause additional impacts to either of these linear resources.

3.7 Hazardous Areas

There are no known hazardous areas present on or adjacent to the project area. A Phase I Environmental Site Assessment completed in March 2015 identified no recognized environmental conditions (RECs), historic recognized environmental conditions (HRECs), or controlled recognized environmental conditions (CRECs) as defined in ASTM Practice E 1527-13, in connection with the property.

4 Impact on Natural Features

A review of the environmental conditions in the project area has determined that there are no wetlands, streams, or floodplains on the site. Groundwater and aquifers occur in the project area, but will not be impacted by Project construction or operation. The site is relatively flat and has no steep slopes or related erosion risks. There is some potential for IDFG designated SGCN plant species and SGCN wildlife species to occur in the project area. The potential for SGCN plant species to occur on the site is slight, but species occurrence is unlikely and pre-construction surveys will confirm that they are not present before any ground disturbing activities take place. The site does not provide suitable nesting or breeding habitat for SGCN wildlife suspected to occur in the project area, and it is assumed that any SGCN wildlife species make use of the area for foraging, migration, or travel between foraging and nesting sites. Several historical resources are known to occur near the site, but the Project will not result in additional impacts to archaeological or cultural resources. There are no known hazardous areas present in or adjacent to the project area.

5 References

- IDWR (Idaho Department of Water Resources). 2015a. Geographic Information System, General Mapping Tool. <http://maps.idwr.idaho.gov/map/>. Accessed February 2, 2015.
- IDWR. 2015b. Critical Ground Water Areas.
http://www.idwr.idaho.gov/WaterInformation/GroundWaterManagement/designated_areas.htm. Accessed March 10, 2015.
- FEMA (Federal Emergency Management Agency). 1989. Flood Insurance Rate Map #1602120475B, Elmore County, Idaho. Effective June 19, 1989..
- USDA (U.S. Department of Agriculture). 2015. Natural Resources Conservation Service (NRCS) Web Soil Survey. <http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>. Accessed January 28, 2015.
- USFWS (United States Fish and Wildlife Service). 2015a. Information, Planning, and Conservation (IPaC) System. <http://ecos.fws.gov/ipac/>. Accessed February 2, 2015.
- USFWS. 2015b. Species Profile for Slickspot Peppergrass (*Lepidium papilliferum*).
<http://ecos.fws.gov/speciesProfile/profile/speciesProfile?scode=Q34X>. Accessed January 26, 2015
- USFWS. 2015c. Species Profile for Bliss Rapids snail (*Taylorconcha serpenticola*).
<http://ecos.fws.gov/speciesProfile/profile/speciesProfile?scode=G01K>. Accessed February 2, 2015
- USFWS. 2015d. Species Profile for Snake River Physa snail (*Physa natricina*).
<http://ecos.fws.gov/speciesProfile/profile/speciesProfile?scode=G01L>. Accessed February 2, 2015.
- USFWS. 2015e. National Wetlands Inventory (NWI) Wetlands Mapper.
<http://www.fws.gov/wetlands/data/mapper.HTML>. Accessed January 26, 2015.
- USGS (U.S. Geological Survey). 2015. Snake River Plain Regional Aquifer System.
http://pubs.usgs.gov/ha/ha730/ch_h/H-text8.html. Accessed January 28, 2015.



Attachment A: Well Logs

8692102 - 771970

Form 238-7
195 C06

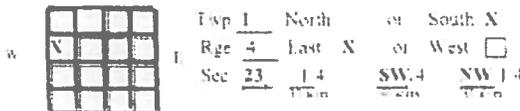
IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

Inspected by _____
 Twp _____ Rge _____ Sec _____
 E. _____ S. _____
 Lat _____ Long _____

1. DRILLING PERMIT NO. _____
 Other IDWR No. **D0019345 CPS#1655**

2. OWNER:
 Name **Williams Pipeline West**
 Address **5821 Industrial Way**
 City **American Falls** State ID _____ Zip **83202**

3. LOCATION OF WELL by legal description:
 Sketch map location must agree with written location



City **Mtn Home** County **Elmore**
 Address of Well Site **3 miles South on Simco Rd.**

Tr. _____ Blk. _____ Sub Name _____

4. USE:
 Domestic Municipal Monitor Irrigation
 Thermal Injection Other **Cathodic**

5. TYPE OF WORK check all that apply (Replacement etc.)
 New Well Modify Abandonment Other _____

6. DRILL METHOD
 Air Rotary Cable Mud Rotary Other _____

7. SEALING PROCEDURES

SEAL/FILTER PACK			AMOUNT	METHOD
Material	From	To	Sacks or Pounds	
Bentonite	0	18	1200 lbs	Overbore

Was drive shoe used? Y N Shoe Depth(s) _____
 Was drive shoe seal tested? Y N How? _____

8. CASING/LINER:

Diameter	From	To	Grade	Material	Casing	Inner	Well	Art	Test	Sealed
8.625	+2	45	250	PVC	<input checked="" type="checkbox"/> N	<input type="checkbox"/>	<input checked="" type="checkbox"/> N	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.625	50	500	362	Steel	<input checked="" type="checkbox"/> N	<input type="checkbox"/>	<input checked="" type="checkbox"/> N	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Length of Headpipe _____ Length of Tailpipe _____

9. PERFORATIONS/SCREENS
 Perforations Method _____
 Screens Screen Type _____

From	To	Slot Size	Number	Diameter	Material	Casing	Inner
						<input type="checkbox"/>	<input type="checkbox"/>

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
 Dry at below ground _____ Artesian Pressure _____ ft
 Depth flow encountered _____ ft Describe access point or control _____

11. WELL TESTS:
 Pump Bailor A.7 Flowing Artesian

Yield gal/min	Drawdown	Pumping Level	Time
N/A			

Water Temp _____ Bottom hole temp _____
 Water Quality test or comments _____
 Depth first Water Encountered _____

12. LITHOLOGIC LOG: (Describe repair or abandonment)

Water	From	To	Remarks Lithology Water Quality & Temp.	Y	N
	0	2	Top Soil		<input checked="" type="checkbox"/>
	2	152	Sand & Gravel		<input checked="" type="checkbox"/>
	152	175	Gray Lava		<input checked="" type="checkbox"/>
	175	195	Sand & Red Cinder		<input checked="" type="checkbox"/>
	195	228	Gray Lava		<input checked="" type="checkbox"/>
	228	300	Tan Sand		<input checked="" type="checkbox"/>
	300	321	Tan Clay		<input checked="" type="checkbox"/>
	321	340	Tan Sand		<input checked="" type="checkbox"/>
	340	345	Tan Clay		<input checked="" type="checkbox"/>
	345	400	Tan Sand & Gravel		<input checked="" type="checkbox"/>
	400	422	Tan Clay		<input checked="" type="checkbox"/>
	422	492	Tan Sand		<input checked="" type="checkbox"/>
	492	500	Tan Sand		<input checked="" type="checkbox"/>

RECEIVED
 NOV 26 2001
 WATER RESOURCES
 WESTERN REGION

Completed Depth **500'** (Measurable)
 Date Started **10-26-01** Completed **10-30-01**

13. DRILLER'S CERTIFICATION
 I We certify that all minimum well construction standards were met
 and that at the time the rig was removed

Firm Name **Hiddleston & Son, Inc.** Firm No. **35**
 Firm Office **_____** Date **11-19-01**
 Supervisor or Operator **_____** Date **11/19/01**
 (Sign name of Firm Official & Operator)

USE TYPEWRITER
BALL POINT PEN

State of Idaho
Department of Administration

WELL DRILLER'S REPORT

State law requires that this report be filed with the State Reclamation Engineer within 30 days after completion or abandonment of the well. SEP 8 1971

<p>1. WELL OWNER</p> <p>Name <u>Arnest Leavenworth</u></p> <p>Address <u>Boise, Idaho</u></p> <p>Owner's Permit No. _____</p>	<p>7. WATER LEVEL</p> <p>Static water level <u>152</u> feet below land surface</p> <p>Flowing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No G.P.M. flow _____</p> <p>Temperature _____ F. Quality _____</p> <p>Artesian closed-in pressure _____ p.s.i.</p> <p>Controlled by <input type="checkbox"/> Valve <input type="checkbox"/> Cap <input type="checkbox"/> Plug</p>																																																																																																																																								
<p>2. NATURE OF WORK</p> <p><input checked="" type="checkbox"/> New well <input type="checkbox"/> Deepened <input type="checkbox"/> Replacement</p> <p><input type="checkbox"/> Abandoned (describe method of abandoning)</p>	<p>8. WELL TEST DATA</p> <p><input type="checkbox"/> Pump <input checked="" type="checkbox"/> Bailor <input type="checkbox"/> Other</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Discharge G.P.M.</th> <th>Draw Down</th> <th>Hours Pumped</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Discharge G.P.M.	Draw Down	Hours Pumped																																																																																																																																					
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<p>3. PROPOSED USE</p> <p><input checked="" type="checkbox"/> Domestic <input type="checkbox"/> Irrigation <input type="checkbox"/> Test</p> <p><input type="checkbox"/> Municipal <input type="checkbox"/> Industrial <input type="checkbox"/> Stock</p>	<p>9. LITHOLOGIC LOG</p> <p style="text-align: right; font-weight: bold;">028868</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Hole Diam.</th> <th colspan="2">Depth</th> <th rowspan="2">Material</th> <th colspan="2">Water</th> </tr> <tr> <th>From</th> <th>To</th> <th>Yes</th> <th>No</th> </tr> </thead> <tbody> <tr><td>8</td><td>0</td><td>6</td><td>soil.</td><td></td><td></td></tr> <tr><td>6</td><td>6</td><td>157</td><td>semi sand clay.</td><td></td><td>X</td></tr> <tr><td>6</td><td>157</td><td>169</td><td>gray lava.</td><td></td><td></td></tr> <tr><td></td><td>169</td><td>191</td><td>red clay.</td><td></td><td></td></tr> <tr><td></td><td>191</td><td>210</td><td>broken lava.</td><td></td><td></td></tr> <tr><td></td><td>210</td><td>210</td><td>sand.</td><td></td><td></td></tr> <tr><td></td><td>210</td><td>265</td><td>sand and clay.</td><td></td><td></td></tr> <tr><td></td><td>265</td><td>290</td><td>sand.</td><td></td><td></td></tr> <tr><td></td><td>290</td><td>353</td><td>sand & clay, some gravel.</td><td>X</td><td>X</td></tr> <tr><td></td><td>353</td><td>402</td><td>clay and gravel, sand</td><td>X</td><td></td></tr> <tr><td></td><td>402</td><td>450</td><td>gravel.</td><td></td><td>X</td></tr> <tr><td></td><td>450</td><td>490</td><td>fine clay.</td><td></td><td>X</td></tr> <tr><td></td><td>490</td><td>511</td><td>coarse sand, clay some</td><td>X</td><td></td></tr> <tr><td></td><td>511</td><td>511</td><td>fine clay.</td><td></td><td>X</td></tr> <tr><td></td><td>511</td><td>511</td><td>fine white sand.</td><td>X</td><td></td></tr> <tr><td></td><td>511</td><td>525</td><td>clay.</td><td></td><td>X</td></tr> <tr><td></td><td>525</td><td>538</td><td>coarse sand and pea</td><td></td><td></td></tr> <tr><td></td><td>538</td><td>545</td><td>gravel.</td><td></td><td>X</td></tr> <tr><td></td><td>545</td><td>545</td><td>clay and gravel.</td><td></td><td>X</td></tr> <tr><td></td><td>545</td><td>563</td><td>fine sand and clay some</td><td></td><td></td></tr> <tr><td></td><td>563</td><td>563</td><td>and gravel.</td><td></td><td>X</td></tr> </tbody> </table>	Hole Diam.	Depth		Material	Water		From	To	Yes	No	8	0	6	soil.			6	6	157	semi sand clay.		X	6	157	169	gray lava.				169	191	red clay.				191	210	broken lava.				210	210	sand.				210	265	sand and clay.				265	290	sand.				290	353	sand & clay, some gravel.	X	X		353	402	clay and gravel, sand	X			402	450	gravel.		X		450	490	fine clay.		X		490	511	coarse sand, clay some	X			511	511	fine clay.		X		511	511	fine white sand.	X			511	525	clay.		X		525	538	coarse sand and pea				538	545	gravel.		X		545	545	clay and gravel.		X		545	563	fine sand and clay some				563	563	and gravel.		X
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<p>5. WELL CONSTRUCTION</p> <p>Diameter of hole <u>8</u> inches Total depth <u>563</u> feet</p> <p>Casing schedule: <input checked="" type="checkbox"/> Steel <input type="checkbox"/> Concrete</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Thickness</th> <th>Diameter</th> <th>From</th> <th>To</th> </tr> </thead> <tbody> <tr> <td><u>1/2</u> inches</td> <td><u>8</u> inches</td> <td><u>0-12</u> feet</td> <td><u>157</u> feet</td> </tr> <tr> <td><u>1/2</u> inches</td> <td><u>6</u> inches</td> <td><u>0-12</u> feet</td> <td><u>563</u> feet</td> </tr> <tr> <td>_____ inches</td> <td>_____ inches</td> <td>_____ feet</td> <td>_____ feet</td> </tr> <tr> <td>_____ inches</td> <td>_____ inches</td> <td>_____ feet</td> <td>_____ feet</td> </tr> <tr> <td>_____ inches</td> <td>_____ inches</td> <td>_____ feet</td> <td>_____ feet</td> </tr> </tbody> </table> <p>Was a packer or seal used? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Perforated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>How perforated? <input checked="" type="checkbox"/> Factory <input type="checkbox"/> Knife <input type="checkbox"/> Torch</p> <p>Size of perforation <u>1/8</u> inches by <u>3</u> inches</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Number</th> <th>From</th> <th>To</th> </tr> </thead> <tbody> <tr> <td><u>210</u></td> <td>perforations</td> <td><u>533</u> feet</td> </tr> <tr> <td>_____</td> <td>perforations</td> <td>_____ feet</td> </tr> <tr> <td>_____</td> <td>perforations</td> <td>_____ feet</td> </tr> </tbody> </table> <p>Well screen installed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Manufacturer's name _____</p> <p>Type _____ Model No. _____</p> <p>Diameter _____ Slot size _____ Set from _____ feet to _____ feet</p> <p>Diameter _____ Slot size _____ Set from _____ feet to _____ feet</p> <p>Gravel packed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Size of gravel _____</p> <p>Placed from _____ feet to _____ feet</p> <p>Surface seal? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No To what depth <u>18</u> feet</p> <p>Material used in seal <input checked="" type="checkbox"/> Cement grout <input type="checkbox"/> Puddling clay</p>	Thickness	Diameter	From	To	<u>1/2</u> inches	<u>8</u> inches	<u>0-12</u> feet	<u>157</u> feet	<u>1/2</u> inches	<u>6</u> inches	<u>0-12</u> feet	<u>563</u> feet	_____ inches	_____ inches	_____ feet	_____ feet	_____ inches	_____ inches	_____ feet	_____ feet	_____ inches	_____ inches	_____ feet	_____ feet	Number	From	To	<u>210</u>	perforations	<u>533</u> feet	_____	perforations	_____ feet	_____	perforations	_____ feet	<p>11. DRILLER'S CERTIFICATION</p> <p style="text-align: right; font-weight: bold; font-size: 1.5em;">USGS</p> <p>This well was drilled under my supervision and this report is true to the best of my knowledge.</p> <p><u>Ron Denton-Driller</u></p> <p><u>S. L. Edgoston & Son</u> 35 Driller's or Firm's Name Number</p> <p><u>Mountain Home, Idaho</u> Address</p> <p><u>C. L. Edgoston</u> Signed By Date</p>																																																																																																				
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<p>6. LOCATION OF WELL</p> <p>Sketch map location must agree with written location.</p> <div style="text-align: center;"> </div> <p>County <u>Elmore</u></p> <p><u>1/4 Sec. 23 T. 2 N/S. R. 4 E/W</u></p>																																																																																																																																									

778010

Form 216-7
1995 CS6

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

Office Use Only
Inspected by
Iwp Rec Sex
Lat Long

1. DRILLING PERMIT NO. _____
Other IDWR No. D0025092

2. OWNER:
Name Mike Eisman
Address 2988 S. Owyhee
City Boise State ID Zip 83705

3. LOCATION OF WELL by legal description:
Sketch map location (must agree with writer location)

Typ 1 North or South
Rge 4 East or West
Sec 22 1/4 NE 1/4 SE 1/4
Twp 5 Gov't lot _____ County Elmore

Lat _____ Long _____
Address of Well Site 1639 S. Simco Rd.
City Boise
Li _____ Bk _____ Sub Name _____

4. USE:
 Domestic Municipal Monitor Irrigation
 Thermal Injection Other
5. TYPE OF WORK check all that apply (Replacement etc.)
 New Well Modify Abandonment Other

6. DRILL METHOD
 Air Rotary Cable Mud Rotary Other

7. SEAL/FEEDER PACK

Material	From	To	AMOUNT Sacks or Pounds	METHOD
Bentonite	0	18	500 lbs	Overburden

Was drive shoe used? Y N Shoe Depth(s) _____
Was drive shoe seal tested? Y N How? _____

8. CASING/LINER:

Diameter	From	To	Grade	Material	Casing Liner	Welded	Threaded
6.625	+1	625	250	Steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8"	+1	175	322	Steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Length of Headpipe _____ Length of Tailpipe _____

9. PERFORATIONS/SCREENS
 Perforations Method _____
 Screens Screen Type Johnson

From	To	Slot Size	Number	Diameter	Material	Casing	Lower
625	635	.025		5"	SS	<input type="checkbox"/>	<input type="checkbox"/>

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
464 ft. below ground Artesian Pressure _____ lb
Depth flow encountered _____ ft Describe access point or control device _____

11. WELL TESTS:
 Pump Bailer Air Flowing Artesian

Yield (gpm)	Drawdown	Purge Level	Time
40			2 hrs

Water Temp 63 degrees Bottom hole temp _____
Water Quality test or comments _____
Depth first Water Encountered _____

12. LITHOLOGIC LOG: (Describe repair or abandonment)

Flow Dia	From	To	Remarks-Lithology, Water Quality & Temp	Y	N
12"	0	2	Top Soil		X
12"	2'	7'	Clay		X
12"	7'	18'	Sand & Brown Clay		X
8"	18'	70'	Tan Sand		X
8"	70'	80'	Brown Clay		X
8"	80'	130'	Coarse Sand		X
8"	130'	134'	Brown Clay		X
8"	134'	150'	Gray Lava		X
8"	150'	155'	Brown Coarse Sand		X
8"	155'	174'	Brown Clay		X
8"	174'	230'	Gray Lava		X
6"	230'	240'	Reddish Brown Clinders		X
6"	240'	350'	Coarse Tan Sand		X
6"	350'	351'	Tan Clay		X
6"	351'	396'	Decomposed Granite		X
6"	396'	760'	Brown Sandstone		X
6"	460'	570'	Brown Clay		X
6"	570'	600'	Brown Clay w/ Sand Seams		X
6"	600'	640'	Coarse Tan Sand		X

RECEIVED

JUL 24 2002

WATER RESOURCES
WESTERN REGION

Completed Depth 640' (Measurable)
Date Started 6-19-02 Completed 6-20-02

13. DRILLER'S CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed

Firm Name Hiddleston & Son, Inc. Firm No. 35

Firm Official [Signature] Date 2-16-00

Supervisor or Operator [Signature] Date 7/16/02
(Signature of Firm Official & Operator)



Attachment B: IPaC Endangered Species Act species list

Attachment C: Plant Species of Greatest Conservation Need in Elmore County

Scientific Name	Common Name	State Rank
<i>Astragalus atratus</i> var. <i>inseptus</i>	Mourning Milkvetch	S3
<i>Astragalus mulfordiae</i>	Mulford's Milkvetch	S2
<i>Astragalus purshii</i> var. <i>ophiogenes</i>	Snake River Milkvetch	S3
<i>Botrychium crenulatum</i>	Crenulate Moonwort	S1
<i>Bryum calobryoides</i>	Beautiful Bryum	SH
<i>Chaenactis stevioides</i>	Desert Pincushion	S2
<i>Douglasia idahoensis</i>	Idaho Dwarf-primrose	S2
<i>Eriogonum ochrocephalum</i> var. <i>calcareum</i>	Calcareous Buckwheat	S2
<i>Eriogonum shockleyi</i> var. <i>shockleyi</i>	Matted Cowpie Buckwheat	S2
<i>Glyptopleura marginata</i>	White-margined Wax Plant	S3
<i>Lepidium davisii</i>	Davis' Peppergrass	S3
<i>Lepidium papilliferum</i>	Slickspot Peppergrass	S2
<i>Lomatium packardiae</i>	Packard's Desert-parsley	S2
<i>Penstemon janishiae</i>	Janish's Penstemon	S2
<i>Pyrrocoma insecticurus</i>	Bugleg Goldenweed	S3
<i>Texosporium sancti-jacobi</i>	Wovenspore Lichen	S2

Source: IDFG 2015

S1 = Critically imperiled: at very high risk of extinction due to extreme rarity (often 5 or fewer populations), very steep declines, or other factors.

S2 = Imperiled: at very high risk of extinction or elimination due to restricted range, very few populations, steep declines, or other factors.

S3 = Vulnerable: at moderate risk of extinction or elimination due to a restricted range, relatively few populations, recent and widespread declines, or other factors.

Attachment D: Wildlife Species of Greatest Conservation Need in Owyhee County, Idaho

Scientific Name	Common Name	State Rank
<i>Crotaphytus bicinctores</i>	Mojave Black-collared Lizard	S1
<i>Fluminicola fuscus</i>	Columbia Pebblesnail	S1
<i>Loxia leucoptera</i>	White-winged Crossbill	S1
<i>Lynx canadensis</i>	Lynx	S1
<i>Martes pennanti</i>	Fisher	S1
<i>Oreortyx pictus</i>	Mountain Quail	S1
<i>Physa natricina</i>	Snake River Physa	S1
<i>Stagnicola hinkleyi</i>	Rustic Pondsail	S1
<i>Taylorconcha serpenticola</i>	Bliss Rapids Snail	S1
<i>Vulpes macrotis</i>	Kit Fox	S1
<i>Ardea alba</i>	Great Egret	S1B
<i>Histrionicus histrionicus</i>	Harlequin Duck	S1B
<i>Mimus polyglottos</i>	Northern Mockingbird	S1B
<i>Pelecanus erythrorhynchos</i>	American White Pelican	S1B
<i>Sterna forsteri</i>	Forster's Tern	S1B
<i>Cygnus buccinator</i>	Trumpeter Swan	S1B,S2N
<i>Gavia immer</i>	Common Loon	S1B,S2N
<i>Anodonta californiensis</i>	California Floater	S2
<i>Brachylagus idahoensis</i>	Pygmy Rabbit	S2
<i>Bufo woodhousii</i>	Woodhouse's Toad	S2
<i>Centrocercus urophasianus</i>	Greater-Sage Grouse	S2
<i>Cymopterus acaulis</i> var. <i>greeleyorum</i>	Greeley's Wavewing	S2
<i>Fisherola nuttalli</i>	Shortface Lanx	S2
<i>Fluminicola coloradoensis</i>	Green River Pebblesnail	S2
<i>Gonidea angulata</i>	Western Ridged Mussel	S2
<i>Gulo gulo luscus</i>	North American Wolverine	S2
<i>Ipomopsis polycladon</i>	Spreading Gilia	S2
<i>Picoides albolarvatus</i>	White-headed Woodpecker	S2

Scientific Name	Common Name	State Rank
<i>Picoides dorsalis</i>	Three-toed Woodpecker	S2
<i>Rana pipiens</i>	Northern Leopard Frog	S2
<i>Rhinocheilus lecontei</i>	Longnose Snake	S2
<i>Sonora semiannulata</i>	Ground Snake	S2
<i>Sorex merriami</i>	Merriam's Shrew	S2
<i>Sorex nanus</i>	Dwarf Shrew	S2
<i>Spermophilus mollis</i>	Piute Ground Squirrel	S2
<i>Thomomys townsendii</i>	Townsend's Pocket Gopher	S2
<i>Aechmophorus clarkii</i>	Clark's Grebe	S2B
<i>Aechmophorus occidentalis</i>	Western Grebe	S2B
<i>Amphispiza bilineata</i>	Black-throated Sparrow	S2B
<i>Carduelis psaltria</i>	Lesser Goldfinch	S2B
<i>Coccyzus americanus</i>	Yellow-billed Cuckoo	S2B
<i>Egretta thula</i>	Snowy Egret	S2B
<i>Falco peregrinus anatum</i>	Peregrine Falcon	S2B
<i>Numenius americanus</i>	Long-billed Curlew	S2B
<i>Nycticorax nycticorax</i>	Black-crowned Night-Heron	S2B
<i>Phalacrocorax auritus</i>	Double-crested Cormorant	S2B
<i>Sterna caspia</i>	Caspian Tern	S2B
<i>Falco columbarius</i>	Merlin	S2B,S2N
<i>Larus californicus</i>	California Gull	S2B,S3N
<i>Larus delawarensis</i>	Ring-billed Gull	S2S3B,S3N
<i>Ascaphus montanus</i>	Inland Tailed Frog	S3
<i>Canis Lupus</i>	Gray Wolf	S3
<i>Cicindela plutonica</i>	A Tiger Beetle	S3
<i>Eatonella nivea</i>	White Eatonella	S3
<i>Epipactis gigantea</i>	Giant Helleborine	S3
<i>Hypsiglena torquata</i>	Night Snake	S3
<i>Lanius ludovicianus</i>	Loggerhead Shrike	S3
<i>Myotis yumanensis</i>	Yuma Myotis	S3?
<i>Buteo regalis</i>	Ferruginous Hawk	S3B

Scientific Name	Common Name	State Rank
<i>Otus flammeolus</i>	Flammulated Owl	S3B
<i>Spizella breweri</i>	Brewer's Sparrow	S3B
<i>Haliaeetus leucocephalus</i>	Bald Eagle	S3B,S4N
<i>Athene cucularia hypugaea</i>	Western Burrowing Owl	S3S4
<i>Rana luteiventris</i>	Columbia Spotted Frog	S3S4
<i>Accipiter gentilis</i>	Northern Goshawk	S4
<i>Asio flammeus</i>	Short-eared Owl	S4
<i>Aspidoscelis tigris</i>	Western Whiptail	S4
<i>Bufo boreas</i>	Western Toad	S4
<i>Dryocopus pileatus</i>	Pileated Woodpecker	S4
<i>Glaucomys sabrinus</i>	Northern Flying Squirrel	S4
<i>Masticophis taeniatus</i>	Striped Whipsnake	S4
<i>Phrynosoma platyrhinos</i>	Desert Horned Lizard	S4
<i>Pseudacris maculata</i>	Boreal Chorus Frog	S4
<i>Sceloporus occidentalis</i>	Western Fence Lizard	S4
<i>Eptesicus fuscus</i>	Big Brown Bat	S4?
<i>Myotis ciliolabrum</i>	Western Small-footed Myotis	S4?
<i>Amphispiza belli</i>	Sage Sparrow	S4B
<i>Ambystoma macrodactylum</i>	Long-toed Salamander	S5
<i>Ambystoma tigrinum</i>	Tiger Salamander	S5
<i>Charina bottae</i>	Rubber Boa	S5
<i>Cinclus mexicanus</i>	American Dipper	S5
<i>Coluber constrictor</i>	Racer	S5
<i>Corvus corax</i>	Common Raven	S5
<i>Crotalus viridis</i>	Prairie Rattlesnake	S5
<i>Eumeces skiltonianus</i>	Western Skink	S5
<i>Gambelia wislizenii</i>	Longnose Leopard Lizard	S5
<i>Neotamias minimus</i>	Least Chipmunk	S5
<i>Neotamias amoenus</i>	Yellow-pine Chipmunk	S5
<i>Ochotona princeps</i>	American Pika	S5

Scientific Name	Common Name	State Rank
<i>Phrynosoma douglasii</i>	Short-horned Lizard	S5
<i>Pituophis catenifer</i>	Gopher Snake	S5
<i>Pseudacris regilla</i>	Pacific Chorus Frog	S5
<i>Sceloporus graciosus</i>	Sagebrush Lizard	S5
<i>Spermophilus lateralis</i>	Golden-mantled Ground Squirrel	S5
<i>Tamiasciurus hudsonicus</i>	Red Squirrel	S5
<i>Thamnophis elegans</i>	Western Terrestrial Garter Snake	S5
<i>Uta stansburiana</i>	Side-blotched Lizard	S5
<i>Archilochus alexandri</i>	Black-chinned Hummingbird	S5B
<i>Catharus fuscescens</i>	Veery	S5B
<i>Contopus sordidulus</i>	Western Wood-Pewee	S5B
<i>Oreoscoptes montanus</i>	Sage Thrasher	S5B
<i>Stellula calliope</i>	Calliope Hummingbird	S5B
<i>Anas acuta</i>	Northern Pintail	S5B,S2N
<i>Charadrius vociferus</i>	Killdeer	S5B,S3N
<i>Falco mexicanus</i>	Prairie Falcon	S5B,S3N
<i>Crotaphytus bicinctores</i>	Mojave Black-collared Lizard	S1
<i>Fluminicola fuscus</i>	Columbia Pebblesnail	S1
<i>Loxia leucoptera</i>	White-winged Crossbill	S1
<i>Lynx canadensis</i>	Lynx	S1
<i>Martes pennanti</i>	Fisher	S1
<i>Oreortyx pictus</i>	Mountain Quail	S1
<i>Physa natricina</i>	Snake River Physa	S1
<i>Stagnicola hinkleyi</i>	Rustic Pondsnailed	S1
<i>Taylorconcha serpenticola</i>	Bliss Rapids Snail	S1
<i>Vulpes macrotis</i>	Kit Fox	S1
<i>Ardea alba</i>	Great Egret	S1B
<i>Histrionicus histrionicus</i>	Harlequin Duck	S1B
<i>Mimus polyglottos</i>	Northern Mockingbird	S1B

Scientific Name	Common Name	State Rank
<i>Pelecanus erythrorhynchos</i>	American White Pelican	S1B
<i>Sterna forsteri</i>	Forster's Tern	S1B
<i>Cygnus buccinator</i>	Trumpeter Swan	S1B,S2N
<i>Gavia immer</i>	Common Loon	S1B,S2N
<i>Anodonta californiensis</i>	California Floater	S2
<i>Brachylagus idahoensis</i>	Pygmy Rabbit	S2
<i>Bufo woodhousii</i>	Woodhouse's Toad	S2
<i>Centrocercus urophasianus</i>	Greater-Sage Grouse	S2
<i>Cymopterus acaulis</i> var. <i>greeleyorum</i>	Greeley's Wavewing	S2
<i>Fisherola nuttalli</i>	Shortface Lanx	S2
<i>Fluminicola coloradoensis</i>	Green River Pebblesnail	S2
<i>Gonidea angulata</i>	Western Ridged Mussel	S2
<i>Gulo gulo luscus</i>	North American Wolverine	S2
<i>Ipomopsis polycladon</i>	Spreading Gilia	S2
<i>Picoides albolarvatus</i>	White-headed Woodpecker	S2
<i>Picoides dorsalis</i>	Three-toed Woodpecker	S2
<i>Rana pipiens</i>	Northern Leopard Frog	S2
<i>Rhinocheilus lecontei</i>	Longnose Snake	S2
<i>Sonora semiannulata</i>	Ground Snake	S2
<i>Sorex merriami</i>	Merriam's Shrew	S2
<i>Sorex nanus</i>	Dwarf Shrew	S2
<i>Spermophilus mollis</i>	Piute Ground Squirrel	S2
<i>Thomomys townsendii</i>	Townsend's Pocket Gopher	S2
<i>Aechmophorus clarkii</i>	Clark's Grebe	S2B
<i>Aechmophorus occidentalis</i>	Western Grebe	S2B
<i>Amphispiza bilineata</i>	Black-throated Sparrow	S2B
<i>Carduelis psaltria</i>	Lesser Goldfinch	S2B
<i>Coccyzus americanus</i>	Yellow-billed Cuckoo	S2B
<i>Egretta thula</i>	Snowy Egret	S2B
<i>Falco peregrinus anatum</i>	Peregrine Falcon	S2B

Scientific Name	Common Name	State Rank
<i>Numenius americanus</i>	Long-billed Curlew	S2B
<i>Nycticorax nycticorax</i>	Black-crowned Night-Heron	S2B
<i>Phalacrocorax auritus</i>	Double-crested Cormorant	S2B
<i>Sterna caspia</i>	Caspian Tern	S2B
<i>Falco columbarius</i>	Merlin	S2B,S2N
<i>Larus californicus</i>	California Gull	S2B,S3N
<i>Larus delawarensis</i>	Ring-billed Gull	S2S3B,S3N
<i>Ascaphus montanus</i>	Inland Tailed Frog	S3
<i>Canis Lupus</i>	Gray Wolf	S3
<i>Cicindela plutonica</i>	A Tiger Beetle	S3
<i>Eatonella nivea</i>	White Eatonella	S3
<i>Epipactis gigantea</i>	Giant Helleborine	S3
<i>Hypsiglena torquata</i>	Night Snake	S3
<i>Lanius ludovicianus</i>	Loggerhead Shrike	S3
<i>Myotis yumanensis</i>	Yuma Myotis	S3?
<i>Buteo regalis</i>	Ferruginous Hawk	S3B
<i>Otus flammeolus</i>	Flammulated Owl	S3B
<i>Spizella breweri</i>	Brewer's Sparrow	S3B
<i>Haliaeetus leucocephalus</i>	Bald Eagle	S3B,S4N
<i>Athene cucularia hypugaea</i>	Western Burrowing Owl	S3S4
<i>Rana luteiventris</i>	Columbia Spotted Frog	S3S4
<i>Accipiter gentilis</i>	Northern Goshawk	S4
<i>Asio flammeus</i>	Short-eared Owl	S4
<i>Aspidoscelis tigris</i>	Western Whiptail	S4
<i>Bufo boreas</i>	Western Toad	S4
<i>Dryocopus pileatus</i>	Pileated Woodpecker	S4
<i>Glaucomys sabrinus</i>	Northern Flying Squirrel	S4
<i>Masticophis taeniatus</i>	Striped Whipsnake	S4
<i>Phrynosoma platyrhinos</i>	Desert Horned Lizard	S4
<i>Pseudacris maculata</i>	Boreal Chorus Frog	S4
<i>Sceloporus occidentalis</i>	Western Fence Lizard	S4

Scientific Name	Common Name	State Rank
<i>Eptesicus fuscus</i>	Big Brown Bat	S4?
<i>Myotis ciliolabrum</i>	Western Small-footed Myotis	S4?
<i>Amphispiza belli</i>	Sage Sparrow	S4B
<i>Ambystoma macrodactylum</i>	Long-toed Salamander	S5
<i>Ambystoma tigrinum</i>	Tiger Salamander	S5
<i>Charina bottae</i>	Rubber Boa	S5
<i>Cinclus mexicanus</i>	American Dipper	S5
<i>Coluber constrictor</i>	Racer	S5
<i>Corvus corax</i>	Common Raven	S5
<i>Crotalus viridis</i>	Prairie Rattlesnake	S5
<i>Eumeces skiltonianus</i>	Western Skink	S5
<i>Gambelia wislizenii</i>	Longnose Leopard Lizard	S5
<i>Neotamias minimus</i>	Least Chipmunk	S5
<i>Neotamias amoenus</i>	Yellow-pine Chipmunk	S5
<i>Ochotona princeps</i>	American Pika	S5
<i>Phrynosoma douglasii</i>	Short-horned Lizard	S5
<i>Pituophis catenifer</i>	Gopher Snake	S5
<i>Pseudacris regilla</i>	Pacific Chorus Frog	S5
<i>Sceloporus graciosus</i>	Sagebrush Lizard	S5
<i>Spermophilus lateralis</i>	Golden-mantled Ground Squirrel	S5
<i>Tamiasciurus hudsonicus</i>	Red Squirrel	S5
<i>Thamnophis elegans</i>	Western Terrestrial Garter Snake	S5
<i>Uta stansburiana</i>	Side-blotched Lizard	S5
<i>Archilochus alexandri</i>	Black-chinned Hummingbird	S5B
<i>Catharus fuscescens</i>	Veery	S5B
<i>Contopus sordidulus</i>	Western Wood-Pewee	S5B
<i>Oreoscoptes montanus</i>	Sage Thrasher	S5B
<i>Stellula calliope</i>	Calliope Hummingbird	S5B
<i>Anas acuta</i>	Northern Pintail	S5B,S2N

Scientific Name	Common Name	State Rank
<i>Charadrius vociferus</i>	Killdeer	S5B,S3N
<i>Falco mexicanus</i>	Prairie Falcon	S5B,S3N

Source: IDFG 2015

S1 = Critically imperiled: at very high risk of extinction due to extreme rarity (often 5 or fewer populations), very steep declines, or other factors.

S2 = Imperiled: at very high risk of extinction or elimination due to restricted range, very few populations, steep declines, or other factors.

S3 = Vulnerable: at moderate risk of extinction or elimination due to a restricted range, relatively few populations, recent and widespread declines, or other factors.

S4 = Apparently Secure: uncommon, but not rare; some cause for long-term concern due to declines or other factors.

S5 = Secure: Common, widespread, and abundant

B = Breeding

N = Non-breeding

M = Migratory

APPENDIX B
CULTURAL RESOURCES REPORT

Draft Report

Class I Cultural Resources Review for the Shekinah Industries, Inc. Properties (Simco Road) Solar Site, Elmore County, Southwestern Idaho

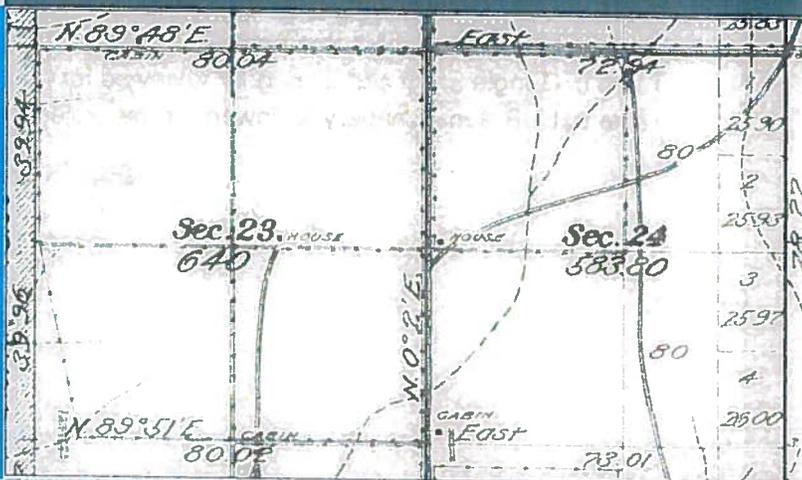
SunEdison

Report prepared by:

Sarah Page, MA, RPA & Matt Edwards, PhD, RPA

HDR, Inc.

March 2015





Tables of Contents

1	Introduction	1
2	Project Description	1
3	Archaeological Records Search Results	3
4	Historical Maps Review	6
4.1	General Land Office Plat Maps	6
4.2	Discussion	7
4.3	Historical Topographic Maps	7
5	Aerial Photography Analysis	8
6	Visitation to Project Area	10
7	Summary and Conclusions	10

List of Figures

Figure 1.	Vicinity Map.....	2
Figure 2.	Detail of 1910 GLO survey map	7

List of Tables

Table 1.	Archaeological sites and isolated finds within 1 mile of the project area	3
Table 2.	Cultural resources projects within 1 mile of the project area	5
Table 3.	GLO maps reviewed for the project	6
Table 4.	Historical topographic maps reviewed for the project.....	8
Table 5.	Google Earth aerial imagery reviewed for the project	8
Table 6.	EDR aerial imagery reviewed for the project.....	9

1 Introduction

HDR, Inc. (HDR) was contracted by SunEdison to conduct limited resource investigations in support of a Conditional Use Permit application by SunEdison. SunEdison wishes to develop, construct, operate, and maintain a utility-scale single axis tracking, 20 megawatt alternating current photovoltaic solar project on land owned by Shekinah Industries Properties, Inc., in Elmore County, southwestern Idaho. This project would produce electricity to meet the needs of existing and future electricity customers as well as provide a boost in the local economy.

Multiple resource investigations will be conducted by personnel with HDR, including an environmental baseline study, geotechnical studies, and a review of existing and potential cultural resources within and near the project area. The cultural resources investigation portion of this project is limited at this stage, consisting of a Class I literature review for known cultural resources and previously conducted cultural resources inventories. Identification or documentation of newly discovered cultural resources is not part of this project analysis, nor is the re-visitation of previously recorded archaeological sites. In addition to requesting records on known archaeological sites and previous cultural projects as part of the Class I inventory, historical maps were reviewed for potential features that may still be present in the project area. A review of aerial photographs using Google Earth and provided by Environmental Data Resources, Inc. (EDR) was conducted to assist in characterizing the level of disturbance within the proposed project area. This report summarizes the cultural resources investigations conducted by Ms. Sarah Page and Dr. Matthew Edwards, archaeologists with HDR.

2 Project Description

The project area consists of a proposed solar location with associated proposed access roads in west-central Elmore County, approximately 1 mile east of the Ada-Elmore county line. The location and access roads are located between Interstate 84 and the Simco Road approximately 20 miles southeast of Boise and approximately 17 miles northwest of Mountain Home. The proposed solar location site measures approximately 170 acres in size and will be placed within a 540 acres area. The project area is currently used for limited livestock grazing.

The project area is depicted on the Mayfield SW, Idaho 7.5 Minute Series (1:24,000 scale) quadrangle map in the northern half of Sections 23 and 24 of Township 1 South, Range 4 East (Boise Meridian) (Figure 1).

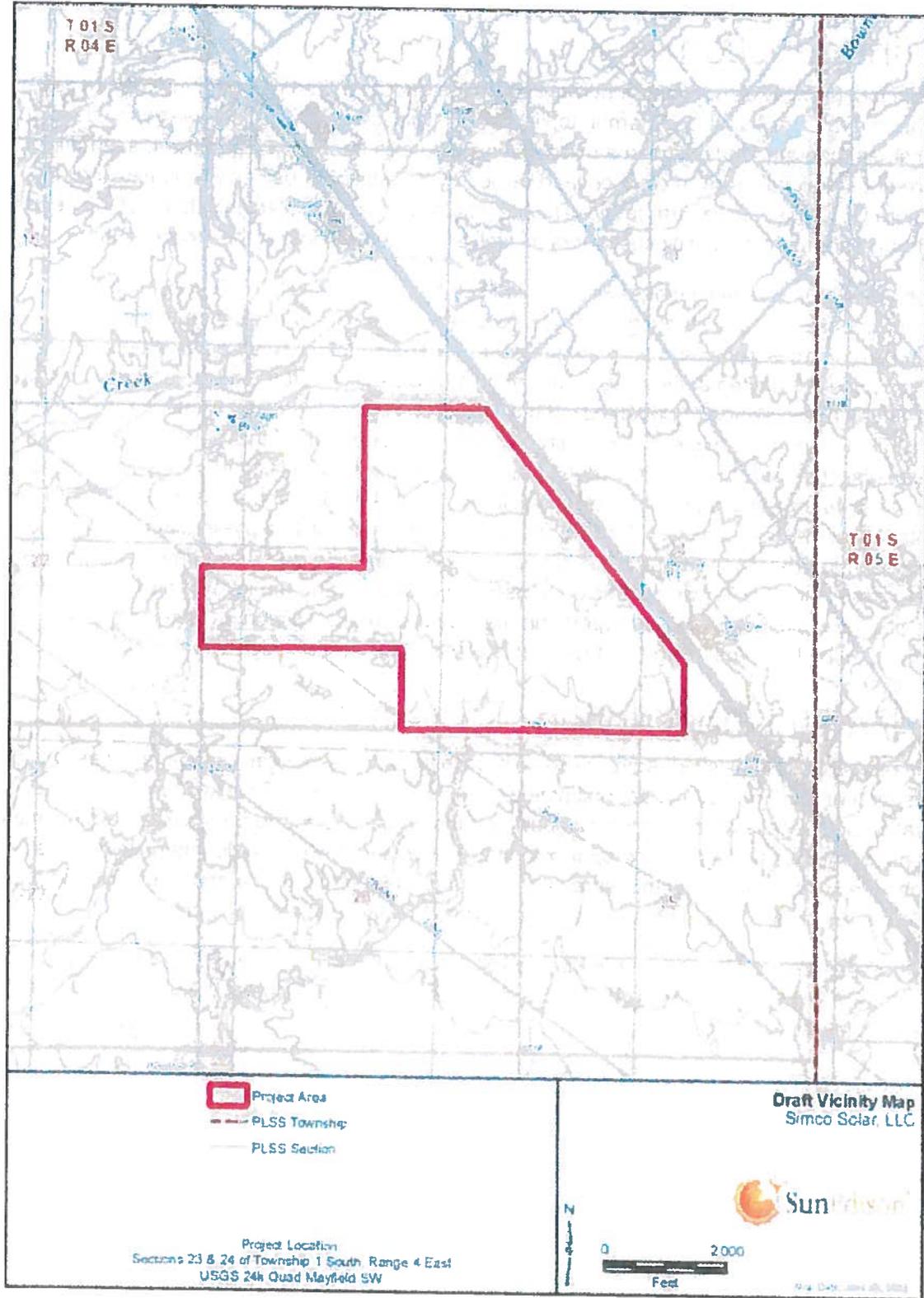


Figure 1. Vicinity Map



3 Archaeological Records Search Results

An archaeological records search was initiated with the Archaeological Survey of Idaho, Idaho State Historical Society on March 5th, 2015. HDR requested a listing of all previously recorded archaeological sites and previous cultural resources projects within 1 mile of the project area. The results from this records search (SHPO Record Search Number 15160) were returned to HDR on March 10th, 2015.

A total of two archaeological sites, two linear sites, and 1 isolated find have been recorded within 1 mile of the current project area. Table 1 provides a listing of these sites, their National Register of Historic Places (NRHP) status, and a brief description of where the site is in relation to the project area. None of these sites or isolated finds are located within the current project area.

Table 1. Archaeological sites and isolated finds within 1 mile of the project area

Site Number	Site Type	NRHP Status	Site in Relation to Project Area
10EL887	Isolated obsidian biface fragment	Undetermined	Approximately 1,079 meters north
10EL2424	Historic trash scatter containing rubber tires, oil cans, car seat fragment	Not eligible	Approximately 1,476 meters north
39-18207	Old US Highway 30 alignment (Elmore County segment)	N/A	Approximately 1,097 meters east
39-18221	US Highway 20	Eligible	Approximately 68 meters east
PMIF10	1910 brass survey marker (isolated find)	N/A	Approximately 1,075 meters east

Two linear sites, both highways (Sites 39-18207/Old US Highway 30 and 39-18221/US Highway 20) are located near the current project area. Only Site 39-18221/US Highway 20 has been recommended eligible to the NRHP, though the Site 39-18207/Old US Highway 30 may also be eligible for the NRHP. Due to the potential NRHP eligibility of the two linear sites and both sites being visible from the current project area, there is a potential for the proposed project to cause visual impacts to each site. However, visual impacts are unlikely to be adverse if the proposed solar panels and access are constructed. Presently there are several modern constructed features as well as residences and farm-related structures near the two linear sites and the project area. Two transmission lines are present to the east and the west and Site 39-18221/US Highway 20 is still in use today as Interstate 84. The proposed constructed features will not likely cause additional adverse effects from the already existing structures and features present near the linear sites.

A total of 28 cultural resources projects have been conducted within 1 mile of the current project area. Table 2 provides a summary of these projects.



Table 2. Cultural resources projects within 1 mile of the project area

Project Number(s)	Report Title	Report Author(s) and Agency	Year	Survey Type
1989/1991	Annual Report of Archeological Investigations 1979, 1980	Jenna Gaston Idaho Transportation Department	1981	Intensive
1989/5631	CRI, 350.9 Miles of the Pan Alberta Natural Gas Pipeline Looping Route in Idaho & Oregon. Vol. I-VI	William G. Reed, Kate O'Brien Reed Western Cultural Resource Management	1980	Intensive
1991/106 1-IR-184-I(13)4	Orchard-Chinden Interchange and Paving	Jenna Gaston Idaho Transportation Department	1990	Intensive
1992/463	Cultural Resource Inventory of the U.S. West, Boise to Mountain Home Fiber Optic Cable Project. Ada and Elmore Counties. Idaho	Nick Petersen U.S. West Communications	1992	Intensive
1993/542 ID-I-93-B-33	Smith Right of Way	Lois Palmgren Bureau of Land Management	1993	Intensive
1994/331 ID-I-93-B-37	Foothill's Land Exchange: Phase 1	Lois Palmgren Bureau of Land Management	1993	Intensive
1995/367 ID-I-95-B-7	34.5 kv Distribution Service to Leonard Eiseman	Mark Druss, Tessa Hanover Bureau of Land Management	1994	Intensive
1995/63 ID-I-94-B-14B	Kevan Road Right of Way	Lois Palmgren Bureau of Land Management	1994	Intensive
1995/64 ID-I-94-B-15B	Hisel Access Road and Fence	Lois Palmgren Bureau of Land Management	1994	Intensive
2000/730 00-B-75	Fred Smith Access Road Widening Project	L. Palmgren Bureau of Land Management	2000	Intensive
2000/731 00-B-50	Nelson Construction Staging Area Right of Way, IDI-33355	L. Palmgren Bureau of Land Management	2000	Intensive
2001/626 01-FR-02	Mile Post 77 Emergency Fire Rehabilitation Fences	J. Allen Bureau of Land Management	2000	Intensive
2002/285 01-FRFO-35	Casper/Hennis Customer Service Line	D. Shaw Bureau of Land Management	2001	Intensive
2002/324 02-FRFO-43	Dave Snow Access Road Right-of-Way	D. Shaw Bureau of Land Management	2002	Intensive
2003/584	Bechtel Corporation Mud Spring Telecom Site, Simco Road	L. Mauser ATC Association	2003	Intensive
2004/213 03-FRFO-23	Effects of Nutrient Manipulation on Rangeland Restoration	D. Shaw Bureau of Land Management	2003	Intensive
2005/343	Proposed Orchard Rail Line	J. Fruhlinger, M. Plew DOD	2003	Intensive
2005/868	Inventory of Five Cell Tower Sites near Boise	J. Baxter Bighorn Consultants	2005	Intensive
2005/927 05-FRFO-18	Kenneth Casper Road Access Right of Way	D. Shaw Bureau of Land Management	2005	Intensive
2005/931 05-FRFO-22	Ricky Tullis Rd. Widening Right of Way IDI-30340	D. Shaw Bureau of Land Management	2005	Intensive
2006/237 FERC No. 1971	Idaho Power Company Transmission Lines 906 and 912 – Boise Bench to Midpoint Substation	J. Chatters, D. Ferguson FERC	1997	Intensive
2007/270 06-FRFO-32	Idaho Power Transmission Line 406 Rebuild. Mountain Home to Mora – Volumes 1 and 2	D. Shaw Bureau of Land Management	2006	Intensive



Project Number(s)	Report Title	Report Author(s) and Agency	Year	Survey Type
2007/532	Williams Gas Pipeline Boise District 2007 Cathodic Protection and Recoats Sites Project. Gem, Ada, Elmore, and Owyhee Counties	D. Harvey FERC	2007	Intensive
2011/31	Summary Results of the 2008 Field Season: Cultural Resource Inventory of the Proposed Sunstone Pipeline Project, Ada, Bannock, Bear Lake, Blain, Canyon, Cassia, Elmore, Franklin, Gooding, Jerome, Lincoln, Minidoka, Oneida, Owyhee, and Power Counties	N. Smits. et al.	2009	Intensive
2012/140	Northwest Pipeline Payette, Gem, Canyon, Ada, Elmore Counties	D. Harris FERC	2011	Intensive
2013/440 12-FRFO-15	The Paradigm Fuel Breaks Project: Phase 2, 2012	Webb, Garrett et al. Bureau of Land Management	2013	Intensive
2014/476 14-FRFO-19	Temporary Electric Fence for the Ditto Fire	Dean C. Shaw Bureau of Land Management	2014	Intensive
2014/489 14-FRFO-05	Right-of-Way to Idaho Power Company for Forrest Roberson 19.9kV Distribution Line	Dean C. Shaw Bureau of Land Management	2014	Intensive

4 Historical Maps Review

Historical maps of the project area were reviewed for any linear, man-made features that may still be present within or in close proximity (approximately 1 mile) to the project area. These maps included the General Land Office (GLO) survey plats as well as United States Geological Survey (USGS) topographic maps in all available scales. The following sections provide a summary of the results of this review. The review focused primarily on the project area located in Sections 23 and 24 of Township 1 South, Range 4 East.

4.1 General Land Office Plat Maps

A search of the GLO survey plats available at the Bureau of Land Management Internet public access site at <http://www.gloreCORDS.blm.gov/default.aspx> was conducted on March 5th and 6th, 2015. All available maps for the project area were reviewed for the presence of historic features and transportation routes. The purpose of the search was to identify those historic resources, such as irrigation features, transportation routes, and telecommunication lines, located in the project area that may still be present today. Table 3 provides a listing of the maps available and reviewed for this project.

Table 3. GLO maps reviewed for the project

Survey Dates	Surveyor(s)	Map Approval Date	Results (within project area)
June 17, 1893, June 24-30, 1893, and	Ed T. Perkins, Jr.	January 24, 1894	No features (area unsurveyed)



Table 4. Historical topographic maps reviewed for the project

Map Name	Year	Map Scale	Results (within project area)
Hailey	1955 (revised 1970)	1:250,000	No features
Hailey, Idaho	1959	1:250,000	No features
Hailey, Idaho	1962	1:250,000	No features
Mayfield, Idaho	1960	1:62,500	No features
Mountain Home	1892	1:125,000	No features
Mountain Home	1893	1:125,000	No features

None of the features depicted on the GLO map of 1910 are shown on the historical topographic maps reviewed for this project. The houses and fencelines may have been dismantled and the roads may have been obscured by erosion or other forces and so were not visible when the topographic maps were created, especially those maps at a smaller scale. This suggests that these features have since been destroyed and are no longer present within the boundary of the current project area.

5 Aerial Photography Analysis

Google Earth aerial photography data was reviewed to gain a better understanding of the potential impacts to the proposed solar location and access roads. In Google Earth, multiple aerial photographs are available, dating from 1998 to 2013. Table 5 provides a summary of the images reviewed and a description of visible impacts in the project area.

Table 5. Google Earth aerial imagery reviewed for the project

Imagery Date	Location Description
8/29/2013	Location exhibits few faint dirt two-track roads that trend across the area. Several animal paths are also visible throughout the area. There also appears to be heavy bioturbation, with what appears to be rodent burrows generally clustered near one another, but spread across the whole project area.
8/29/2011	The location appears to be in much the same condition as in 2013. Disturbance from the animal paths and dirt two-track roads appears to be less, though still present throughout the project area.
5/13/2010	The location appears to be in much the same condition as in 2011 and 2013. Disturbance from animal paths and dirt two-track roads is similar to the 2011 aerial photograph and present throughout the project area.
6/23/2009	Location does not appear to differ significantly from the 2010 aerial photograph, though the dirt two-track roads are not visible. This may be due to clarity of the aerial photograph rather than the roads not being present.
8/20/2006	The location appears to be in the same condition and impacted by the same disturbances as noted in the 2009 aerial photograph.
6/22/2006	The clarity of the aerial photograph is fairly poor, but it appears the location has been impacted by animal paths and/or dirt two-track roads and, possibly, rodent burrowing.
9/27/2004	Animal paths and/or dirt two-track roads are present as noted in the 2006 aerial photographs. A small portion roughly in the center of the project area appears to have been tilled, as evidenced by north-south trending parallel lines. There appears to be a dirt road paralleling the eastern edge of the project area, between 710 feet and 750 feet west of the Frontage Road on the western side of Interstate 84.



Imagery Date	Location Description
6/15/2004	The animal paths and/or dirt two-track roads are faintly visible across the project area. Rodent burrowing is also visible, though the density has decreased quite a bit over time. The possible tilling visible in the September 2004 aerial photograph is very faintly visible and primarily outside of the project area. The dirt road also noted in that aerial photograph is present.
12/31/2003	Due to the poor clarity of the aerial photograph, it is difficult to determine the presence and extent of rodent burrowing across the location. The animal paths and dirt two-track roads are difficult to differentiate. The dirt road noted on the September 2004 aerial photograph is visible.
11/30/2003	Location does not appear to differ significantly from the December 2003 aerial photograph. The dirt road noted in September 2004 is still present.
7/11/2002	Agricultural use appears faintly across this location, though primarily on the western half. Faint linear marks trend north-south through the area and are visible outside of the project area to the south and immediately to the west before reaching the Simco Road. There are what appear to be animal paths trending throughout the location. There appears to be a dirt road paralleling the interstate on the eastern side of this location; the same as what appeared in the September 2004 aerial photograph.
6/20/1998	Location exhibits what appears to be evidence of agricultural use in a portion of the eastern half of the project area. From the aerial, this area appears to contain linear marks, suggesting plowing activities. The rest of the location and the two proposed access roads show no evidence for this. What appear to be animal paths are present and trending throughout this location.

Additional aerial photographs were provided to HDR by EDR, in January of 2015. The aerial photographs date from 1971 to 2011. Table 6 summarizes the images reviewed.

Table 6. EDR aerial imagery reviewed for the project

Imagery Date	Location Description
7/12/1971	Only two aerial photographs were provided and detailed only the north portion of the project area. The clarity of these aerial photographs is lacking, but there does appear to be possible agricultural activity remnants in a portion visible within the project area.
9/6/1977	The aerial photographs cover nearly the whole project area, except for the southwestern portion. It appears that the majority of the project area had been impacted by agricultural activities, especially the eastern-most portion. What appears to be markings from plowing activities are present, though there does not appear to be active growing fields.
7/10/1984	The aerial photographs cover the entire project area and show evidence of agricultural activities through the project area. From these aerial photographs, it appears there were five different fields and that two may have been under cultivation at the time the photographs were taken.
8/24/1987	The aerial photographs cover the majority of the project area. These images are fairly unclear and it is difficult to define features on the ground. However, there does appear some evidence for agricultural activity, especially in the east-central portion of the project area. This potential field does not appear to be active.
7/9/1992	The agricultural activities, or remnants of, are similar to that in the 1987 aerial photographs. Traces of fields are beginning to become less defined.
6/20/1998	The clarity of these aerial photographs is fairly good and it is possible to see furrows left from past agricultural activities. There does not appear to be any active fields. Animal paths and ephemeral drainages are visible and present throughout much of the project area.
2006	Evidence for agricultural activities is no longer present, except for a possible field delineation roughly in the center of the project area. Animal paths are present throughout the project area.
2009	The disturbances are similar to that observed in the 2006 aerial photographs. It appears that rodent activity (what appears to be burrows) is present throughout much of the project area.
2011	The aerial photographs cover only a portion of the project area, but it appears that the disturbances present in the 2009 aerial photograph are still present and visible.



From the aerial imagery, it appears that the proposed project area was under cultivation possibly as early as 1971, but definitely by 1977. It is difficult to tell from the older aerial images, but it does not appear as though the project area and immediate surrounding locations was ever under heavy agricultural activity. Agricultural activities in the project area may have ceased sometime after the 1984 aerial photographs and there is no evidence at present to suggest these activities occurred in recent times. Since it is unclear just to what degree agriculture was conducted within the project area, it is difficult to determine the extent of the impact to any cultural resources that may be present. However, in comparing the 1910 GLO map and features identified within the project area boundary with the aerial photographs, it is obvious that these features have been impacted by agricultural development and likely by modern-day grazing activities. What remains of these resources, especially the houses, are no longer visible from the aerial photographs, though historic-age artifacts and possible segments of the linear features may still be present, but likely quite displaced.

6 Visitation to Project Area

On January 27th, 2015, Ms. Nancy Nething, a professional geologist and project manager with HDR, visited the proposed project location to conduct site reconnaissance in support of a Phase 1 Environmental Site Assessment. Ms. Nething noted several disturbances to the project area relevant to this review on the potential cultural resources within the current project area boundary. These observations include: 1) evidence of livestock grazing throughout the project area; 2) drill marks visible in the northern portion of the project area, suggesting a potential for drill seeding sometime in the past; and 3) no structures were identified, suggesting that the two houses depicted on the 1910 GLO map have been removed. These disturbances, especially the grazing and possible drill seeding have likely caused ground disturbance, though to what degree is unknown. It is also very likely that any existing archaeological materials would have been damaged and/or displaced.

7 Summary and Conclusions

In early 2015, SunEdison contracted HDR to perform limited resource investigations in support of a Conditional Use Permit application for the Shekinah Properties solar location in Sections 23 and 24 of Township 1 South, Range 4 East (Boise Meridian) in Elmore County, Idaho. As part of these resource investigations, a Class I existing literature review of previously recorded archaeological sites and past cultural resources projects was undertaken to gain a better understanding of the types of cultural resources that may be present within the current project area. No fieldwork was conducted as part of this project.

A total of 5 archaeological resources (2 archaeological sites, 2 linear resources, and 1 isolated find) and 28 previously conducted cultural resources projects have been identified within 1 mile of the current project area. While none of these archaeological resources fall within the boundary of the project area, both linear resources (highways) are located close to the project area. One of these resources has been recommended eligible to the NRHP. The recommendation or eligibility status of the second is unknown, but it may very likely be eligible. The two linear resources likely fall within the viewshed of the proposed project, but are unlikely

to be adversely affected by the project since both are in an area where other infrastructure (transmission lines) and residential/agricultural activities and structures are present. One of the sites is still used today as the modern Interstate 84. The proposed project will not cause additional impacts to either of these linear resources.

Historical maps were also reviewed, including GLO maps and historical topographic maps. The purpose of reviewing these maps was to locate any historic features, such as roads, which may be present within the project area. The GLO maps revealed several features (houses, roads, and fencelines) which may be present in the project area, though subsequent review of the historical topographic maps did not show these features.

Aerial imagery available in Google Earth and from EDR also did not reveal evidence of these features. These images were also reviewed to assist in characterizing previous impacts to the project area. Multiple years of imagery were reviewed and it appears that the area has been used for agricultural activities in the past, but now lies fallow and is used as rangeland. The presence of intact cultural resources is likely low in the project area due to the history of use as agricultural fields.

Ms. Nething visited the project location in January of 2015, noting several disturbances in the proposed project area. These disturbances have likely caused ground disturbance and it is very likely that any existing archaeological materials would have been damaged and/or displaced. By conducting this Class I assessment to support SunEdison's Conditional Use Permit, HDR makes to warranty as to what unknown and/or buried cultural resources may be found or uncovered during construction, and strongly recommends that an infield, pedestrian survey be performed prior to disturbance.

APPENDIX C

NEIGHBORHOOD AND PUBLIC MEETINGS

CORRESPONDENCE



Dear Property Owner:

You are invited to attend a combined neighborhood-community meeting for Simco Solar, LLC's proposed project, located in the Simco Road District on Heavy Industrial-zoned property, Elmore County, Idaho. The meeting will be held at the proposed project location at **6:00 pm on Wednesday, April 15, 2015**. A map and directions to the site are below.

Simco Solar, LLC is applying to Elmore County for a Conditional Use Permit (CUP) on private land for a 20 MWac photovoltaic (PV) solar project (Project) in unincorporated Elmore County, Idaho, between Mountain Home and Boise. The Project would encompass about 180 acres and consist of PV solar arrays, a laydown yard for construction equipment and materials, an electrical collection system, an Operation and Maintenance (O&M) shed, and a three or four pole interconnection facility.

The Project would help achieve goals included in the county's comprehensive plan and would comply with the county's zoning regulations relative to CUP requirements and the CUP process.

Your comments are greatly appreciated as we move forward with our CUP application. If you are unable to attend the meeting but have questions or comments, please feel free to contact me or mail comments to HDR Engineering (contact information below).

Directions from I-84: Take I-84 to the Simco Road overpass (approximately 24 miles south of Boise and 20 miles north of Mountain Home). The Simco Solar site is located approximately 1.3 miles south on Simco Road from the I-84/Simco Road overpass, Exit 74, on the east side of Simco Road, Elmore County, ID.

We look forward to meeting you.

Sincerely,

Benjamin Fairbanks
Simco Solar, LLC
BFairbanks@sunedison.com
503-867-1844



Mail Comments: HDR Engineering, Inc.
412 E. Parkcenter Blvd., Suite 100
Boise, ID 83706
Attn: Nancy Nething, PG

AFFIDAVIT OF PUBLICATION

County of Elmore }
State of Idaho }55

Notice of Neighborhood and Community Meeting

Simco Solar, LLC, a subsidiary of SunEdison, will conduct a Neighborhood and Community Meeting at the proposed Simco Solar site to discuss the construction of a solar electrical generating facility at that site and the issuance of a conditional use permit by Elmore County, Idaho. The meeting will be held on Wednesday, April 15, 2015 at 6:00 pm. The project developers will be onsite to answer questions and provide information to the public. The Simco Solar site is located approximately 1.3 miles south on Simco Road from the I-84 Simco Road overpass, Exit 74, on the east side of Simco Road, Elmore County, ID.
One Publication: April 8, 2015

I, **Brenda M. Fincher**, do solemnly swear that I am the Publisher of the

Mountain Home News

A weekly newspaper of general circulation, published once a week, in Mountain Home, Idaho, that the notice attached hereto which is a part of publication thereof, was published in said newspaper for 1 consecutive weeks, the first publication having been made on the 8th day of April, 2015, and the last publication having been made on the 8th day of April, 2015; every Wednesday issue of the paper during the period and time of publication and that the notice was published in the paper proper and not in a supplement thereof.

And I further swear that the said Mountain Home News has been continuously and uninterruptedly published in said Elmore County during the period of 78 consecutive weeks prior to the first publication of the attached notice.

Brenda M Fincher

Publisher

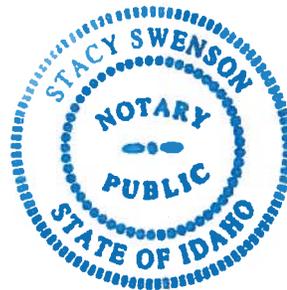
Subscribed and sworn to me this 23rd day of April 2015.

[Signature]

Notary Public

Residing in Mountain Home, Elmore County, Idaho.

My commission expires 11-17-2017.





ELMORE COUNTY LAND USE & BUILDING DEPARTMENT

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

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

Simco Soak
4/15/2015

Neighborhood Meeting Sign Up Sheet

Start Time of Neighborhood Meeting: 6 pm

End Time of the Neighborhood Meeting: 7:30 pm

Attendees:

<u>Name</u>	<u>Address</u>
1. Nancy Nothing, HDR Inc.	
2. Ben fairbanks, Sun Edison	
3. PAUL HUDSON	8604 W HIGH RIDGE LN, EAGLE, ID 83616
4. PHIL BUSMANN	1132 E MASTIFF ST MOODNAH ID 83642
5. MIKE PRESTON	420 BITTERROOT DR BOI ID 83709
6. Margie MacHaynes	2136 E. Lewandowski Ln, Boise 83716
7. Marc Kozmin	4340 N Stratford Dr Boise 83704
8. REX & DEBBY LARSEN	3400 E. RIVER VALLEY ST. ^{B307 MERIDIAN} 83646
9. LLOYD & TINA COMBE	11483 W New Hope Rd Star 83669
10.	
11.	
12.	
13.	
14.	
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: Construction/Maint/Operation 20MW Solar Project

Notice Sent to neighbors on: 3/31/2015

Date and time of the neighborhood meeting: 6 pm, Wednesday April 15, 2015

Location of the neighborhood meeting: Project site on Simco Road

Applicant:

Name: Simco Solar, LLC (subsidiary of SunEdison)

Address: 179 Lincoln Street, Suite 500

City: Boston State: MA Zip: 02111

Telephone: 503-867-1844 Fax: BFairbanks@sunedison.com

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.

 (Ben Fairbanks)

4/15/2015

Signature: (Applicant)

Date



Telephone Record

Date Thursday, April 09, 2015

Project Simco Solar

Project No: 246308

Call to Jim Morrison, Idaho Department of Transportation

Phone No: 208-332-7191

Call from Sara Twitchell, HDR

Phone No: 503-423-3839

Subject Transportation Permit Requirements

Discussion, Agreement, and/or Action:

Sara called Jim to discuss the transportation permitting requirements for the Simco Solar facility in Elmore County, Idaho. Mr. Morrison said that the state does not require any sort of permit, traffic study, or access agreement for this type of project. If flagging or signage is required on Interstate 84 for construction vehicles, a permit for "Other Encroachments" will be required. The application for this is available on the IDT's website: <http://itd.idaho.gov/newsandinfo/Docs/2111Other.pdf>.

There is currently a contract to re-construct the ramps at Simco Road during the summer of 2015, which may require some coordination during construction. Merrill Sharp is the point of contact for that project (208-334-8954).

For future questions related to general permitting processes, contact either Jim Morrison or Shona Tonkin (District 3 contact, 208-334-8341).

Nething, Nancy

From: SCHMIDT, BYRON L GS-11 USAF ACC 366 OSS/OSOA <byron.schmidt@us.af.mil>
Sent: Friday, April 03, 2015 12:44 PM
To: Nething, Nancy
Subject: RE: Proposed Simco Solar Farm Project
Signed By: byron.schmidt@us.af.mil

Ms. Nething,

With respect to the location selected, I DO NOT see any issues with this site in terms of Mountain Home AFB operations. When the CUP does come to my office, I will be happy to endorse the project on that basis. Thanks for the opportunity to address your siting needs prior to the CUP. On the basis of my response here, I will not be attending the community meeting. I hope all goes well. Happy Easter. Take care.
V/R

Byron L. Schmidt, DAFC
366 OSS/OSOA
Chief, Airspace Management
Byron.Schmidt@us.af.mil
208-828-4722
DSN 728-4722
FAX 828-4573

From: Nething, Nancy [<mailto:Nancy.Nething@hdrinc.com>]
Sent: Friday, April 03, 2015 12:01 PM
To: SCHMIDT, BYRON L GS-11 USAF ACC 366 OSS/OSOA
Subject: Proposed Simco Solar Farm Project

Good Morning!

HDR is assisting Simco Solar, LLC (SunEdison subsidiary) on the permitting portions of their proposal project in Elmore County, Idaho. The site would be located adjacent to Simco Road in the Simco Road District on land zoned heavy industrial. The site is about 20 miles north of Mountain Home. We plan to submit a CUP to the county on April 20.

The solar panels would be non-reflective and cover an area approximately 160 acres in size. The panels would be of uniform height and, when tilted, be between 7 and 12 feet above ground surface, depending on the manufacturer.

I have contacted Major Rubel of the National Guard because the site is on the edge of the buffer zone for Orchard Training site. He had no concerns about the project and said that the buffer zone was primarily for noise and dust.

This site would be similar to Grand View, but on a smaller scale, only producing 20 MW in total with no plans for expansion.

I have attached a map showing the project location and would like to know if you have any questions or concerns with the project.

We have invited you to a community meeting on April 15 at 6 pm at the project site and I would love to meet you if you can make it. We have also sent you a letter for a proposed project just east of Murphy in Owyhee County.

Thanks you advance, for your time. Hope you have a great weekend!

Respectfully,



Telephone Record

Client	SunEdison		
Project	Simco Solar Project		
Project No.	246308	Date	March 19, 2015
Purpose	Discussion with State Fire Marshal regarding project		
Called	Kanute Sandahl	Phone No.	208-334-4370
Called by	N Nething		

Discussion, Agreement, or Action:

Discussed project with Kanute. Explained site plan and asked if there was a fire district covering the site or a fire department that would come if there was a fire. He said there was no fire district that covered the area, but was hopeful that one would be developed. He said that if there was a fire, one of the other district fire trucks might come, but not their responsibility.

He requires a minimum of 30-ft wide vegetation free space.

Minimal 20-ft-wide Access roads for fire trucks engineered for 75,000# vehicle.

No requirements in fire code for fire suppression.

Suppression for buildings per National electric code

Possible installation of anox box with key for emergency vehicles.



Telephone Record

Client	SunEdison		
Project	Simco Solar Project		
Project ID	246308	March 31, 2015	
Purpose	Concerns of ID National Guard Regarding Orchard Training Facility		
Contact	Major Lee Rubel	Phone No	208-272-3730
Subject	N Nothing	Signature	

Discussion, Agreement, or Action:

Discussed that site was on the outside edge of the buffer for the Orchard Training facility. He said that the buffers were primarily for dust and noise. Unmanned flights in this area.

He had no concerns.

June 26, 2015

SIMCO SOLAR, LLC

*Draft for County Review
Conditional Use Permit Application*



June 26, 2015

SIMCO SOLAR, LLC

*Draft for County Review
Conditional Use Permit Application*



Conditional Use Permit Application

PREPARED FOR: SIMCO SOLAR, LLC

PREPARED BY: BEN FAIRBANKS
(503) 867-1844
BFAIRBANKS@SUNEDISON.COM



Sin Solar

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: 1-15-15 Meeting Location: L.U.B. Office

Elmore County Staff: Alan Christy

Applicant Name: First Wind / ~~Sinco Solar, L.L.C.~~

Applicant Email: _____

Applicant Phone Number: _____

Applicant Address: _____

Property Owner: _____

Property Address: _____

Parcel Number: Waiting for confirmation of site 1-15-15al

Proposed Use/Application: 3 different sites (utilizing 1)
20 MW

Application(s) required: C.U.P. -

Notification distance: 1 Mile

Other requirements:

Additional Meeting Required: Not at this time

Case Number: _____

Additional Notes: -Email contact for military Installations & list when site is narrowed.

Thomas Mulcahy
Solar Resource Manager



First Wind
179 Lincoln Street, Suite 500
Boston, MA 02111

p. 617.960.9514
c. 617.699.2791
f. 617.960.2889
e. tmulcahy@firstwind.com
www.firstwind.com



Nancy Nething
PG CPESC, ENV SP
Senior Environmental Project Manager

nancy.nething@hrinc.com
T 205 387 7000 F 205 357 1100
P 205 387 7035 M 208 297 0560

River Quarry at Parkcenter 412 E Parkcenter Blvd
Suite 100 Boise ID 83702-6659

The logo for K&L GATES, featuring the text "K&L GATES" in a white, sans-serif font on a dark blue rectangular background. A thin white diagonal line is positioned above the text.

K&L GATES

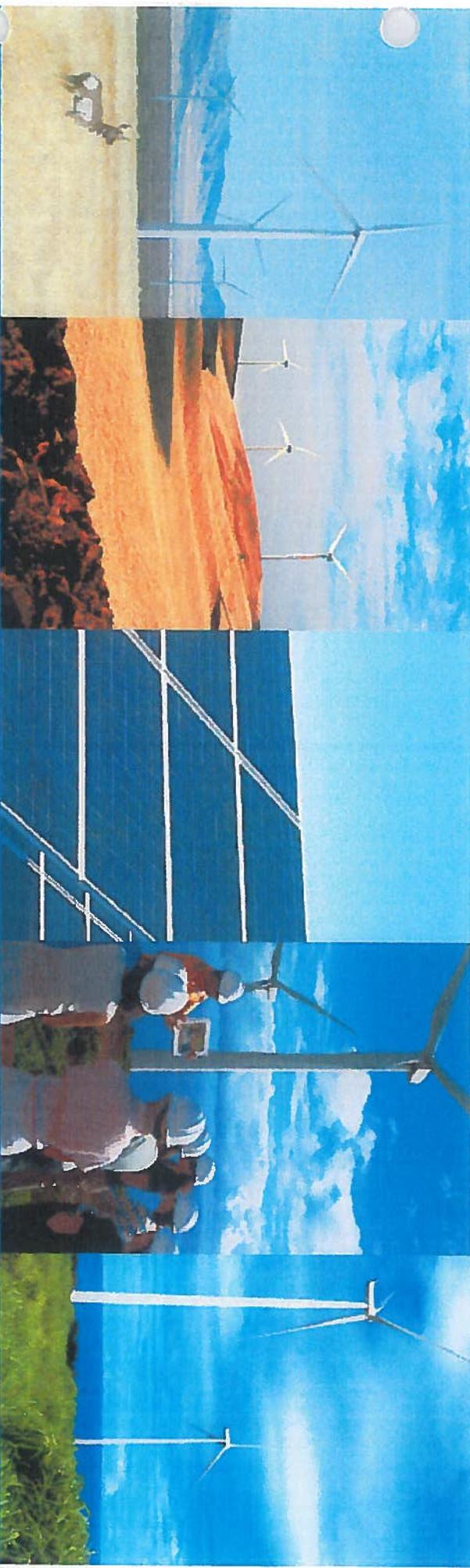
Teresa A Hill
teresa.hill@klgates.com

T 503 226 5721
M 208 850 7122
F 503 553 6221

klgates.com

firstwind.

CLEAN ENERGY. MADE HERE.



ELMORE COUNTY INTRODUCTION TO SIMCO SOLAR, LLC

January 15, 2015

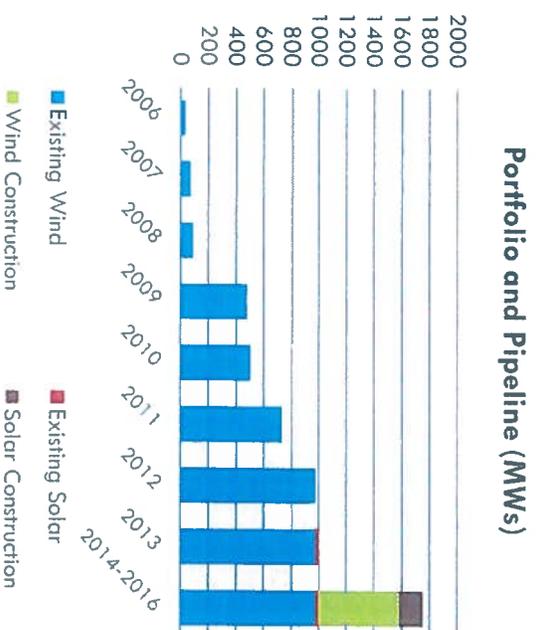
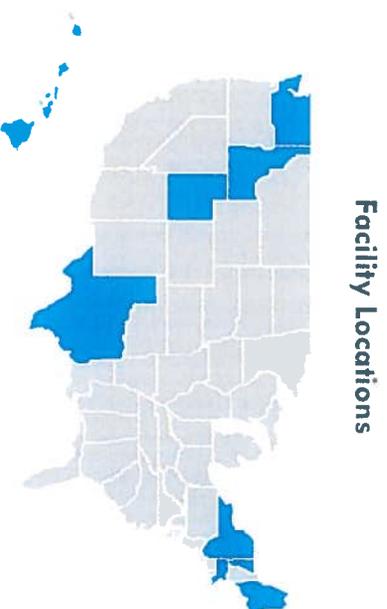
First Wind Introduction

What We Do: Clean Energy. Made Here.

- American owned energy company founded in 2002, developing renewable energy projects throughout the U.S.
- Develop to own and operate business model, vertically integrated to develop projects - conception thru operations
- **200+** employees, operating over 1000 MW in **10** U.S. states
- First Wind's customers include large energy utilities, municipal electric companies, and institutional off-takers.
- First Wind is committed to environmental stewardship and community outreach at every stage of project development and facility operations.

First Wind now Solar...

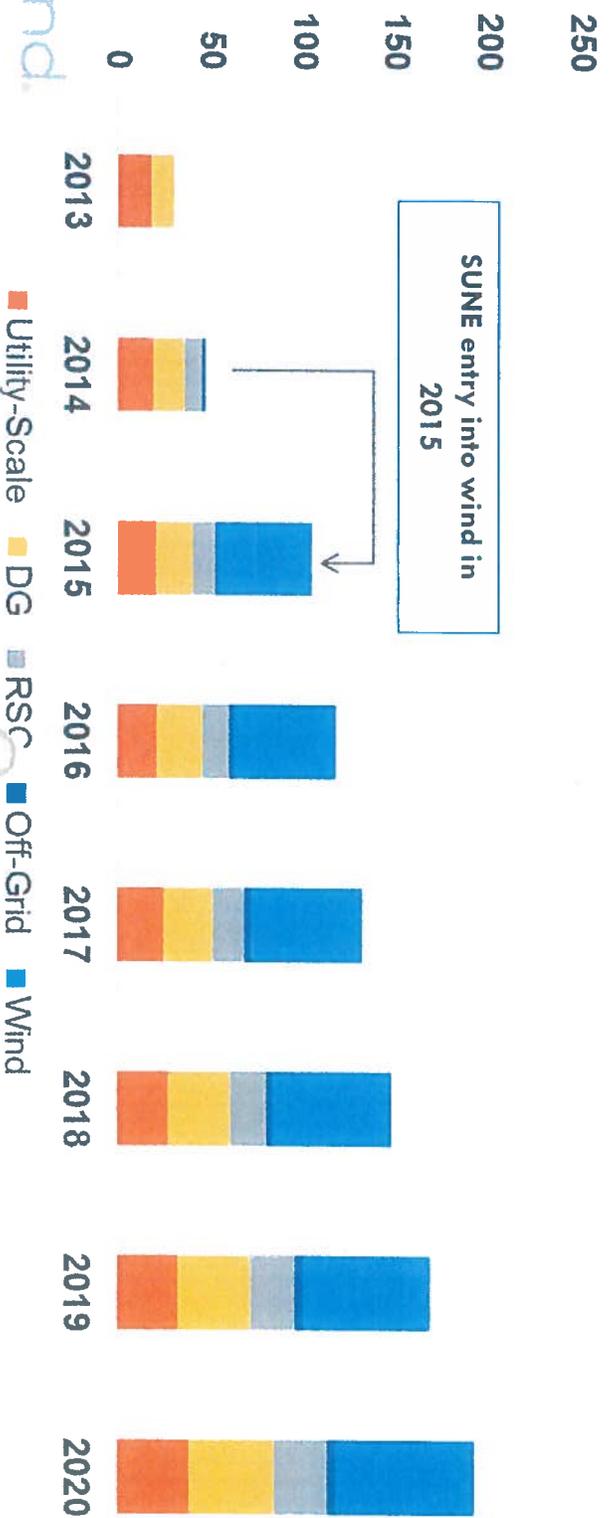
- Successfully applied development, financing, construction and operations platforms to solar energy projects:
 - Operates 17 MW portfolio in Massachusetts, 5 sites
 - Signed 320 MW of PPAs with Rocky Mountain Power, 11 sites
 - Signed 100 MW of PPAs with Hawaiian Electric, 3 sites
 - Signed 100 MW of PPAs with Idaho Power, 5 sites



First Wind now Sun Edison

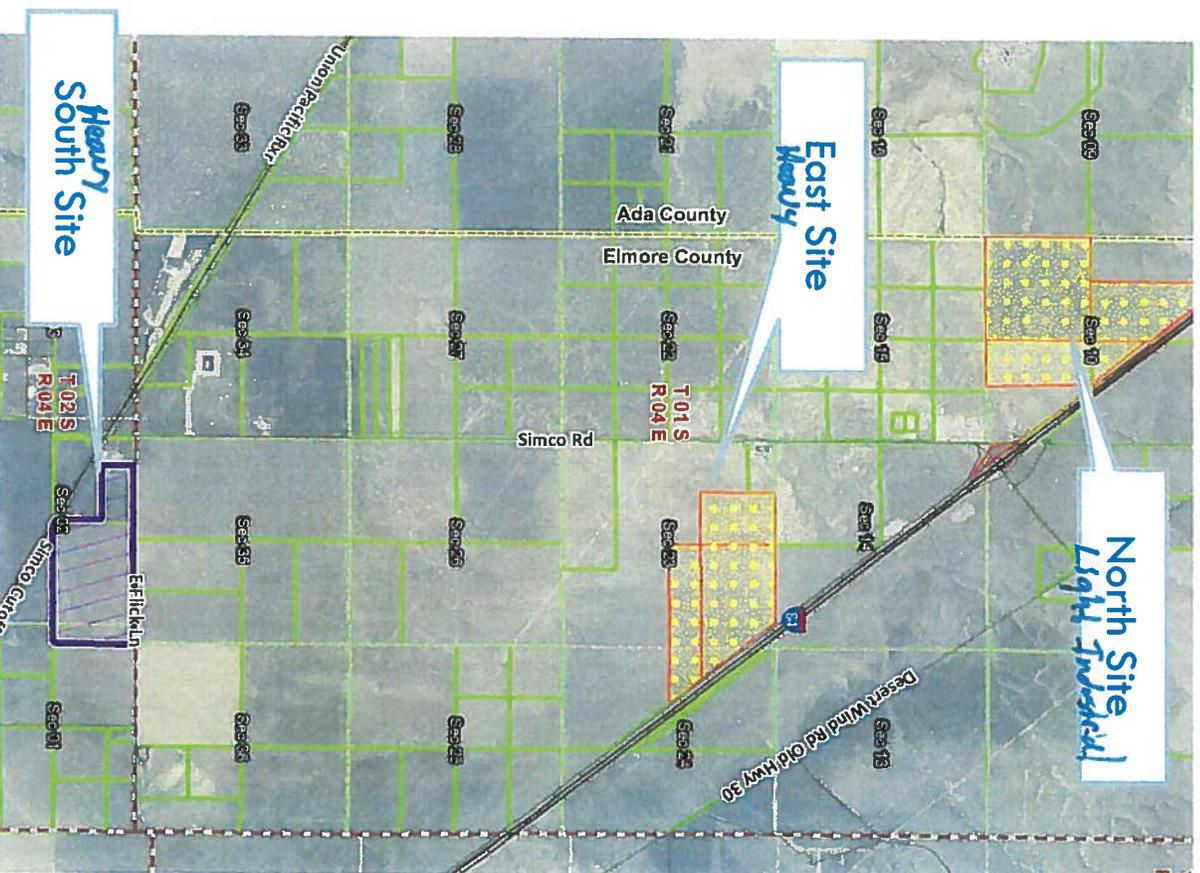


- First Wind announces company sale to Sun Edison
- First Wind's transaction with SunEdison is expected to close during the first quarter of 2015, subject to usual and customary conditions and regulatory approvals.
- Sun Edison is not a wind developer, however they are one of the largest developers and solar panel producers in the world
- The First Wind team will remain intact, fold under Sun Edison to develop and operate new utility scale wind and solar projects
- Publically traded company (SUNE) and has very aggressive growth objectives



Simco Solar

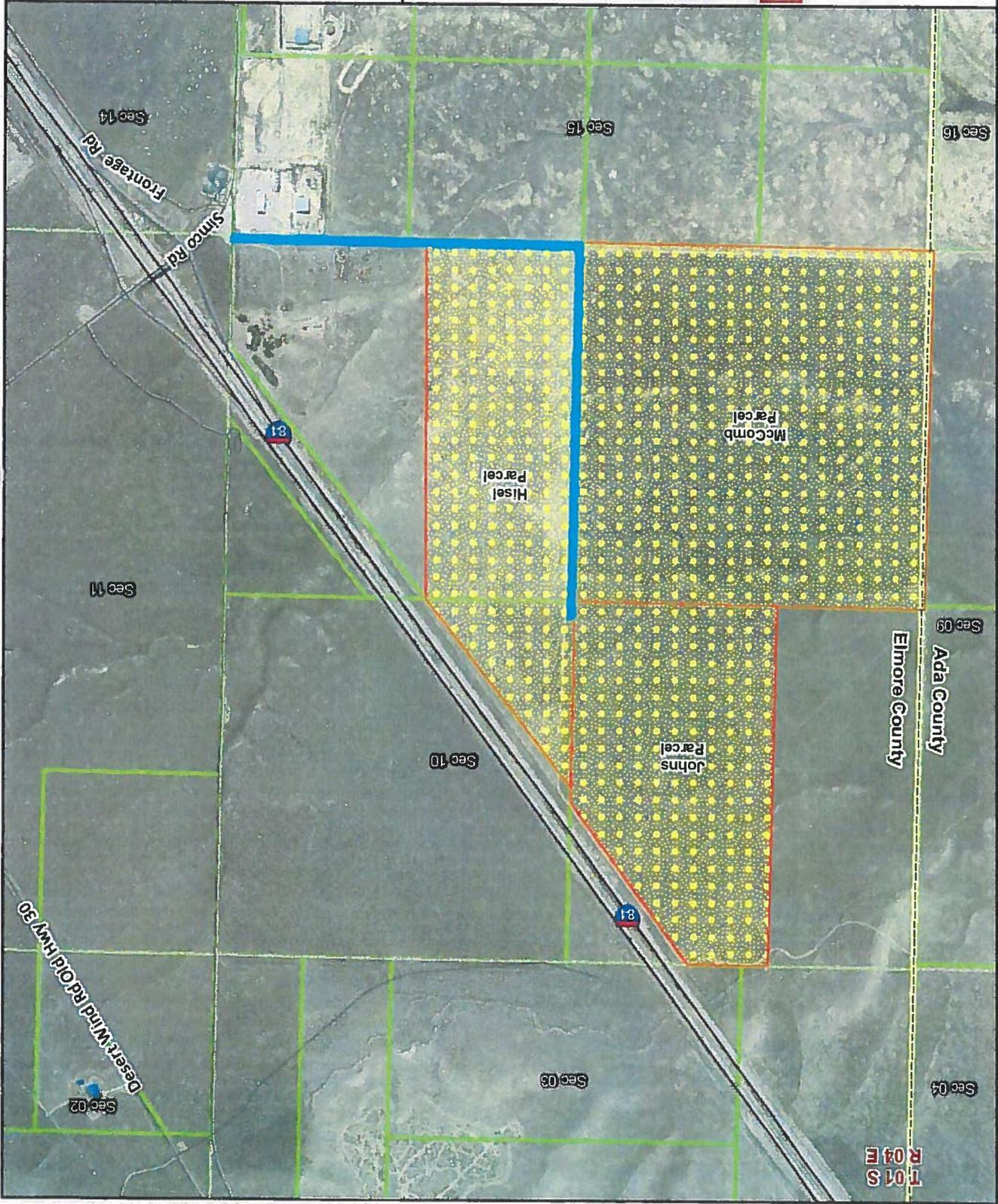
- Simco Solar, LLC (Project) is a wholly owned subsidiary of First Wind Holdings, LLC
- Project intends to submit a Conditional Use Permit (CUP) to develop, construct, operate and maintain a utility-scale single-axis tracking, 20 Megawatt (MW) photovoltaic solar project
- Project will be located in the area of Simco Road, three sites under consideration.
- Project consists of non-reflective photovoltaic solar arrays covering up to 160 acres.
- Ancillary facilities will include construction laydown yard, electrical-collection system, maintenance building and a 4-pole interconnection facility.
- Project will interconnect to a 34.5 kV distribution line running along Simco Road. Idaho Power interconnection studies underway.
- Power Purchase Agreement successfully negotiated with Idaho Power, approved by Idaho PUC.
- \$30 million investment in Elmore County will generate approx. \$100k/year in property tax



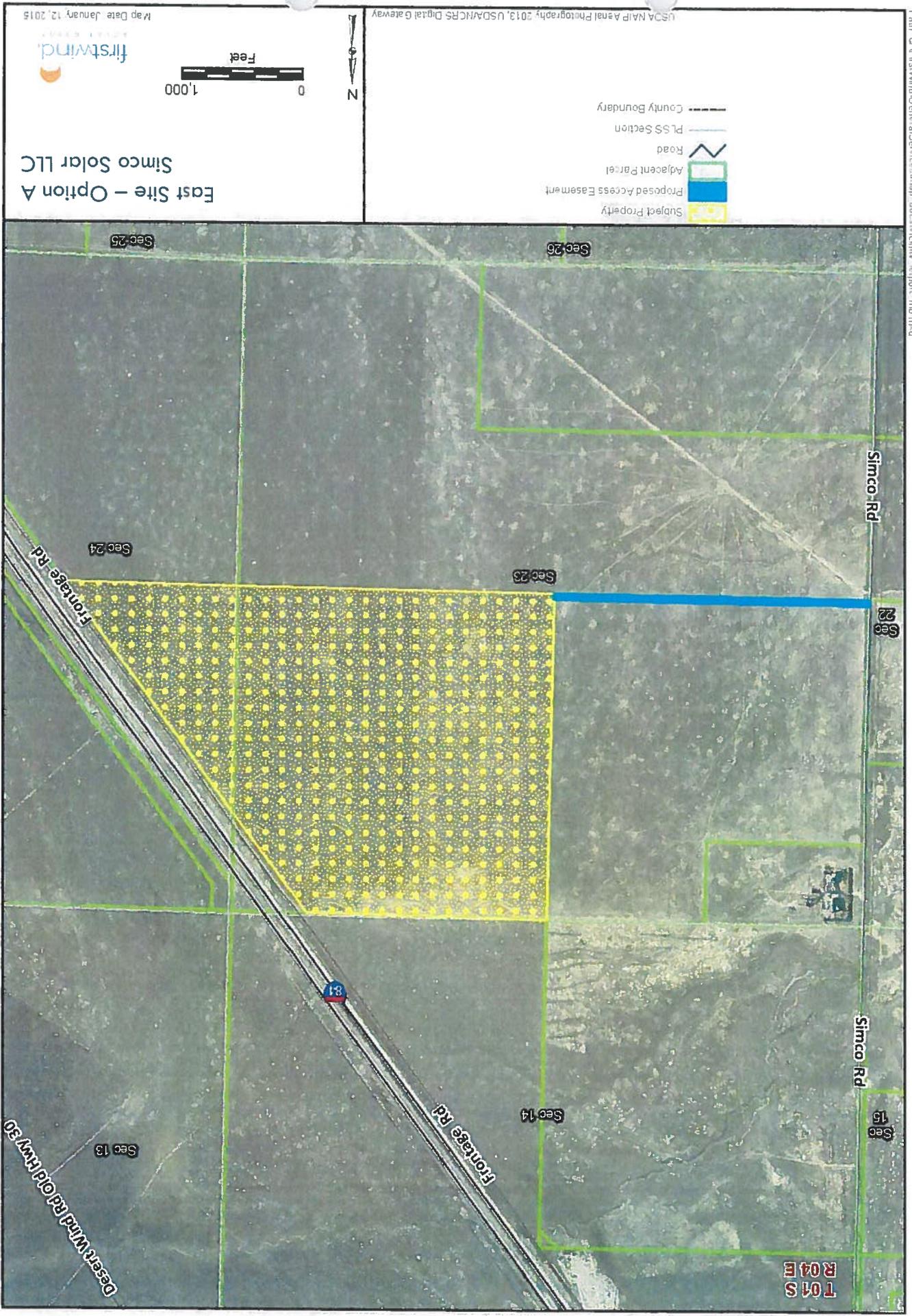
-  Subject Property
-  Proposed Access Easement
-  Adjacent Parcel
-  Road
-  PLSS Section
-  County Boundary



North Site
Simco Solar LLC

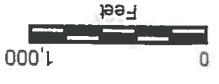


T01S
R04E



- Subject Property
- Proposed Access Easement
- Adjacent Parcel
- Road
- PLSS Section
- County Boundary

USDA NAIP Aerial Photography, 2013, USDA/NCRS Digital Gateway

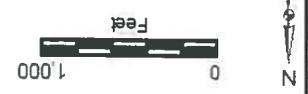


East Site - Option A
Simco Solar LLC

Map Date: January 12, 2015

T01S
R04E

- Subject Property
- Proposed Access Easement
- Adjacent Parcel
- Road
- PLSS Section
- County Boundary



East Site - Option B Simco Solar LLC



Old Hwy 50 Desert Wind Rd

T01S
R04E

-  Previously Reviewed Site
-  Adjacent Parcel
-  Road
-  Railroad
-  PLSS Township
-  PLSS Section
-  County Boundary



South Site
Simco Solar LLC



Questions and Clarifications

1. Schedule and Process for Conditional Use Permit Application
 - a. Application Fee
 - b. Application Form
 - c. Completeness Review
 - d. Neighborhood Meeting
 - e. Public Notice/Public Meeting
 - f. Approval
2. Set-backs, buffer zones or other site constraints applicable to solar facility
3. Interconnection/County ROW Permitting Process
4. County Visual Standards – buffering/fence
5. Fire Protection/perimeter road and other access
6. Environmental Analysis
7. Schedule and process for boundary line adjustment or subdivision process
8. Other Permits (driveway permit, county road use, building permit, etc)
9. Any other County concerns?

CLEAN ENERGY. MADE HERE

Ben Fairbanks

Director, Development

503-867-1844

bfairbanks@firstwind.com

firstwind®

📍 179 Lincoln St. Suite 500
Boston, MA 02111

✉ contact@firstwind.com
☎ 617.960.2888

www.firstwind.com

Sun Edison



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: 5.22.15 Meeting Location: Conference Call

Elmore County Staff: Alan Christy

Applicant Name: See attached.

Applicant Email: " "

Applicant Phone Number: " "

Applicant Address: " "

Property Owner: " "

Property Address: " "

Parcel Number:

Proposed Use/Application:

Application(s) required: CUP

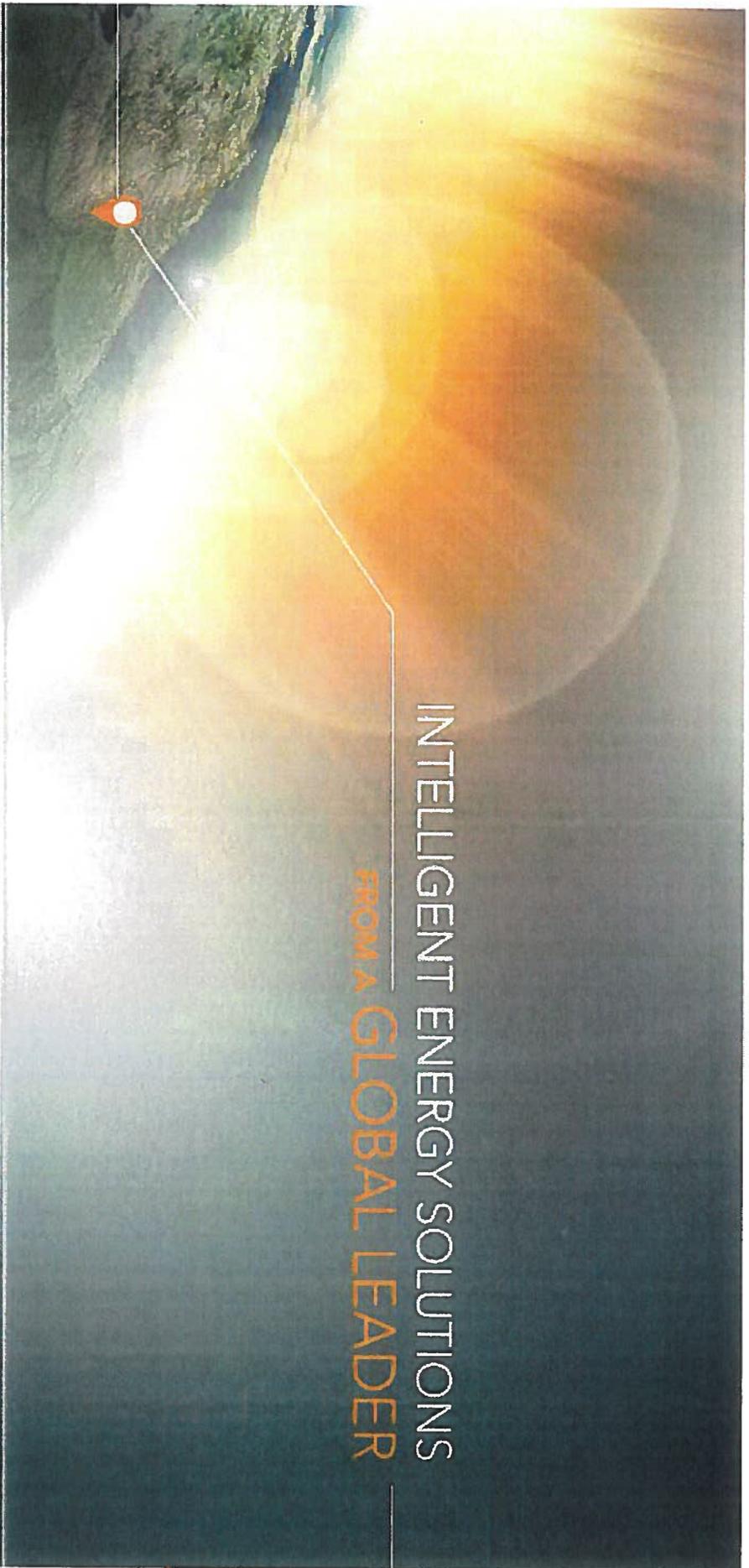
Notification distance: 1 mile

Other requirements: _____

Additional Meeting Required: Not at this time.

Case Number: _____

Additional Notes: requested 1 mile radius of properties
of red outlined at 11:50 5-22-15 BSB
3:00 received 2 property owner listings, only
one was for one of the properties within the
red outline, re-requested ~~per~~ property owners
listings. BSB
new listing received. BSB
5-26-15 - emailed property owner listings to
Nancy Nothing. BSB



INTELLIGENT ENERGY SOLUTIONS
FROM A GLOBAL LEADER

Simco Solar & Orchard Ranch
May 2015



Largest Renewable Energy Company



SunEdison

- Founded 1959, United States
- New York Stock Exchange, Fortune 1000
- 5600+ employees
- Over 1000 solar and wind power plants interconnected

NA Utility and Global Wind

- A leader in the development, construction and operations of utility scale solar projects in North American and wind projects globally.
- 2000 MW in operations, 700 MW in construction

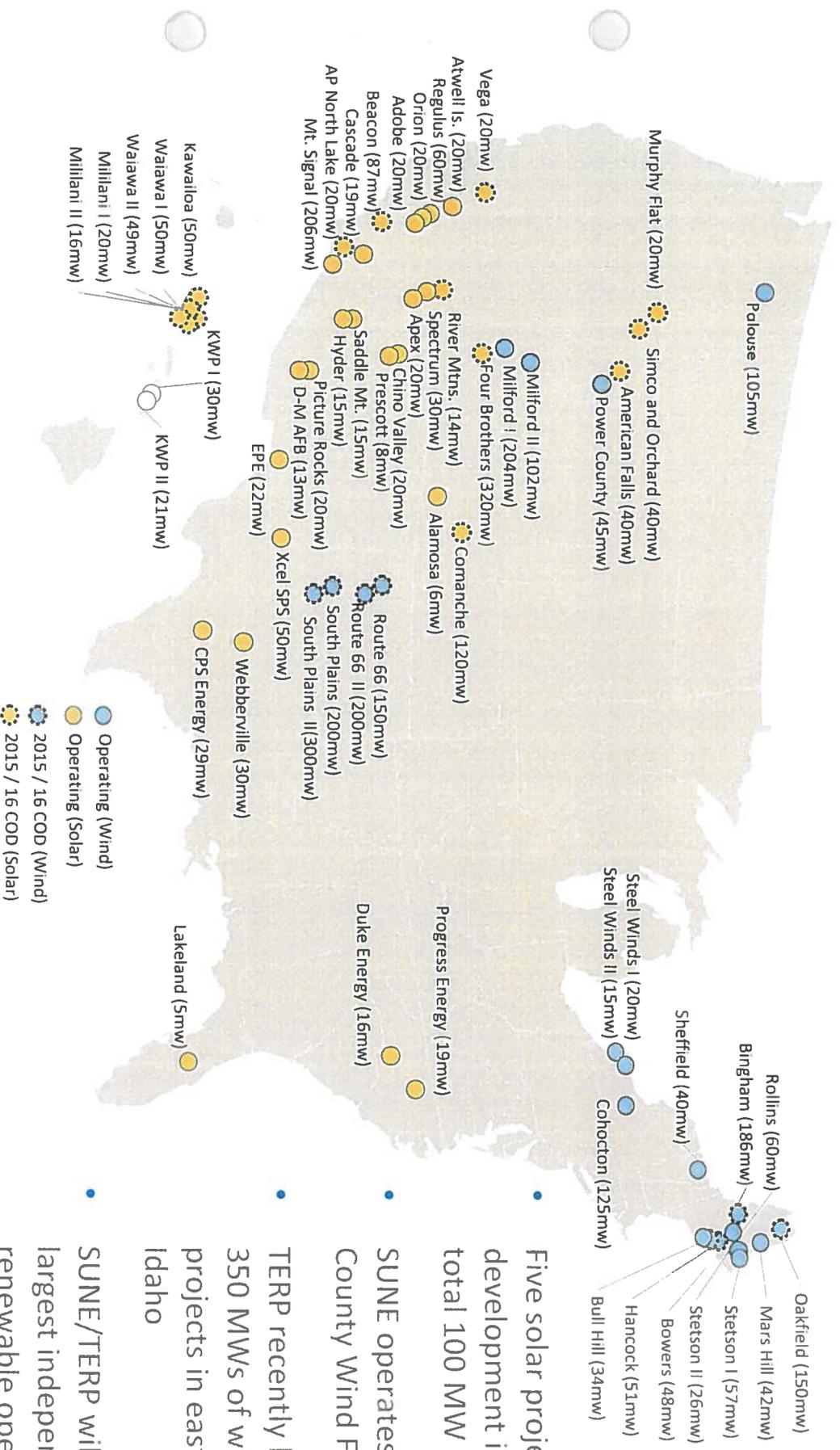
Semiconductor

- A leader in the development, manufacture and sale of silicon to the solar and semiconductor industries
- Development of proprietary solar panels
- Leader in distributed generation

TerraForm Power

- Owner/operator of clean energy power plants around the world
- One of the largest high quality renewable Yieldco's in the world
- SUNE majority ownership

3 GW of Renewable Energy in 14 States



- Five solar project in development in Idaho, total 100 MW
- SUNE operates Power County Wind Farm
- TERP recently bought 350 MWs of wind projects in eastern Idaho
- SUNE/TERP will be the largest independent renewable operator in Idaho

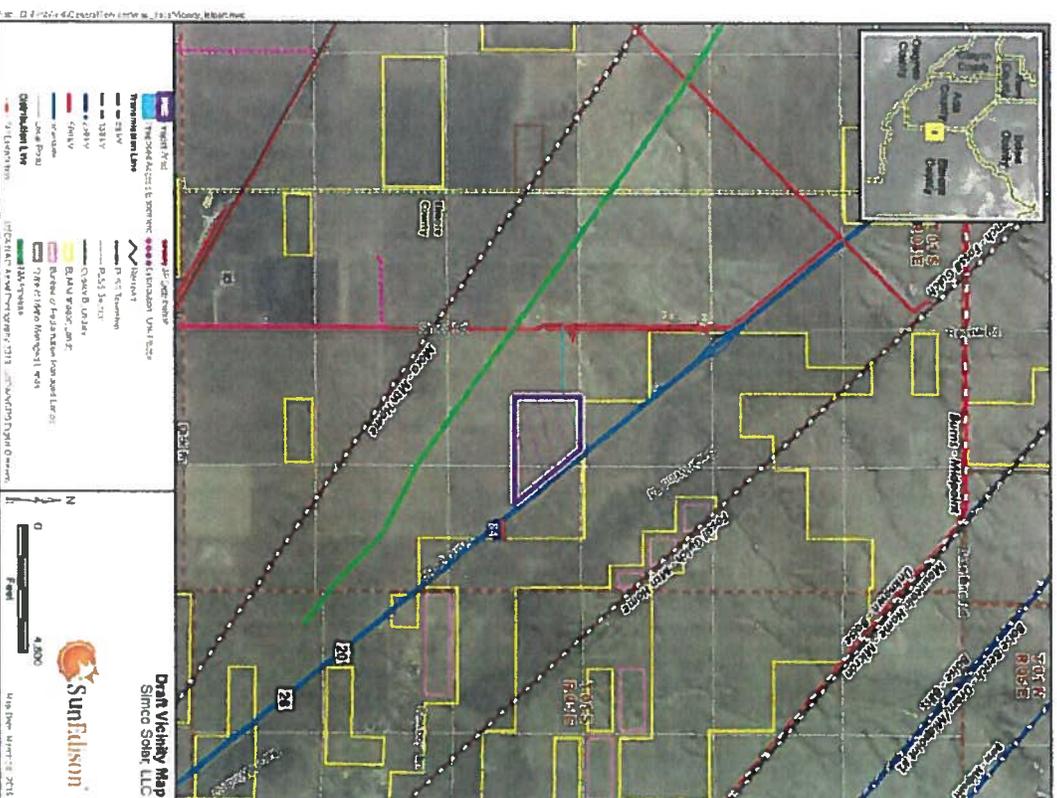


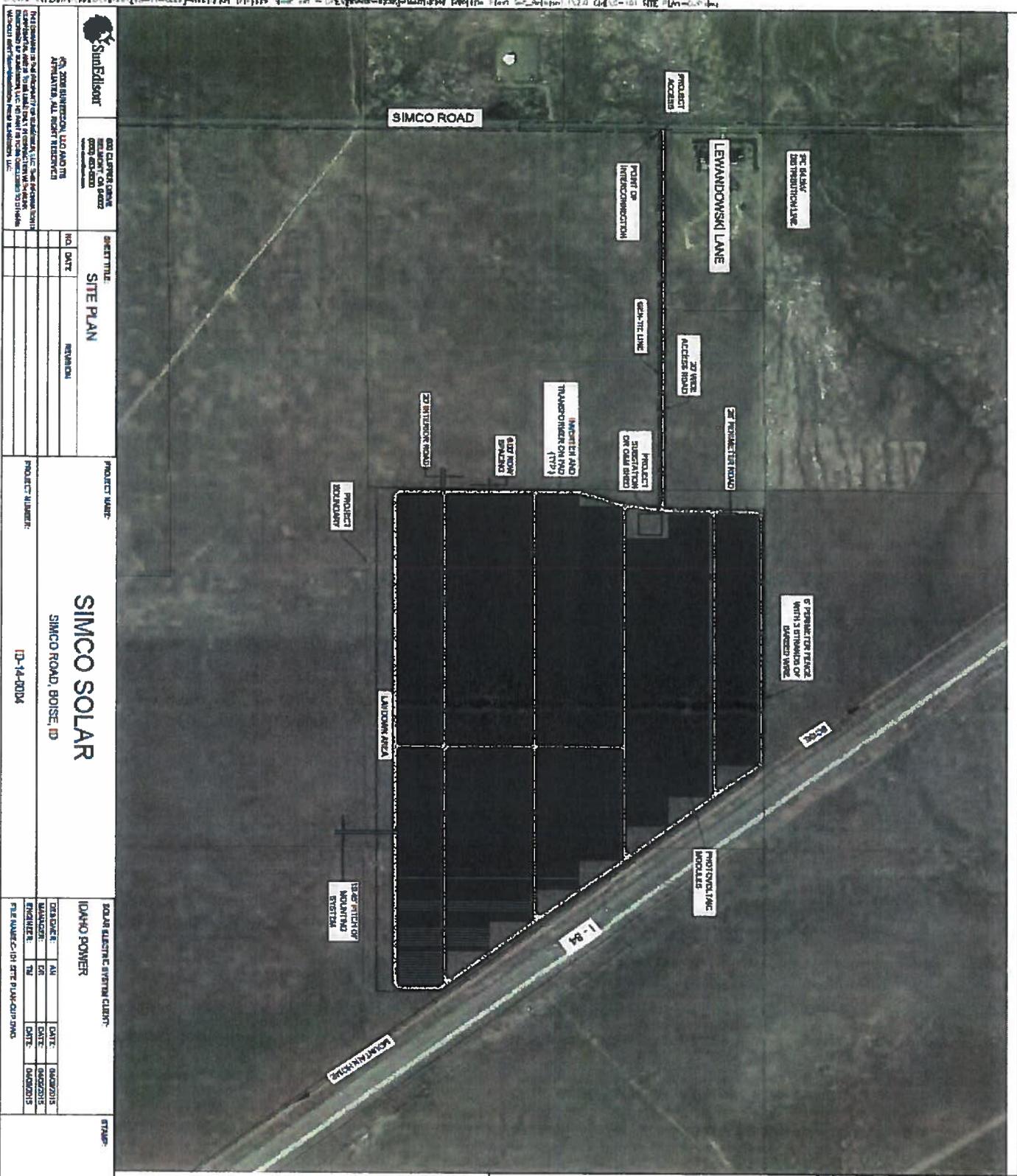
Simco Solar & Orchard Ranch



Simco Solar

- Project location identified
- Neighborhood meeting held April 15th
- CUP drafted, but currently on hold based on interconnection options
- County review for completeness before submittal
- Timing and process of review and public hearing
- BLM along County Roads





4000 S. BRUNSON, LEO AND TR AVONDALE, ILL. 60486-1000 TEL: 708.480.1100 WWW.SHINELASTIC.COM	600 EASTING ROAD SUITE 100 BOISE, IDAHO 83706 TEL: 208.333.1100 WWW.SIMCO.COM
PROJECT TITLE: SITE PLAN	SHEET NO.: 1
NO. DATE:	REVISION:

PROJECT NAME: SIMCO SOLAR SIMCO ROAD, BOISE, ID ID-14-0004	PROJECT NUMBER: ID-14-0004
--	--------------------------------------

SOLAR ELECTRIC SYSTEM CLIENT: IDAHO POWER	DRAWN BY:	DATE:
FILE NUMBER:	CHECKED BY:	DATE:
FILE NUMBER:	DATE:	DATE:

PROJECT DESCRIPTION	
SYSTEM SIZE (KW)	24,118 KW
SYSTEM SIZE (AC)	20,000 KW
MONITORING SYSTEM	SINGLE METER/INVERTER
TRACKING RINGS	000
MODULES	60,000 - 310W
STRAPS SIZE	12
ASPECT RATIO	1:1.67
DCN	1.1K
INVERTERS	120 INVERTERS
PROJECT AREA (ACRES)	60 ACRES

LEGEND:
PROJECT PROPERTY LINE
BATTERY LINE
NON-INTERFERING ACCESS ROAD
IMPACT
NON-INTERFERING FENCE
TRACKING RING
(1) 60' RADIUS IN A STRIP

NOTES:
1. TRACKING RINGS TO BE INSTALLED TO PROTECT FROM 10' RADIUS (10' RADIUS) (10' RADIUS) (10' RADIUS)
2. TRACKING RINGS TO BE INSTALLED TO PROTECT FROM 10' RADIUS (10' RADIUS) (10' RADIUS) (10' RADIUS)
3. TRACKING RINGS TO BE INSTALLED TO PROTECT FROM 10' RADIUS (10' RADIUS) (10' RADIUS) (10' RADIUS)
4. TRACKING RINGS TO BE INSTALLED TO PROTECT FROM 10' RADIUS (10' RADIUS) (10' RADIUS) (10' RADIUS)

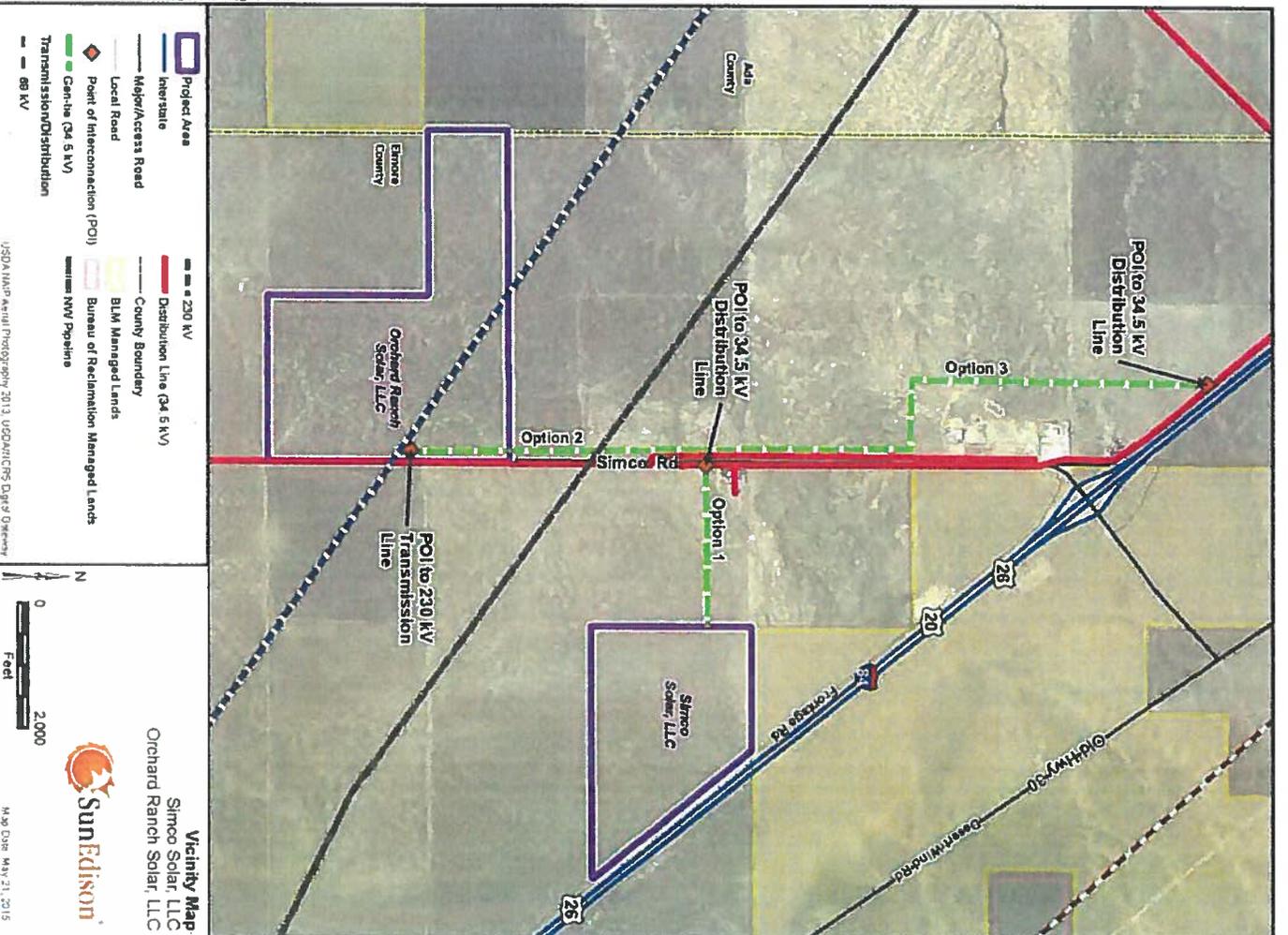
DISCREPANCIES TO SITE:
1. TRACKING RINGS TO BE INSTALLED TO PROTECT FROM 10' RADIUS (10' RADIUS) (10' RADIUS) (10' RADIUS)
2. TRACKING RINGS TO BE INSTALLED TO PROTECT FROM 10' RADIUS (10' RADIUS) (10' RADIUS) (10' RADIUS)
3. TRACKING RINGS TO BE INSTALLED TO PROTECT FROM 10' RADIUS (10' RADIUS) (10' RADIUS) (10' RADIUS)

PROJECT NOTES:
1. ELEC. OPERATING INVERTER 100-ACRES IN SIZE
2. TRACKING RINGS TO BE INSTALLED TO PROTECT FROM 10' RADIUS (10' RADIUS) (10' RADIUS) (10' RADIUS)

SCALE: 1" = 300' SHEET NUMBER: 1 OF 3	PRELIMINARY NOT FOR CONSTRUCTION
SHEET NUMBER: FIGURE 3, PROPOSED SITE PLAN	

Orchard Ranch

- Opportunity to locate a second project in Elmore County
- Power Purchase Agreement successfully negotiated with Idaho Power, approved by Idaho PUC
- Orchard Ranch would be a similar project to Simco – 20 MW, single-axis tracking PV photovoltaic solar arrays covering up to 180 acres
- Interconnect to 230 kV transmission line running northwesterly across Project
- Separate CUP from Simco, but shared interconnection facilities



Thank You



Ben Fairbanks

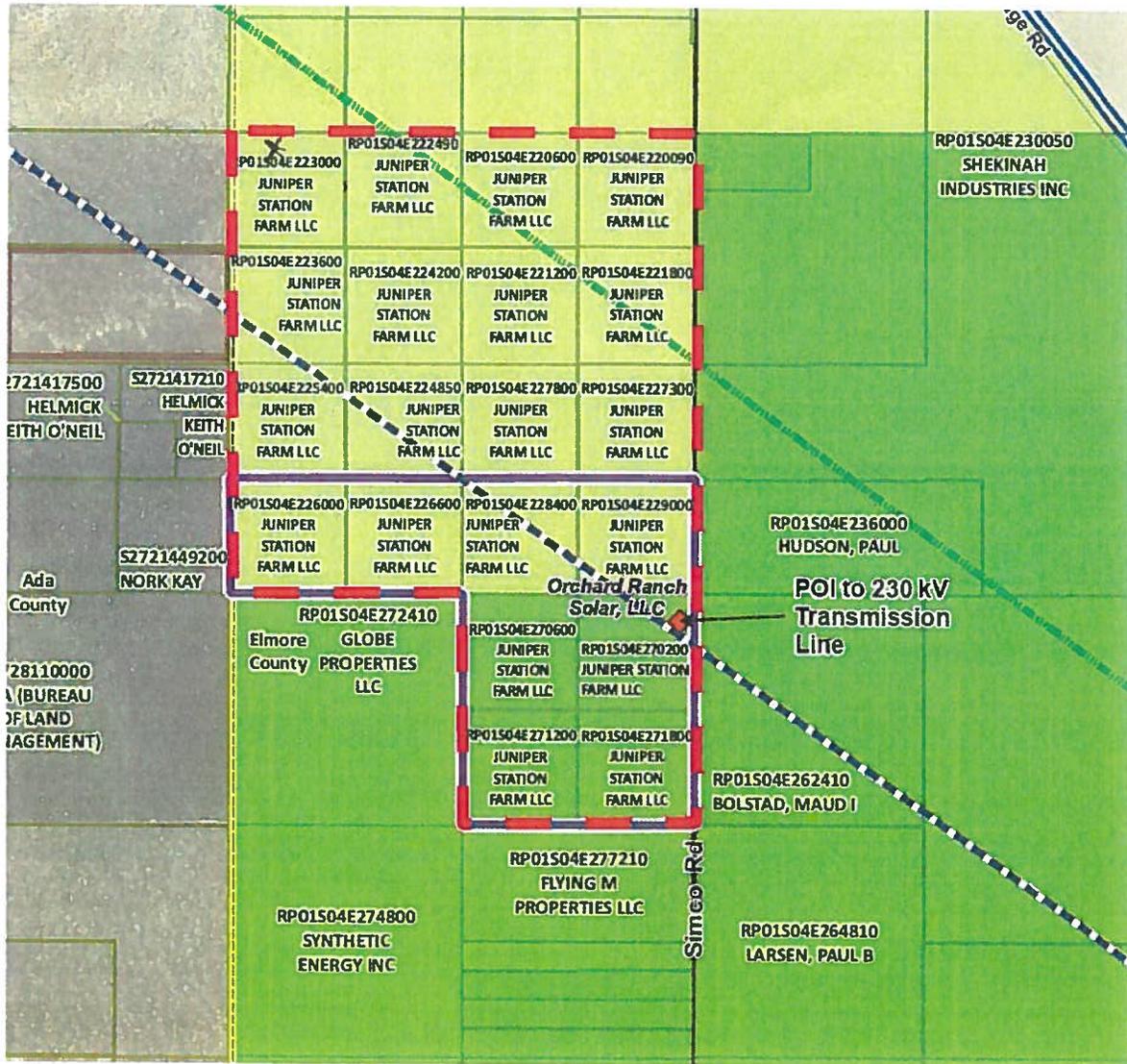
Sr. Director, Development

503.867.1844

bfairbanks@sunedison.com

SunEdison Neighborhood-Public Meeting

Landowners within 1-mile of property outlined in red.



Requested radius 5-22-15 @ 11:50am

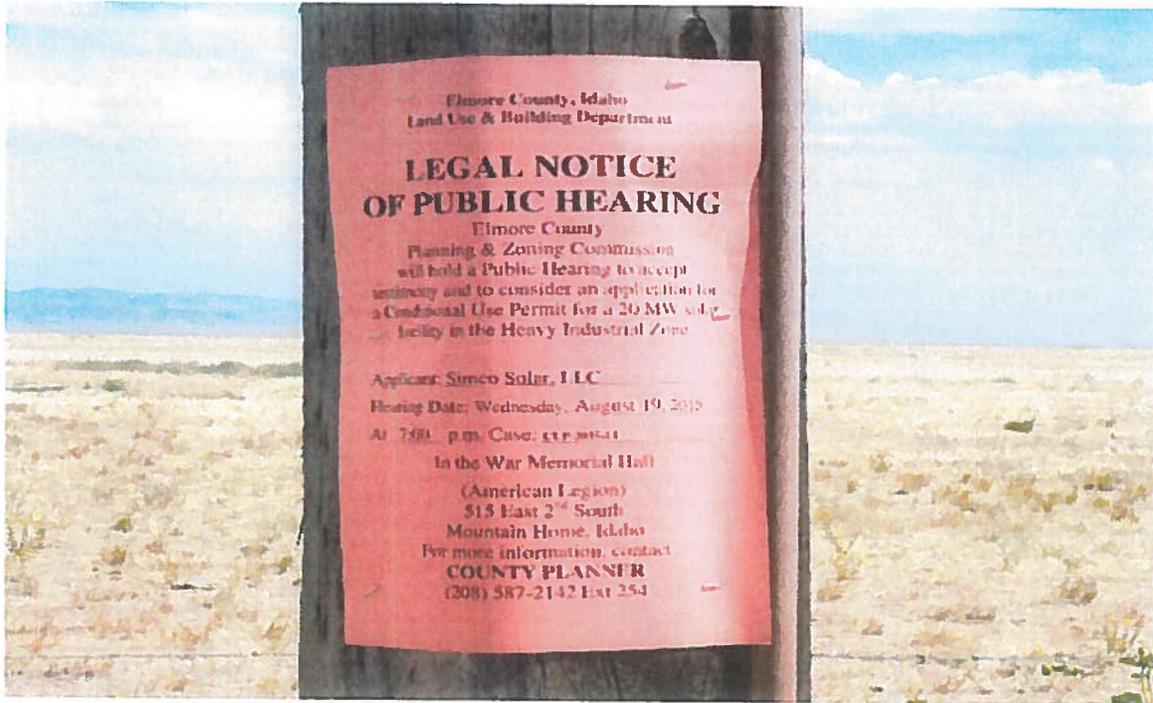
received only 1 good listing - re-requested lists 3:00 pm

A	B	C	D	E	F	G
RP01S04E144840A	AMVX FAMILY LIMITED	1761 PHILLIPPI		BOISE	ID	83705
RP01S04E272410A	GLOBE PROPERTIES LLC	C/O WESTSTAR MANAGEMENT CORP	6795 E TENNESSEE AVE STE 601	DENVER	CO	80224
RP01S04E151900A	HANDKE, RICHARD D	3565 W MUIRFIELD DR		MERIDIAN	ID	83642
RP01S04E233055A	HAYNES, MARGIE	2136 E LEWANDOWSKI LANE		BOISE	ID	83716
RP01S04E236000A	HUDSON, PAUL	8604 W HIGHRIDGE LANE		EAGLE	ID	83616
RP01S04E229000A	JUNIPER STATION FARM LLC	3350 W AMERICANA TERRACE	STE 340	BOISE	ID	83706
RP01S04E227300A	JUNIPER STATION FARM LLC	3350 W AMERICANA TERRACE	STE 340	BOISE	ID	83706
RP01S04E228400A	JUNIPER STATION FARM LLC	3350 W AMERICANA TERRACE	STE 340	BOISE	ID	83706
RP01S04E227800A	JUNIPER STATION FARM LLC	3350 W AMERICANA TERRACE	STE 340	BOISE	ID	83706
J1S04E226600A	JUNIPER STATION FARM LLC	3350 W AMERICANA TERRACE	STE 340	BOISE	ID	83706
RP01S04E224850A	JUNIPER STATION FARM LLC	3350 W AMERICANA TERRACE	STE 340	BOISE	ID	83706
RP01S04E226000A	JUNIPER STATION FARM LLC	3350 W AMERICANA TERRACE	STE 340	BOISE	ID	83706
RP01S04E225400A	JUNIPER STATION FARM LLC	3350 W AMERICANA TERRACE	STE 340	BOISE	ID	83706
RP01S04E224200A	JUNIPER STATION FARM LLC	3350 W AMERICANA TERRACE	STE 340	BOISE	ID	83706
RP01S04E222490A	JUNIPER STATION FARM LLC	3350 W AMERICANA TERRACE	STE 340	BOISE	ID	83706
RP01S04E223600A	JUNIPER STATION FARM LLC	3350 W AMERICANA TERRACE	STE 340	BOISE	ID	83706
RP01S04E223000A	JUNIPER STATION FARM LLC	3350 W AMERICANA TERRACE	STE 340	BOISE	ID	83706
RP01S04E220090A	JUNIPER STATION FARM LLC	3350 W AMERICANA TERRACE	STE 340	BOISE	ID	83706
RP01S04E156600A	JUNIPER STATION FARM LLC	3350 W AMERICANA TERRACE	STE 340	BOISE	ID	83706
RP01S04E154850A	JUNIPER STATION FARM LLC	3350 W AMERICANA TERRACE	STE 340	BOISE	ID	83706
RP01S04E156000A	JUNIPER STATION FARM LLC	3350 W AMERICANA TERRACE	STE 340	BOISE	ID	83706
RP01S04E155400A	JUNIPER STATION FARM LLC	3350 W AMERICANA TERRACE	STE 340	BOISE	ID	83706
J1S04E154200A	JUNIPER STATION FARM LLC	3350 W AMERICANA TERRACE	STE 340	BOISE	ID	83706
J1S04E152450A	JUNIPER STATION FARM LLC	3350 W AMERICANA TERRACE	STE 340	BOISE	ID	83706
RP01S04E153600A	JUNIPER STATION FARM LLC	3350 W AMERICANA TERRACE	STE 340	BOISE	ID	83706
RP01S04E153000A	JUNIPER STATION FARM LLC	3350 W AMERICANA TERRACE	STE 340	BOISE	ID	83706
RP01S04E151300A	JUNIPER STATION FARM LLC	3350 W AMERICANA TERRACE	STE 340	BOISE	ID	83706
RP01S04E150600A	JUNIPER STATION FARM LLC	3350 W AMERICANA TERRACE	STE 340	BOISE	ID	83706
RP01S04E150100A	JUNIPER STATION FARM LLC	3350 W AMERICANA TERRACE	STE 340	BOISE	ID	83706
RP01S04E151950A	JUNIPER STATION FARM LLC	3350 W AMERICANA TERRACE	STE 340	BOISE	ID	83706
RP01S04E270200A	JUNIPER STATION FARM LLC	3350 W AMERICANA TERRACE	STE 340	BOISE	ID	83706
RP01S04E270600A	JUNIPER STATION FARM LLC	3350 W AMERICANA TERRACE	STE 340	BOISE	ID	83706
RP01S04E152000A	JUNIPER STATION FARM LLC	3350 W AMERICANA TERRACE	STE 340	BOISE	ID	83706

RP01S04E221800A	JUNIPER STATION FARM LLC	3350 W AMERICANA TERRACE	STE 340	BOISE	ID	83706
RP01S04E221200A	JUNIPER STATION FARM LLC	3350 W AMERICANA TERRACE	STE 340	BOISE	ID	83706
RP01S04E220600A	JUNIPER STATION FARM LLC	3350 W AMERICANA TERRACE	STE 340	BOISE	ID	83706
RP01S04E157350A	JUNIPER STATION FARM LLC	3350 W AMERICANA TERRACE	STE 340	BOISE	ID	83706
RP01S04E159000A	JUNIPER STATION FARM LLC	3350 W AMERICANA TERRACE	STE 340	BOISE	ID	83706
RP01S04E158400A	JUNIPER STATION FARM LLC	3350 W AMERICANA TERRACE	STE 340	BOISE	ID	83706
RP01S04E157800A	JUNIPER STATION FARM LLC	3350 W AMERICANA TERRACE	STE 340	BOISE	ID	83706
RP01S04E104800A	MCCOMB, JUDITH P	1422 E 275TH N		LAYTON	UT	84040
RP01S04E151200A	MTN HOME HIGHWAY DISTRICT	P O BOX 756		MTN HOME	ID	83647
RP01S04E157300A	MTN HOME HIGHWAY DISTRICT	P O BOX 756		MTN HOME	ID	83647
1S04E232410A	SHEKINAH INDUSTRIES INC	420 BITTERROOT DR		BOISE	ID	83707
1S04E230050A	SHEKINAH INDUSTRIES INC	420 BITTERROOT DR		BOISE	ID	83709
RP01S04E140010A	U S A	IDAHO STATE OFFICE	1387 SOUTH VINNELL WAY	BOISE	ID	83709

A	B	C	D	E	F	G
RP01S04E262410A	BOLSTAD, MAUD I	1454 E BEAGLE ST		MERIDIAN	ID	8364.
RP01S04E260010A	BUSMANN FARM PARTNERSHIP	1132 E MASTIFF ST		MERIDIAN	ID	8364.
RP01S04E352410A	DARIC LLC	C/O ROBERT L BRENT	515 OCEAN AVE STE 502 SOUTH	SANTA MONICA	CA	9040.
RP01S04E277210A	FLYING M PROPERTIES LLC	P O BOX 7		HOMEDALE	ID	8362.
RP01S04E279055A	FUENTES, JOSE DE JESUS	9504 CHERRY LANE		NAMPA	ID	8368.
RP01S04E272410A	GLOBE PROPERTIES LLC	C/O WESTSTAR MANAGEMENT CORP	6795 E TENNESSEE AVE STE 601	DENVER	CO	8022.
RP01S04E233055A	HAYNES, MARGIE	2136 E LEWANDOWSKI LANE		BOISE	ID	8371.
RP01S04E236000A	HUDSON, PAUL	8604 W HIGHRIDGE LANE		EAGLE	ID	8361.
RP01S04E269010A	HYDE, JAMES L	472 W VINE ST		MURRAY	UT	8412.
J1S04E274800A	IRELAND, WILLIAM DAVID	7780 CANYON CREEK ROAD		MTN HOME	ID	8364.
RP01S04E279050A	JANSSON, JEB	16090 LONKEY LANE		CALDWELL	ID	8360.
RP01S04E279045A	JANSSON, JUANITA P	16090 LONKEY LANE		CALDWELL	ID	8360.
RP01S04E229000A	JUNIPER STATION FARM LLC	3350 W AMERICANA TERRACE	STE 340	BOISE	ID	8370.
RP01S04E227300A	JUNIPER STATION FARM LLC	3350 W AMERICANA TERRACE	STE 340	BOISE	ID	8370.
RP01S04E228400A	JUNIPER STATION FARM LLC	3350 W AMERICANA TERRACE	STE 340	BOISE	ID	8370.
RP01S04E227800A	JUNIPER STATION FARM LLC	3350 W AMERICANA TERRACE	STE 340	BOISE	ID	8370.
RP01S04E226600A	JUNIPER STATION FARM LLC	3350 W AMERICANA TERRACE	STE 340	BOISE	ID	8370.
RP01S04E224850A	JUNIPER STATION FARM LLC	3350 W AMERICANA TERRACE	STE 340	BOISE	ID	8370.
RP01S04E226000A	JUNIPER STATION FARM LLC	3350 W AMERICANA TERRACE	STE 340	BOISE	ID	8370.
RP01S04E225400A	JUNIPER STATION FARM LLC	3350 W AMERICANA TERRACE	STE 340	BOISE	ID	8370.
RP01S04E224200A	JUNIPER STATION FARM LLC	3350 W AMERICANA TERRACE	STE 340	BOISE	ID	8370.
RP01S04E222490A	JUNIPER STATION FARM LLC	3350 W AMERICANA TERRACE	STE 340	BOISE	ID	8370.
RP01S04E223600A	JUNIPER STATION FARM LLC	3350 W AMERICANA TERRACE	STE 340	BOISE	ID	8370.
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RP01S04E271800A	JUNIPER STATION FARM LLC	3350 W AMERICANA TERRACE	STE 340	BOISE	ID	8370.
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RP01S04E221800A	JUNIPER STATION FARM LLC	3350 W AMERICANA TERRACE	STE 340	BOISE	ID	8370.
RP01S04E221200A	JUNIPER STATION FARM LLC	3350 W AMERICANA TERRACE	STE 340	BOISE	ID	8370.
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RP01S04E159000A	JUNIPER STATION FARM LLC	3350 W AMERICANA TERRACE	STE 340	BOISE	ID	83706
RP01S04E158400A	JUNIPER STATION FARM LLC	3350 W AMERICANA TERRACE	STE 340	BOISE	ID	83706
RP01S04E264810A	LARSEN, PAUL B	3400 E RIVER VALLEY ST	B307	MERIDIAN	ID	83646
RP01S04E279040A	PINEDA, TONY R	C/O MONICA PINEDA	2393 SKILLERN DR	BOISE	ID	83705
RP01S04E232410A	SHEKINAH INDUSTRIES INC	420 BITTERROOT DR		BOISE	ID	83705
RP01S04E230050A	SHEKINAH INDUSTRIES INC	420 BITTERROOT DR		BOISE	ID	83705
RP01S04EE340010A	TWO MILLERS HOLDINGS LLC	3414 E GREENHURST RD		NAMPA	ID	83686
RP01S04EE342400A	U S A	IDAHO STATE OFFICE	1387 SOUTH VINNELL WAY	BOISE	ID	83705
RP01S04EE344210A	VERMEER, NORMAN LEON	16256 FROST ROAD		CALDWELL	ID	83607



Simco Solar Posted on August 10, 2015





Simco Solar posted on August 10, 2015. Off of Simco Road





Simco Solar posted on August 10, 2015







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

Staff Report to the Planning and Zoning Commission

Alan Christy
Director

Tell Riley
Building Official

Beth Bresnahan
Planner I

Kacey Ramsauer
Administrative
Assistant

Meeting/Hearing Date: 08/19/2015 **Date Report Compiled:** 08/11/2015

Agenda Item: Conditional Use Permit for a pet cemetery

Applicant: Michael and Patricia Canale

Case Number: CUP-2015-12

Staff: Beth Bresnahan

Location: A portion of the W1/2 NW1/4, Section 26, Township 1 South, Range 5 East, B.M. A common way of locating the property is head north on Sunset Strip, turn left onto Ditto Creek Road, continue for approximately 12 miles. Turn right onto W Canale Lane, site is on the northeast corner of property.

Zoning: Agriculture/Wildfire Urban Interface Overlay/ Oasis Community Development Overlay

Parcel Number: RP 01S05E260640 A and RP 01S05E261000 A

BACKGROUND:

The applicant had a pre-application meeting with staff on April 30, 2015. The applicant conducted a neighborhood meeting on June 25, 2015. The applicant submitted an application for Conditional Use Permit for a pet cemetery on July 6, 2015. The application was deemed complete on July 7, 2015.

Public Hearing notice was mailed to property owners within 1,000 feet on July 23, 2015 and to agencies on July 23, 2015. Public Hearing was published in the Mountain Home Newspaper on July 29, 2015. Public Hearing Notice was posted on property on August 10, 2015.

Chapter 2 of the Elmore County Zoning and Development Ordinance defines cemetery as: *"Land used or intended to be used for the burial of the human and animal remains, including crematories, mausoleums, and mortuaries if operated in connection with and within the boundaries of such cemetery."*

The property is currently zoned Agriculture and within the Wildfire Urban Interface and Oasis Community Development Overlays. The surrounding land uses include

residential and BLM/grazing. There are 3 neighbors within 1 mile of the property, the closest neighbor is 0.2 miles on Ditto Creek.

The total acreage of the two properties is approximately 79.97. The proposed use is designed to utilize approximately 1.37 acres.

The property can be accessed by county maintained road, Ditto Creek Road, which is a gravel road, then onto a private road, Canale Lane.

LETTERS FOR THE RECORD

1. Elmore County Assessor/Treasurer letter
2. ITD letter dated July 28, 2015, from James Morrison

ATTACHMENTS:

1. Application
2. Site and 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: A conditional use permit is required for a cemetery in an agriculture zone.

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 could find no conflict with the Comprehensive Plan and the Zoning and Development Ordinance.

Is this consistent with:

Oasis Community – 5. Land Use: *Encourage new development to comply with the County Comprehensive Plan.*

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 this use complies with purpose statement of the Agriculture zone in that this use is compatible with Agriculture operations because grazing can still be utilized after reseeding.

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

Staff Response: If approved, staff believes this application will meet all applicable County Ordinances.

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

Staff Response: State and Federal agencies have been notified. There are Regulations by the State of Idaho (IDAPA 0204.17 – Rules Governing Dead Animal Movement & Disposal) for animal burial. Staff is proposing a condition to ensure State regulations are followed.

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 the visual impacts will be minimal or non-existent after animal burial and re-vegetation. Staff believes agriculture uses will be maintained on site and on neighboring properties.

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

Staff Response: The applicants have chosen sites on their property that will minimize or negate any effects to neighbors or neighboring uses. Visual impacts will be minimal or non-existent after burial and re-vegetation. There are very few residences within the area of this proposed use. The closest neighbor is approximately ¼ mile.

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 the proposed use is served by all applicable facilities. Property is served by individual well and septic. Any improvements will be at applicant's expense.

Highways: *no comment from the Mountain Home Highway District, no objections from ITD*

Streets: *Not applicable*

Police and Fire Protection: *application was signed by the Oasis Volunteer Fire Department, no comment was made*

Drainage Structures: *Not applicable*

Refuse Disposal: *Not applicable*

Water: *Individual well*

Sewer: *Individual septic*

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: Staff was unable to find any additional public facilities or services that would be required for this use.

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: Staff does not believe there will be excessive production of traffic, noise, smoke, fumes, glare or odors. IDAPA 02 Title 04 Chapter 17 states animals shall be buried to such depths that no part of the dead animal shall be nearer than three (3) feet to the natural surface of the ground. Every part of the dead animal shall be covered with at least three (3) feet of earth.

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: An existing vehicular approach will be utilized. Staff does not anticipate an increase to traffic with the proposed use. The application has been signed by Mountain Home Highway District and they provided no comment for impacts to public roadways.

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. Visual impacts will be minimal or non-existent after burial and re-vegetation.

STAFF RECOMMENDATION

Without taking into consideration any public testimony and with the information provided, staff recommends **approval** of the Conditional Use Permit with the proposed conditions of approval.

PROPOSED CONDITIONS OF APPROVAL

1. Failure to comply with any of the conditions may result in revocation of the Conditional Use Permit.
2. The proposed use will be constructed in substantial conformance with the master site plan.
3. All outstanding fees, if any, must be paid.
4. The proposed use will comply with the applicable State of Idaho regulations found in IDAPA 02.04.17 – Rules Governing Dead Animal Movement & Disposal.
5. Applicant's will re-seed with perennial grass.



Elmore County Land Use and Building Department

520 East 2nd South Street
Mountain Home, Id. 83647
Phone: (208) 587-2142 ext. 254
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received
7/28/15 BSB

Alan Christy
Director

Tell Riley
Building Official

Beth Bresnahan
Planner I

Kacey Ramsauer
Administrative
Assistant

Elmore County Assessor – Parcel Number: 01505E26040
Comments: _____
Elmore County Treasurer – Taxes 1st Half 2nd Half
Late Charges: Yes ___ No ___ Comments: 2014 paid in full

Tammy VanMeer
7-27-2015

Date: July 20, 2015
To: Whom It May Concern
Subject: Notice of Public Hearing
Applicant: Michael & Patricia Canale – Conditional Use Permit for a Pet Cemetery
Case #: CUP-2015-12

A public hearing will be held before the Elmore County Planning and Zoning Commission on the enclosed application. The hearing is scheduled for Wednesday, August 19, 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, August 7, 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



IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028
Boise, ID 83707-2028

(208) 334-8300
itd.idaho.gov

received
7-31-15 KK

July 28, 2015

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

RE: CUP-2015-12 CANALE PET CEMETARY

Dear Mr. Christy:

The Idaho Transportation Department (ITD) has reviewed the referenced conditional use application for the Canale Pet Cemetary located at 10312 W. Canale Ln. north of I-84. ITD has the following comments:

1. ITD has no objections to this application and does not require any mitigation.
2. This property does not abut the State highway system.
3. IDAPA 39.03.60 governs advertising along the State highway system.

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

Sincerely,

A handwritten signature in blue ink that reads "James K. Morrison".

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



ELMORE COUNTY LAND USE & BUILDING DEPARTMENT

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

www.elmorecounty.org

Conditional Use Permit Application

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: Michael + Patricia Canale
- Address of applicant: 10312 W Canale Ln Mtn Home
- Daytime telephone number of applicant: 208-796-2712
- Email Address: Crittermom1@yahoo.com
- Name, address, and daytime telephone number of developer: _____

- Address of subject property: 10312 W Canale Ln Mtn Home
- Name, address, and daytime telephone number of property owner (if different from applicant): _____

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# 01505E260640A

ATTACHMENT 3#

9. Common directions of how to get to the proposed Conditional Use Permit property from a known beginning point: See att # 2

10. a. Current zoning: Ag b. Current district (if applicable): N/A

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 BLM/grazing
South BLM/grazing

East BLM/grazing
West Residential

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

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

16. a. The conditional use is requested to begin within 7 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: N/A days/ month/ years and be completed within _____ days/ months/ years.

17. Proposed Use(s): Petburial site Hours of Operation: 8am - 7pm
Days of Operation: Mon - Sat Maximum Number of Patrons: None - Not a Visiting Site
Sewage disposal: municipal / individual septic None needed Water: municipal supply / community well / individual well None needed
Number of employees during largest shift: 2 Proposed number of parking spaces: None needed

18. PRELIMINARY FLOOR PLANS: To a professional standard with sizes and types of interior spaces indicated, 15 copies 8 1/2" x 11". N/A

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 _____

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.

**Radius extended to: 1,000 feet mile(s) Date: _____ Initial _____

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):

see attachment 7

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

- 2) How will the proposed land use be in harmony and accordance with the Comprehensive Plan and the Ordinance?
~~This is actually compatible with the agricultural use as shown in the Comprehensive Plan. All activities are common to these activities.~~

- 3) How will the proposed land use comply applicable base zone and with the specific standards as set forth in the Ordinance?
~~There are no standards in the Ordinance. All activities are common to agricultural use. The only difference is the frequency or volume of burial activity, depth of burial, Reseeding of the disturbed ground.~~

- 4) How does the proposed land use comply with all applicable County Ordinance?
~~There are no County ordinances that address this use or activity.~~

- 5) How does the proposed land use comply with all applicable State and Federal regulation?
~~There are no County ordinances that address this use or activity.~~

- 6) 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?

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

- 8) 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?

9) 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?

10) 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?

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

12) 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?

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) M. C.. The applicant also verifies that the application is complete and all information contained herein is true and correct (initial) M. C.. 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.

Michael Canale 7/6/15
Property Owner Signature Date

Michael Canale 7/6/15
Applicant Signature Date

ADMINISTRATIVE USE ONLY	
Date of Acceptance	<u>7-7-15</u>
Accepted by	<u>[Signature]</u>
CUP FEE:	\$800.00
Fee \$	<u>800.00</u> (<input type="checkbox"/> Pd) Receipt # <u>20-10155</u>
Date Paid:	<u>7-6-15</u>
Case# CUP-	<u>2015-1215</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

See attached sheet MJ 7/1/15
~~Central District Health~~ (or other Sewer District) Sewer Permit (580-6003) Initial Date

Comment: _____

Lin Lam LL 7/6/15
 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: _____

Jim R. Hobday Fire Chief July 2, 2015
~~Fire District~~ (MHRFD 587-8986 Tom DuCharme) (Gasis 796-2115 Jim Hobday) 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 _____



CENTRAL DISTRICT HEALTH DEPARTMENT

Environmental Health Division

Return to:

- Elmore County P&Z
- Mountain Home
- Glens Ferry

Rezone # _____

Conditional Use # Michael & Patricia Canale (Pet cemetery)

Preliminary / Final / Short Plat _____

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - high seasonal ground water
 - waste flow characteristics
 - or bedrock from original grade
 - other _____
- 6. This office will require a study to assess the impact of nutrients and pathogens to receiving ground waters and/or surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approval from appropriate entities are submitted, we can approve this proposal for:
 - central sewage
 - community sewage system
 - community water well
 - interim sewage
 - central water
 - individual sewage
 - individual water
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Health & Welfare, Division of Environmental Quality:
 - central sewage
 - community sewage system
 - community water
 - sewage dry lines
 - central water
- 10. Run-off is not to create a mosquito breeding problem.
- 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 13. We will require plans be submitted for a plan review for any:
 - food establishment
 - swimming pools or spas
 - child care center
 - beverage establishment
 - grocery store

14. _____ Date: 1/30/15

Reviewed By: [Signature]

Attachment 1

Answers to question 22

- 1) This use is not addressed in the ordinance. The Growth and Development Director on the advice of counsel determined a conditional use permit was needed.
- 2) This use is woolly compatible with the Agriculture use for which this property is designated. All activities are common Ag released activities. The only difference is the frequency on volume of burial which is adequately addressed, depth of burial and re-seeding of the disturbed ground.
- 3) There are no standards in the ordinance. All activities are common in Agricultural use areas.
- 4) There are no country ordinances that address this use or activity to our knowledge.
- 5) Complies with Idaho 02.04.17 rules governing dead animal movement and disposal. We will comply with all transport and burial depth acquirements.
- 6) Land surface disturbed by burial sites will be seeded to perennial grassed an improvement over the exotic annual grasses and weeds they now occupy the site.
- 7) Compliance with the Idaho 02.04.17 when not required for pets less than 100lbs in weight, should ensure that neither a threat nor a nuisance shall occur.
- 8) This area is adequately served by this service now and this land use will not create any need for more services.
- 9) This land use will be *insignificant* to regular traffic and presents no increase in demand from law enforcement, fire, water, road maintenance, schools or other public services.
- 10) The passage of vehicles per day maximum is not significant to traffic increase, problems are averted by Idaho 02.04.17 compliance, noise, smoke, fumes ,odors and glare are not created by this small activity, nor do set back from neighbors present a problem.
- 11) No vehicle approach changes needed.
- 12) None of the site will be seen by the road, the surface will be returned to dry land by seeding of improved grasses.

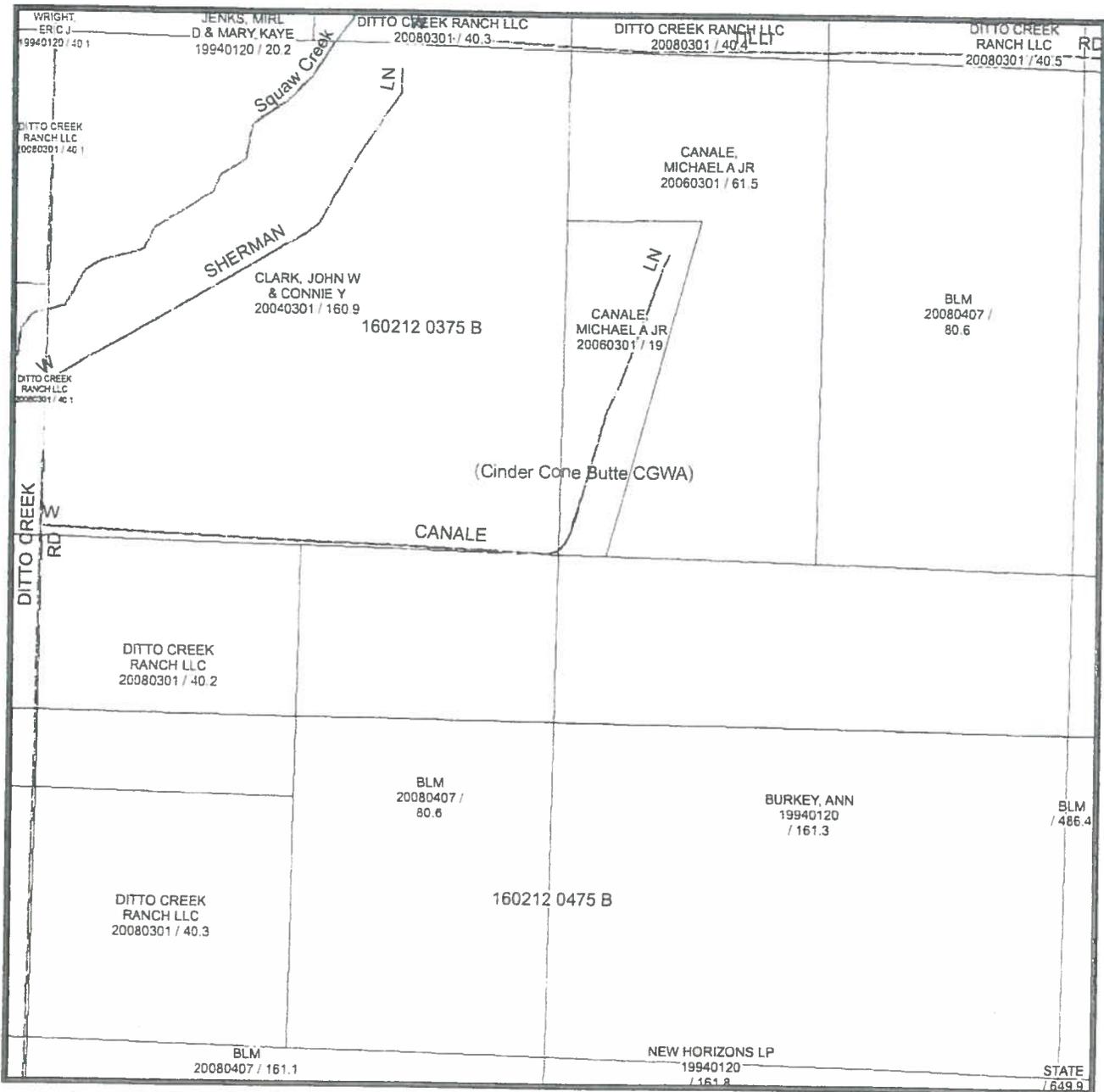
Patricia Cande

Attachment 2

Vehicle Route to burial site.

Go No. on Sunset strip, turn left t onto old Hwy 30, turn right over Jack rabbit overpass , go No. on Ditto creek Rd. Turns into a dirt road, turn right on 10312 W Canale Ln. Follow through, pass house to gate, Site on NE corner of property.

ATTACHMENT 3#



- Legend**
- FEMA Flood Plain
 - Subdivisions
 - City_Boundary
 - Mountain Home ACI
 - Mountain Home_CDO
 - Air Base Hazard Zone
 - Building Permits
 - Roads & Streets
 - Streams
 - Lot Splits**
 - Recorded**
 - YES
 - NO

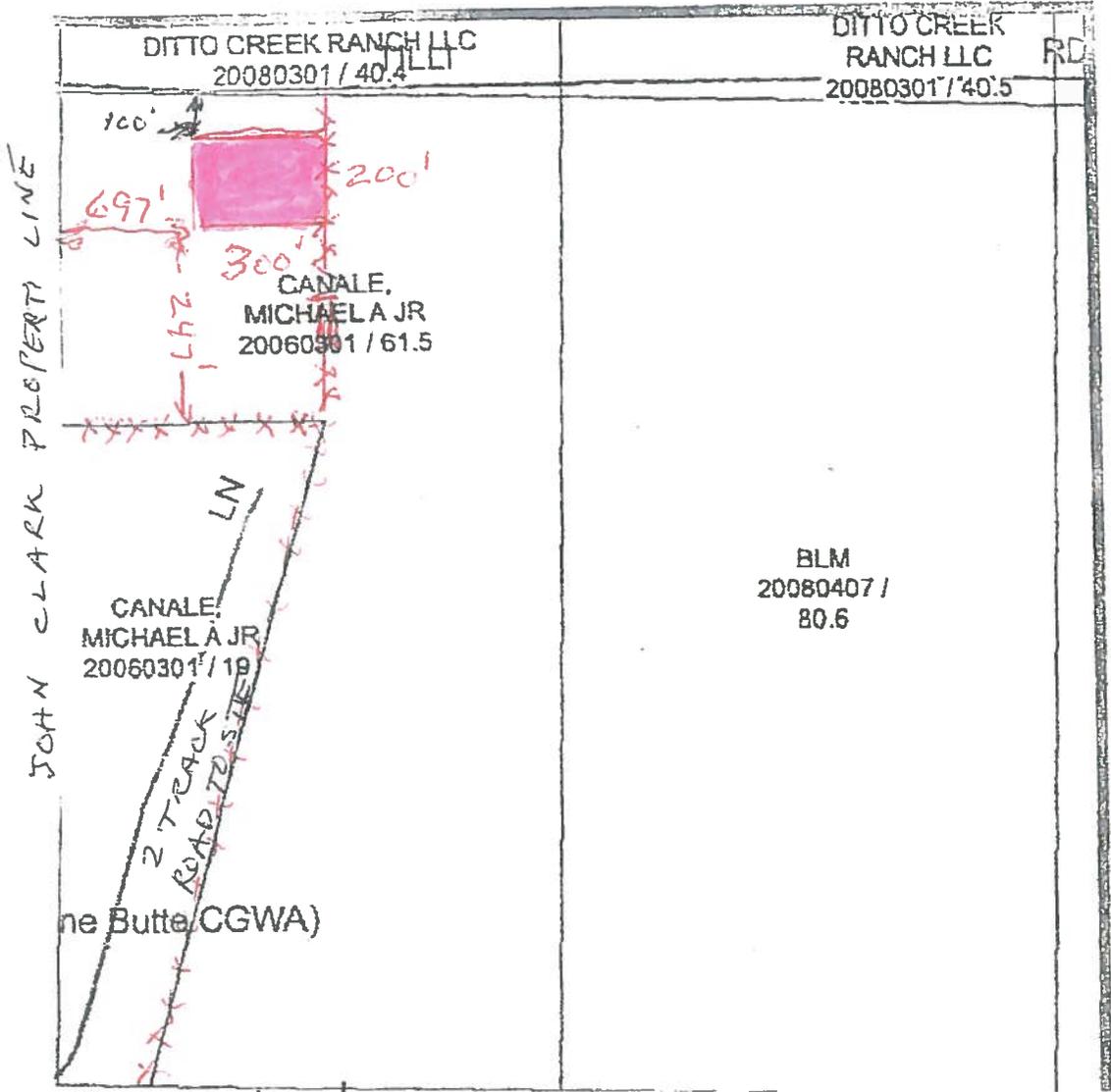


Elmore County

Growth and Development Department
 520 East 2nd South
 Mountain Home, ID 83647
 PH: 208 587 2142
 FAX: 208 587 2120

The data on this map was derived from digital databases. Care was taken in the creation of this map. Elmore County cannot accept any responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying this product. However, notification

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36



Ditto Creek Ranch | BLM

LEGEND
XXXXXX FENCE LINE
 BURIAL SITE



ELMORE COUNTY LAND USE & BUILDING DEPARTMENT

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

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

Neighborhood Meeting Sign Up Sheet

Start Time of Neighborhood Meeting: 7pm

End Time of the Neighborhood Meeting: 8pm

Attendees:

Name

Address

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
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: Plot Cemetery
 Notice Sent to neighbors on: 6/15/15
 Date and time of the neighborhood meeting: 6/25/15 7 to 8 PM
 Location of the neighborhood meeting: 10312 W Canale Ln
Man Home IA 83647

Applicant:

Name: Patricia + Michael Canale
 Address: 10312 W Canale Ln
 City: Man Home State: IA Zip: 83647
 Telephone: 208-796-2712 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.

Michael B. Canale
Patricia Canale

Signature: (Applicant)

6/26/15
 Date

Elmore County Zoning and Development Ordinance

Section 6-4-3: Neighborhood Meetings:

- A. Applicants shall conduct a neighborhood meeting for Comprehensive Plan amendments, variances, conditional uses, zoning ordinance map amendments, expansions or extensions of nonconforming uses, and subdivisions, excluding Planned Community, Planned Unit Development, and Planned Unit Development District applications as specified in this Title.
- B. It shall be the sole duty of the applicant to provide written notice to all property owners or purchasers of record owning property within the radius required in this Title of the exterior boundary of the application property and to all registered neighborhood associations deemed appropriate by the Director. Notice of a neighborhood meeting shall be in addition to, and not in lieu of, mailed radius notices already required by this Title. Notice of neighborhood meeting must be mailed at least ten (10) days prior to the date of the neighborhood meeting.
- C. The purpose of the neighborhood meeting shall be to review the proposed project.
1. The meeting shall be on a weekend between ten o'clock (10:00) A.M. and seven o'clock (7:00) P.M. or on a weekday between six o'clock (6:00) P.M. and eight o'clock (8:00) P.M. The meeting shall not be on a holiday, a holiday weekend, or the day before a holiday or holiday weekend.
 2. The meeting shall be held at one of the following locations, excluding Planned Community, Planned Unit Development, and Planned Unit Development District applications as specified in this Title:
 - a. On the subject property; or
 - b. At the nearest available public meeting place including, but not limited to, fire station, library, or community center; or
 - c. At an office space with suitable meeting facilities if such facilities are within a one-mile radius of the nearest public meeting place.
- D. The neighborhood meeting shall be conducted prior to acceptance of the application.
- E. The neighborhood meeting shall not be conducted more than six (6) months prior to acceptance of the application.
- F. The application materials shall include written verification of the neighborhood meeting on the forms provided by the Growth and Development Department.

6/25 at 7PM-8PM
Refreshments
Served

Michael Canale &

10312 W Canale Ln.

208-796-2

Ditto Creek Ranch LLC
928 Rumsey Ln.
Mountain Home, ID 83647

Dear Steve,

The reason for this letter is to notify you establish a burial facility for companion Idaho. The plot will be on a portion of

This proposed project will fill a great n
incompliance with ISDA rules.

We have included a map of the area. We are planning a meeting in our home on June 25, 2015 from 7pm to 8pm, (refreshments served), to discuss our plans and answer any questions and/or concerns you may have. You can also give us a call, any time.

We are very excited to begin this project. Thank you for your attention in this matter.

Sincerely,

Mike and Patty Canale

7015 0640 0000 0646 3246

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ditto Creek Ranch
928 Rumsey Ln.
Mountain Home, ID
83647



9590 9401 0005 5071 1493 64

2. Article Number (Transfer from service label)

7015 0640 0000 0646 3246

PS Form 3811, April 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *Michael Canale* Agent Address
- B. Received by: *Sarah Danelt* Date of *6/25/15*
- D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type
- Priority Mail Express
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery over \$500
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

Michael Canale & P

10312 W Canale Ln. Oas

208-796-271

USA

Idaho state office
1387 South Vinnell Way
Boise, ID 83709

To whom it may concern,

The reason for this letter is to notify you establish a burial facility for companion Idaho. The plot will be on a portion of c

This proposed project will fill a great ne incompliance with ISDA rules.

We have included a map of the area. We are planning a meeting in our home on June 25, 2015 from 7pm to 8pm, (refreshments served), to discuss our plans and answer any questions and/or concerns you may have. You can also give us a call, any time.

We are very excited to begin this project. Thank you for your attention in this matter.

Sincerely,

Mike and Patty Canale

PS Form 3800, April 2015 PSN 7530-02-000-9047

CERTIFIED MAIL® RECEIPT	
Domestic Mail Only	
For delivery information, visit our website at www.usps.com	
BOISE ID 83709	
OFFICIAL USE	
Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$2.80
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	N/A
<input type="checkbox"/> Adult Signature Restricted Delivery	N/A
Postage	\$0.49
Total Postage and Fees	\$6.74
Sent To	
Street and Apt. No., or PO Box No.	
City, State, ZIP+4®	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

COMPLETE THIS SECTION ON DELIVERY	
Signature	<i>[Signature]</i>
Received by (Printed Name)	<i>[Name]</i>
C: Date of Delivery	6-17-15
Is delivery address different from item 1?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If YES, enter delivery address below:	
Service Type	<input type="checkbox"/> Priority Mail Express®
Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
Registered Mail™	<input type="checkbox"/> Registered Mail Restricted Delivery
Return Receipt for Merchandise	<input type="checkbox"/> Signature Confirmation™
Signature Confirmation™	<input type="checkbox"/> Signature Confirmation Restricted Delivery
Domestic Return Receipt	

Michael Canale &

10312 W Canale Ln.

208-796-

John W. Clark
P.O. Box 804
Eagle, ID 83616

Dear Jay,

The reason for this letter is to notify you establish a burial facility for companion Idaho. The plot will be on a portion of c

This proposed project will fill a great ne incompliance with ISDA rules.

We have included a map of the area. We are planning a meeting in our home on June 25, 2015 from 7pm to 8pm, (refreshments served), to discuss our plans and answer any questions and/or concerns you may have. You can also give us a call, any time.

We are very excited to begin this project. Thank you for your attention in this matter.

Sincerely,

Mike and Patty

7015 0640 0000 2226 0805

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Address
X *John Clark*
B. Received by (Printed Name) *John Clark* C. Date
D. Is delivery address different from item 1? Yes No
If YES, enter delivery address/below:



3. Service Type
 Priority Mail Express
 Registered Mail
 Registered Mail Restricted Delivery
 Certified Mail[®]
 Certified Mail Restricted Delivery
 Return Receipt for Merchandise
 Collect on Delivery
 Signature Confirmation
 Signature Confirmation Restricted Delivery
 Insured Mail (over \$500)
 Insured Mail Restricted Delivery (over \$500)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

*John W. Clark
P.O. Box 804
Eagle, ID 83616*



9590 9401 0005 5071 1491 71

2. Article Number (Transfer from service label)

7015 0640 0000 2226 0805

PS Form 3811, April 2015 PSN 7530-02-000-9053

Domestic Return Rece

Michael Canale & F

10312 W Canale Ln. Oa

208-796-271

Ann Burkey
3502 Chelan Dr.
West Linn, OR 97068

Dear Ann,

The reason for this letter is to notify you establish a burial facility for companion a Idaho. The plot will be on a portion of ou

This proposed project will fill a great nee incompliance with ISDA rules.

We have included a map of the area. We are planning a meeting in our home on June 25, 2015 from 7pm to 8pm, (refreshments served), to discuss our plans and answer any questions and/or concerns you may have. You can also give us a call, any time.

We are very excited to begin this project. Thank you for your attention in this matter.

Sincerely,

Mike and Patty Canale

PS Form 3811, April 2015 PSN 7330-02-000-9053

Article Number: (Transfer from service label)
7025 0640 0000 2226 0799

9590 9401 0005 5071 1491 BB

Ann Burkey
3502 Chelan Dr.
West Linn, OR 97068

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Certified Mail Restricted Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail
 Insured Mail Restricted Delivery (over \$500)

Domestic Return Receipt

Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Return Receipt for Merchandise
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

1. Article Addressed to:
2. Complete items 1, 2, and 3.
3. Print your name and address on the reverse so that we can return the card to you.
4. Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
B. Received by (Printed Name) Ann Burkey
C. Date of Delivery
D. Is delivery address different from Step 1? YES NO
If YES, enter delivery address below:

USPS



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: 4-30-15 Meeting Location: L.U.B office

Elmore County Staff: Beth Bresnahan

Applicant Name: Michael & Patricia Canale

Applicant Email: crittermom1@yahoo.com

Applicant Phone Number: 208-796-2712

Applicant Address: 10312 W Canale LN MH

Property Owner: Same

Property Address: _____

Parcel Number: RP 01505E261000 A

Proposed Use/Application: Det Cemetery - all sizes -
large ones later one

Application(s) required: CUP

Notification distance: 1,000'

Other requirements: _____

Additional Meeting Required: _____

Case Number: _____

Additional Notes: _____

When told of CAP price, they were
hesitant.

PARCEL: RP 01S05E261000 A

F10=SW F12=RC F14=HO
F17=DD F19=SP F24=LD

LEGAL DESCRIPTION

CANALE, MICHAEL A JR
& CANALE, PATRICIA M

*TREND TAX 1
SEC 26
T1S R5E

10312 W CANALE LANE

CODE AREA 56-0000 OWNER CD

PARC TYPE RS LOC CODE 600

MTN HOME ID 83647

EFFDATE 3012006 EXPDATE

10312 W CANALE LN 83647

PREV PARCEL

X for parcel comments

CAT/ST#	RY	QUANTITY	UN	VALUE	HO MRKT	HO EXMP	CB MRKT	OTHER
12	1	2011	1000	AC	19550	19550	9775	
18	1	2011	18000	AC	16686			
32	1	2011			745			
34	1	2011			123671	123671	61836	
TOTALS			19000		160652	143221	71611	

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

PARCEL: RP 01S05E260640 A

F17=DD

F23=AG

LEGAL DESCRIPTION

W2NE4 LESS W 30.3448 X 2610 FT
& LESS TAX 1 SEC 26
T1S R5E

CANALE, MICHAEL A JR
& CANALE, PATRICIA M

10312 W CANALE LANE

CODE AREA 56-0000 OWNER CD

PARC TYPE LOC CODE 600

MTN HOME ID 83647

EFFDATE 3012006 EXPDATE

PREV PARCEL

X for parcel comments

CAT/ST#	RY	QUANTITY	UN	VALUE	HO MRKT	HO EXMP	CB MRKT	OTHER
5 1	2011	60978	AC	1829				

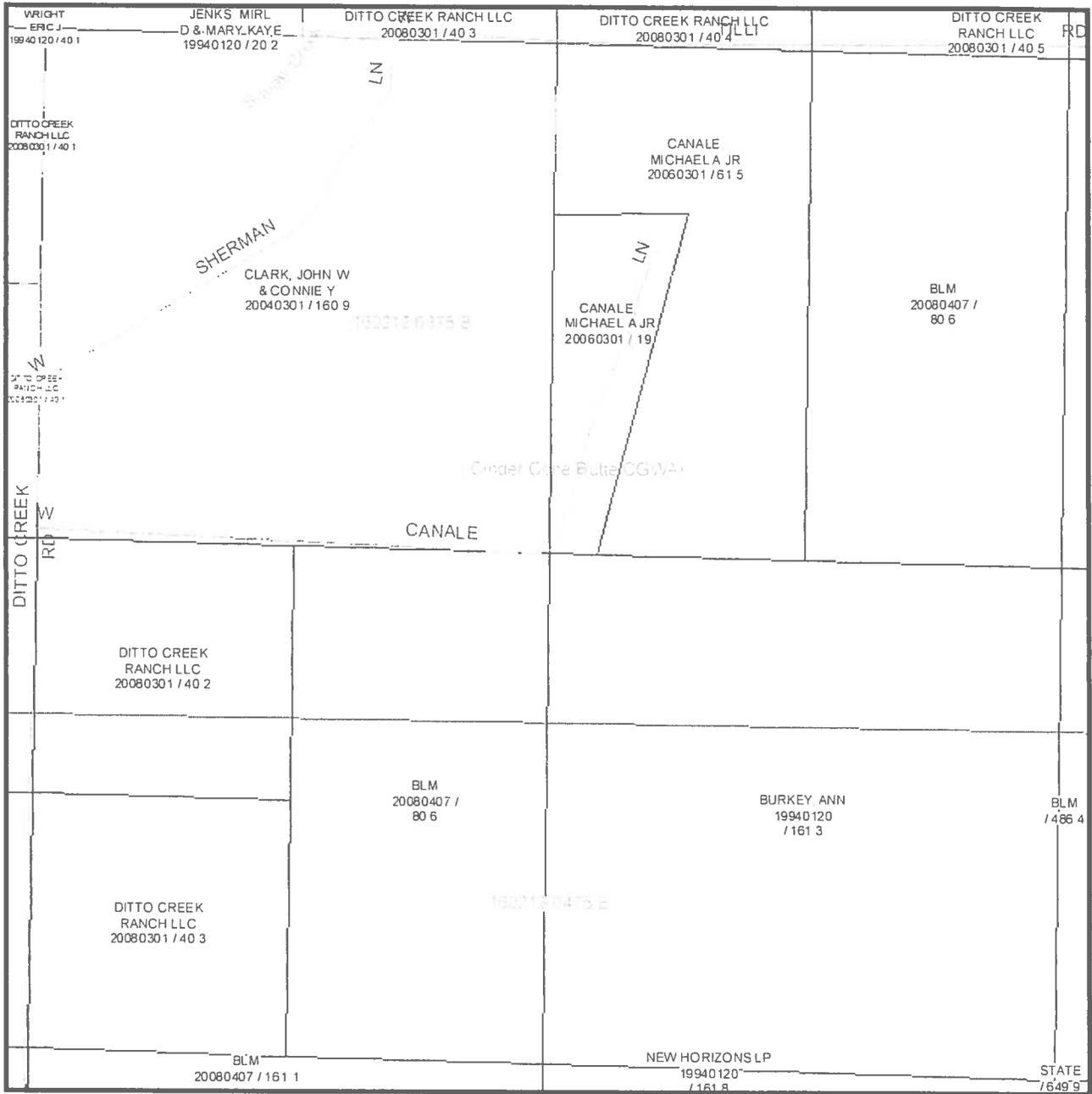
TOTALS

¹⁴
60978
79,078

1829

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



Legend

- FEMA Flood Plain
- Subdivisions
- City_Boundary
- Mountain Home ACI
- Mountain Home_CDO
- Air Base Hazard Zone
- Building Permits
- Roads & Streets
- Streams

Lot Splits Recorded

- YES
- NO



Elmore County

Growth and Development Department
 520 East 2nd South
 Mountain Home ID 83647
 PH 208 587 2142
 FAX 208 587 2120

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Idaho Statutes

TITLE 25 ANIMALS

CHAPTER 2 INSPECTION AND SUPPRESSION OF DISEASES AMONG LIVESTOCK

25-237. DISPOSAL OF DEAD ANIMAL BODIES, CARCASSES AND BODY PARTS. (1) The administrator of the division is authorized to regulate the disposal of dead animal bodies, carcasses and body parts, and similar activities to protect public health, animals and the environment. The administrator is authorized to promulgate and enforce rules that may be necessary for the efficient administration and enforcement of this section. Such rules shall be consistent with other applicable state or federal laws or rules or regulations which relate to disposal of dead animal bodies, carcasses and body parts.

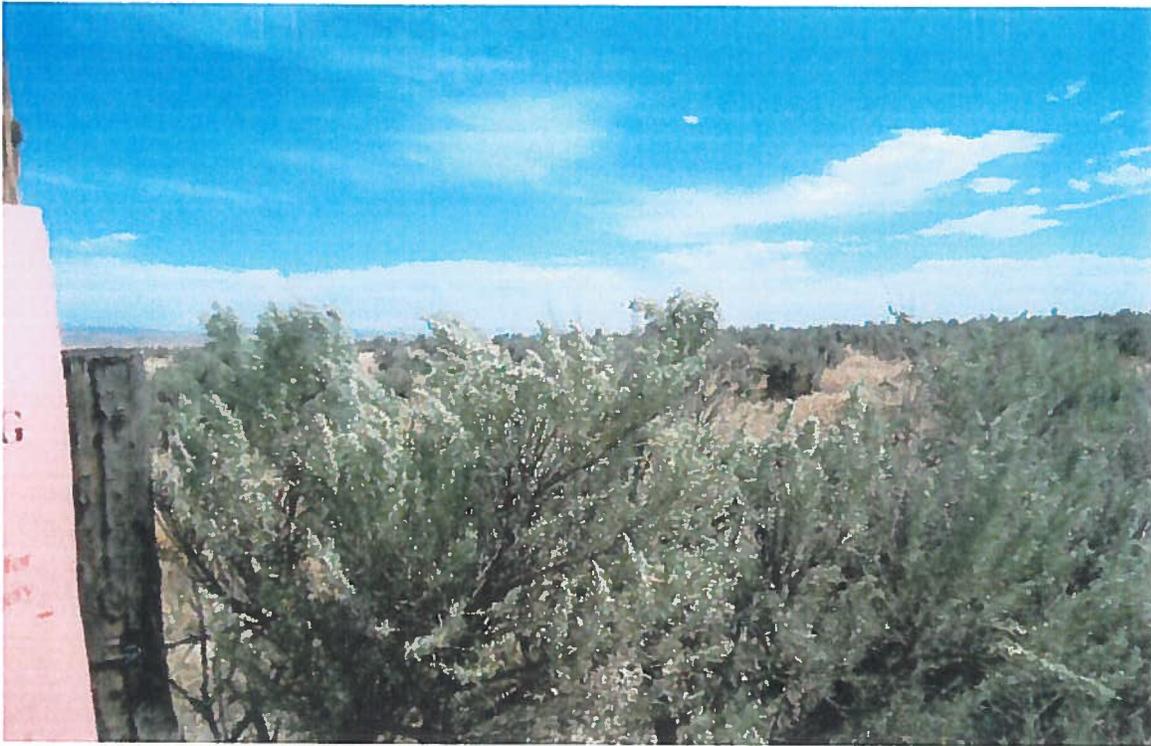
(2) Any person violating this section or rules promulgated under this section is guilty of a misdemeanor. Upon conviction, violators are subject to a fine of not less than one hundred dollars (\$100) and not more than five thousand dollars (\$5,000) for each offense, or by imprisonment in the county jail for a period not to exceed six (6) months.

(3) Any person violating this section or rules promulgated under this section may be assessed a civil penalty by the department or its agent of not more than five thousand dollars (\$5,000) for each offense. Persons against whom civil penalties are assessed are liable for reasonable attorney's fees. Civil penalties may be assessed in conjunction with any other department administrative action. Civil penalties may not be assessed unless the person charged has been given notice and opportunity for a hearing pursuant to the Idaho administrative procedure act, chapter 52, title 67, Idaho Code. If the department is unable to collect an assessed civil penalty or if any person fails to pay all or a set portion of a civil penalty as determined by the department, the department may recover such amount by action in the appropriate district court. Any person against whom the department has assessed a civil penalty under this section may, within twenty-eight (28) days of the final agency action making the assessment, seek judicial review of the assessment in accordance with the provisions of chapter 52, title 67, Idaho Code. Moneys collected for violations of this section or rules promulgated under this section shall be deposited in the state treasury and credited to the livestock disease control and T.B. indemnity fund. If the director determines that a person has not complied with this section or the rules promulgated under this section, the director shall identify appropriate corrective actions. The director may develop a formal compliance schedule to correct deficiencies caused by noncompliance. The director may, through a formal compliance schedule, allow all or part of the value of the assessed civil penalties to apply toward correction of the deficiencies.

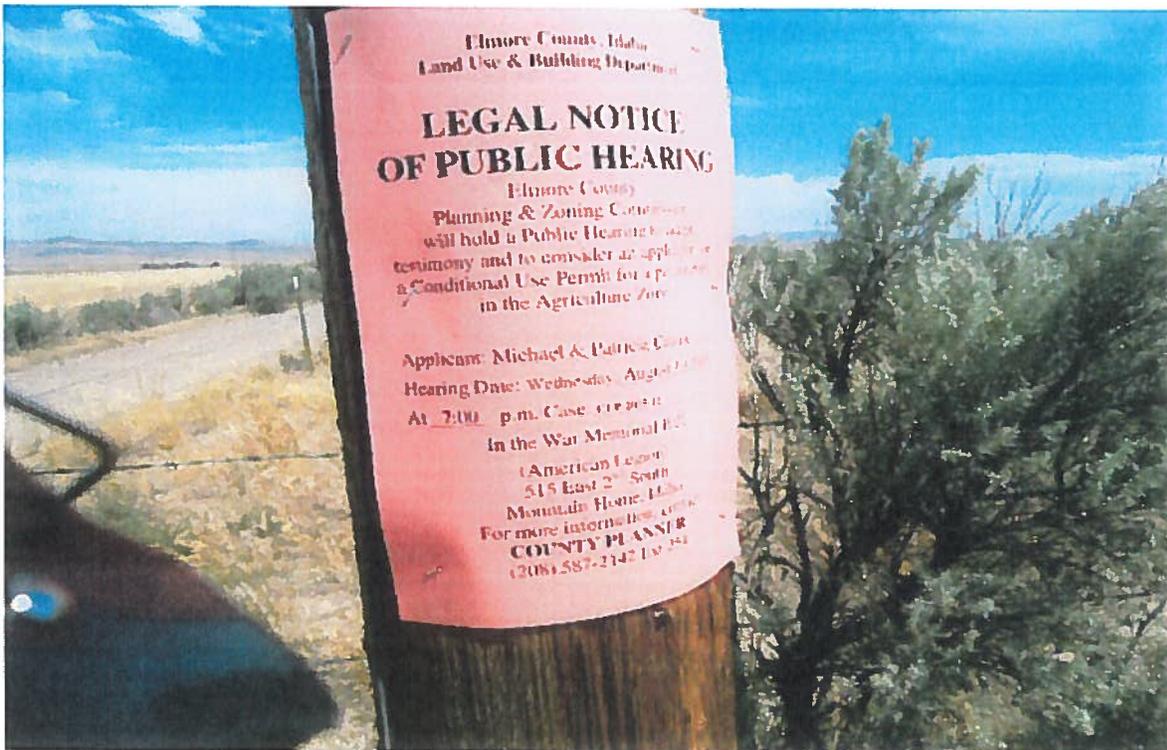
(4) Nothing in this section requires the director to report minor violations for prosecution when he believes that the public interest will be best served by suitable warnings or other administrative action.

History:

[25-237, added 2000, ch. 259, sec. 1, p. 730.]



Canale's property posted August 10, 2015

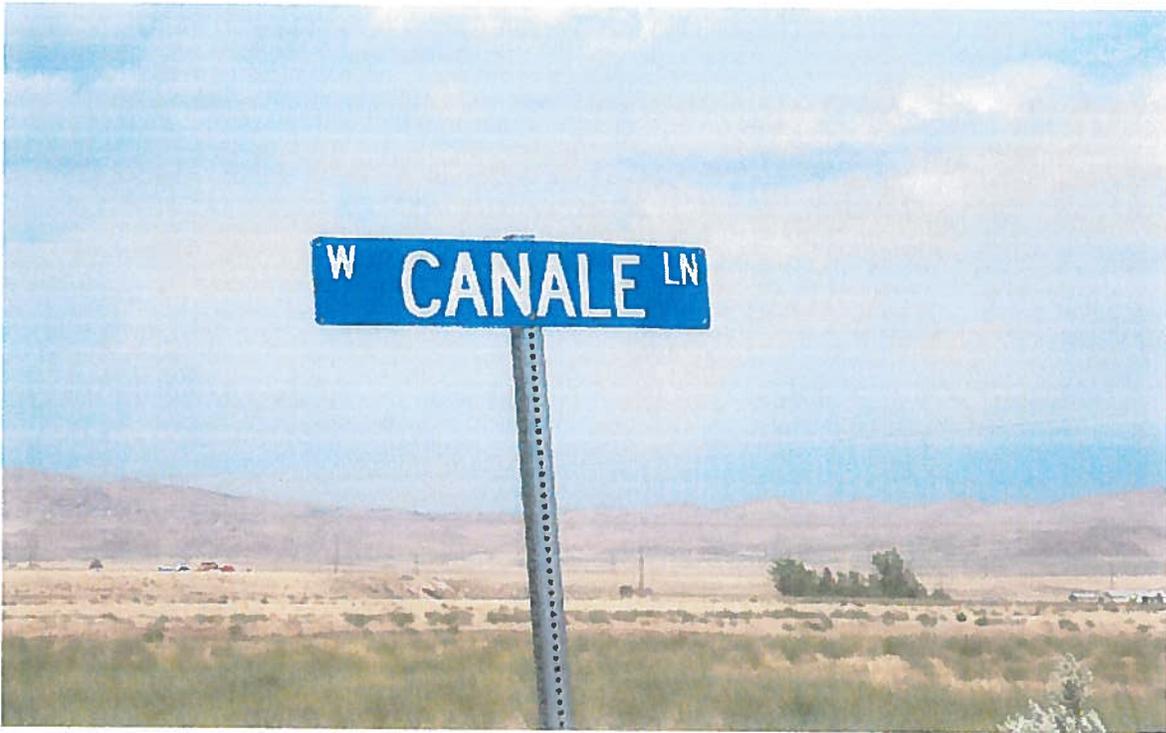




Canale's property posted August 10, 2015



Canale's Driveway, posted August 10, 2015



Private road to property.



Site of proposed pet cemetery.





Looking at applicant's home from site of proposed pet cemetery.

**ELMORE COUNTY
PLANNING AND ZONING COMMISSION**

**MINUTES
Wednesday, August 5, 2015 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, Jeff Blanksma, Sue Fish, Betty Van Gheluwe and Ed Oppedyk. Also present were Attorney of Record Phillip Miller, Director Alan Christy and staff members Tell Riley and Kacey Ramsauer.

PLEDGE OF ALLEGIANCE

PUBLIC MEETING/INFORMATION ITEMS

Ordinance Work Session

Christy stated that he has provided a memo to the commission regarding some potential changes to the ordinance chapters 10 and 11. He stated that chapter 10 is for a farm development right or one time split in the agriculture zone on farm properties to potentially build another house either for family or farm employees. He stated that since it requires 40 acres for a farm development right the date of record was removed as it is not needed. He stated that they can also increase lot size to possibly 10 acres where the current ordinance only allows for 2.5 acres.

Commission consensus was to increase acreage to 10 acres.

Christy stated that chapter 11 is for overall requirements. He stated that language has been added to make it consistent with the rest of the ordinance where there were conflicts. He stated that some language was added for construction sites regarding people dumping construction waste where they shouldn't. He stated that if it's added to the county ordinance it will make it more enforceable.

Tiny Homes

Tell Riley is the county building official. He read a memo he prepared regarding tiny homes. He stated that there has been an increase in these throughout the county and the current ordinance does not address them. He stated that some of these are built in backyards and they show up on property in the mountains or in a RV park. He stated that the concern in the mountains is the high snow load not knowing how they are built and how long people are staying in them. He stated that there are zoning issues as well such as assessorly dwellings without permits, squatting, and using other people's water sources and hooking into septic tanks illegally. He stated these people use tax funded services while paying no taxes He stated that an ordinance should be developed addressing these tiny homes and parked trailers regarding their location, construction, time limits and licensing.

Upcoming P&Z Schedule

Christy stated that the regularly scheduled public hearing will be held on August 19, 2015. He stated that there will be an annual recess scheduled in September and the September 15, 2015 meeting may be rescheduled or cancelled.

MINUTES and FCOMinutes from 07-15-2015

Duerig moved to approve.

Van Gheluwe seconded.

Motion carries unanimously.

FCO for Case Number: CUP-2015-08 Hammett Community Church

Duerig moved to approve.

Van Gheluwe moved to approve.

Motion carried unanimously.

Christy presented commission member Van Gheluwe with a certificate for her years of service on the planning and zoning commission as this is her last meeting.

MEETING ADJOURNED at 7:29 p.m.

Patti Osborn, Chairperson

Date:

Attest: _____
Alan Christy, Director

Date: