

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

Wednesday, October 7, 2015 at 7:00pm

Agenda

PLEASE SILENCE CELL PHONES

CALL TO ORDER

ESTABLISH QUORUM

- | | |
|---|--|
| <input type="checkbox"/> Chairperson Patti Osborn | <input type="checkbox"/> Vice-Chairman K.C. Duerig |
| <input type="checkbox"/> Ed Oppedyk | <input type="checkbox"/> Sue Fish |
| <input type="checkbox"/> Jeff Blanksma | <input type="checkbox"/> Dave Holland |
| <input type="checkbox"/> Shane Zenner | |
|
<input type="checkbox"/> Attorney of Record Phil Miller | |

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

- **Dan and Kimberlee Jo West for a Conditional Use Permit for an agriculture building in the Air Base Hazard Zone. Case Number: CUP-2015-13.** The site is located in the SE1/4 NE1/4, Section 26, Township 4S, Range 5E, B.M. A common way of locating the property is from Air Base Road turn south on Highway 51, travel 8 miles, turn right on SW Beet Dump Road, travel 3.5 miles, turn right at sharp corner before cattle guard, travel 1.5 miles, property is at the end of the road.

ITEMS FROM THE PUBLIC

MINUTES

- Minutes from 09-16-2015

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: 10/07/2015 **Date Report Compiled:** 9/30/2015

Agenda Item: Conditional Use Permit for an accessory structure (agriculture building) in the Air Base Hazard Zone

Applicant: Dan and Kimberlee Jo West

Case Number: CUP-2015-13

Staff: Beth Bresnahan

Location: SE1/4 NE1/4, Section 26, Township 4S, Range 5E, B.M. A common way of locating the property is from Air Base Road turn south on Highway 51, travel 8 miles, turn right on SW Beet Dump Road, travel 3.5 miles, turn right at sharp corner before cattle guard, travel 1.5 miles, property is at the end of the road.

Zoning: Air Base Hazard Zone

Parcel Number: RP 04S05E261900 A

BACKGROUND:

The applicant had a pre-application meeting with staff on May 11, 2015. The applicant conducted a neighborhood meeting on August 10, 2015. The applicant submitted an application for Conditional Use Permit for an agriculture building in the Air Base Hazard Zone on August 11, 2015. The application was deemed complete on September 1, 2015.

Public Hearing Notice was mailed to property owners within 1,000 feet on September 15, 2015 and to agencies on September 14, 2015. Public Hearing Notice was published in the Mountain Home Newspaper on September 16, 2015. Public Hearing Notice was posted on the property on September 28, 2015.

The proposed High-tunnel structure is galvanized steel posts cemented into the ground for a frame, with a steel frame bowed over the top. They are 4 to 6 feet high at the walls and stand 8 to 10 feet in the center of the bowed top. The frame will be covered with 6 mil plastic, doubled

Chapter 2 of the Elmore County Zoning and Development Ordinance defines an accessory structure as: A detached structure in that is incidental and subordinate to the principal structure and is located upon the same property. (Hallways, tunnels, breezeways, porticos, and similar connections shall not constitute an attachment to the principal permitted dwelling.) The term accessory structure shall include, but not be limited to, the following: private garage, storage structure, workshop, greenhouse, and/or a structure that houses a detached secondary dwelling. The term shall not include additional structures for approved public, commercial, or industrial uses.

Chapter 2 of the Elmore County Zoning and Development Ordinance defines agriculture structure as: "A structure on a "farm or ranch", as herein defined, excluding any dwelling or any structure that shelters any personal items not directly needed for agricultural uses."

The property is currently zoned Air Base Hazard and within the Wildfire Urban Interface. The surrounding land uses include residential and BLM/grazing.

The total acreage of the property is approximately 38.027.

The property can be accessed by privately maintained road, SW Mint Farm Road, which is a gravel road.

LETTERS FOR THE RECORD

1. Elmore County Treasurer Letter, received September 17, 2015
2. Idaho Transportation Department, James Morrison, Dated September 18, 2015
3. Email from 366 CES/CENP, Sam Shearman, Dated September 28, 2015
4. Email from 366 OSS/OSOA, Byron Schmidt, Dated September 30, 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 is required in Table 6-8-11 (c) for an agriculture building in the Air Base Hazard 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.

Staff believes the proposal is consistent with the following:

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

Mountain Home Air Force Base and Orchard Training Range Vicinities: Military Installation Objectives: 5. Assist property owners in proximity to Orchard Training Area, or Mountain Home AFB and those property owners within the Mountain Home Range Complex to increase their understanding of the installation's mission, potential impacts associated with military aviation operations, land use constraints, and potential mitigation measures to guide appropriate development proximate to these regional economic engines.

General Statements of Community Goals: 5. Land Use: Continue the land use and density restrictions currently in place for the Air Base Hazard Zone and Air Base Commercial Zone.

Natural Resources: Protect the Air Base Vicinity rural and community areas from incompatible land use encroachment and development to preserve natural land resources.

Email from Sam Shearman, Community Planner, 366 CES Mountain Home AFB: "no issues with the current proposal of one High-tunnel...would like to see master site plan or at least a proposed layout of buildings and their sizes".

Email from Byron Schmidt, Chief, Airspace Management, 366 OSS Mountain Home AFB: "We already fly there and as long as our presence is not the issue, then we would not have any problem. If they are putting up obstructions, then we would have to confer".

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: The Zoning and Development Ordinance defines the Air Base Hazard Zone: "The purpose of the ABHZ is to protect the Mountain Home Air Force Base from incompatible land use encroachment. The ABHZ further prevents the establishment or creation of hazards, which infringes upon Air Force military operations. The Air Base Hazard Zone is necessary for the land surrounding the Mountain Home Air Force Base. The purpose is to prevent encroachment while allowing the best possible use of private lands in this zone as long as private uses do not conflict with Air Base operations. Significant Land Use restrictions will apply in this ABHZ area."

Email from Sam Shearman, Community Planner, 366 CES Mountain Home AFB: "no issues with the current proposal of one High-tunnel...would like to see master site plan or at least a proposed layout of buildings and their sizes".

Email from Byron Schmidt, Chief, Airspace Management, 366 OSS Mountain Home AFB: "We already fly there and as long as our presence is not the issue, then we would not have any problem. If they are putting up obstructions, then we would have to confer".

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.

Email from Sam Shearman, Community Planner, 366 CES Mountain Home AFB: "no issues with the current proposal of one High-tunnel...would like to see master site plan or at least a proposed layout of buildings and their sizes".

Email from Byron Schmidt, Chief, Airspace Management, 366 OSS Mountain Home AFB: "We already fly there and as long as our presence is not the issue, then we would not have any problem. If they are putting up obstructions, then we would have to confer".

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. The structure will be 8 to 10 feet tall.

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

Staff Response: Visual impacts will be minimal. There are very few residences within the area of this proposed use. The closest neighbor is approximately ½ 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 Glenns Ferry Highway District

Streets: Not applicable

Police and Fire Protection: project is not in a fire district

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.

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 the Glenns Ferry 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.

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. Building permit(s) shall be issued within 5 years.
5. There will be a limit of 4 building permits allowed under this conditional use permit.



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 9/17/15

Alan Christy
Director

Tell Riley
Building Official

Beth Bresnahan
Planner I

Kacey Ramsauer
Administrative
Assistant

Elmore County Assessor - Parcel Number:	<u>04505E261900</u>
Comments:	
Elmore County Treasurer - Taxes	1 st Half <input checked="" type="checkbox"/> 2 nd Half <input checked="" type="checkbox"/>
Late Charges: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Comments: <u>see attached</u>

Cathy Smith
9-15-15

Date: September 1, 2015

To: Whom It May Concern

Subject: Notice of Public Hearing

Applicant: Dan and Kimberlee Jo West - Conditional Use Permit for an agriculture building in the Air Base Hazard Zone

Case #: CUP-2015-13

A public hearing will be held before the Elmore County Planning and Zoning Commission on the enclosed application. The hearing is scheduled for Wednesday, October 7, 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, September 25, 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
Alan Christy
Director

Enclosures: Application
AC:bsb



IDAHO TRANSPORTATION DEPARTMENT

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

received
9-24-15 BSB

(208) 334-8300
itd.idaho.gov

September 18, 2015

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

RE: CUP-2015-13 DAN & KIMBERLY JO WEST AGRICULTURAL BUILDING

Dear Mr. Christy:

The Idaho Transportation Department (ITD) has reviewed the referenced conditional use application for the Dan and Kimberly Jo West agricultural building located at 10294 SW Mint Farm Road south of SH-67. 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.

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: SHEARMAN, SAMUEL A III GS-11 USAF ACC 366 CES/CENP
Sent: Monday, September 28, 2015 1:04 PM
To: Beth Bresnahan; SCHMIDT, BYRON L GS-11 USAF ACC 366 OSS/OSOA
Subject: RE: West Project

Beth,

I apologize, I was distracted by end of year items and temporarily forgot I needed to respond.

After reviewing the package I have no issues with the current proposal of one High-tunnel. It sounds like they would like to turn this into a fairly large operation over the next ten years or so. With that in mind I would like to see a master plan, or at least a proposed layout of buildings and their sizes.

V/R,

Sam Shearman, RLA

Community Planner
366 CES/CENP
1030 Liberator St.
Mountain Home AFB, ID 83648
Comm: (208)828-2734 DSN: 728-2734

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

From: Beth Bresnahan [<mailto:bbresnahan@elmorecounty.org>]
Sent: Monday, September 28, 2015 12:48 PM
To: SCHMIDT, BYRON L GS-11 USAF ACC 366 OSS/OSOA; SHEARMAN, SAMUEL A III GS-11 USAF ACC 366 CES/CENP
Subject: West Project
Importance: High

Good afternoon,

I was just wondering if you were going to submit any comment on the CUP-2015-13 West, for an agriculture building in the Air Base Hazard Zone?

Beth Bresnahan

Planner

Elmore County Land Use and Building Department

520 E 2nd South

Mountain Home, ID 83647

(208) 587-2142 ext 256

bbresnahan@elmorecounty.org

Beth Bresnahan

From: SCHMIDT, BYRON L GS-11 USAF ACC 366 OSS/OSOA
Sent: Wednesday, September 30, 2015 8:17 AM
To: Beth Bresnahan
Cc: SHEARMAN, SAMUEL A III GS-11 USAF ACC 366 CES/CENP
Subject: RE: West Project

Beth,

Not planning on making any comment. We already fly there, and as long as our presence is not the issue, then we would not have any problem. If they are planning on putting up obstructions, then we would have to confer. But from the CUP request, there does not appear to be any issue with obstructions. Thanks.

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

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

From: Beth Bresnahan [<mailto:bbresnahan@elmorecounty.org>]
Sent: Monday, September 28, 2015 12:48 PM
To: SCHMIDT, BYRON L GS-11 USAF ACC 366 OSS/OSOA; SHEARMAN, SAMUEL A III GS-11 USAF ACC 366 CES/CENP
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Beth Bresnahan

Planner

Elmore County Land Use and Building Department

520 E 2nd South

Mountain Home, ID 83647

(208) 587-2142 ext 256



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: Dan & Kimberlee Jo West
2. Address of applicant: 10294 31/2 Mint Farm Road, Mtn Home ID 83647
3. Daytime telephone number of applicant: (208) 590-2312 ; (208) 590-2590 ; (832) 500
4. Email Address: jo.gwest@yahoo.com ; danwest0160@yahoo.com
5. Name, address, and daytime telephone number of developer: Same as above

6. Address of subject property: Same as above

7. Name, address, and daytime telephone number of property owner (if different from applicant): Same as above

8. Attach Legal Description and acreage of property and legal description and acreage of part that CUP is to encompass: SE 4 NE 4 (Less Tax) Section 26 T4S R5E 38.027 acres with home

Attach at least one of the following:
 Deed Proof of Option Earnest Money Agreement Lease Agreement Assessor's Parcel Master Inquiry

RP# 07505E 261900

9. Common directions of how to get to the proposed Conditional Use Permit property from a known beginning point: From Airbase Road - Turn South into Highway 51 - Travel 8 miles - Turn Right on Shiloh Camp Road - Travel West 3.5 miles (Do Not turn on Division

Turn Right @ sharp corner before cattle guard -> Travel North 1.5 miles from east of road (Log cabin house, green house, big blue shed)

10. a. Current zoning: MH Home #1 b. Current district (if applicable): 2

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.

NA - The proposed development has no special circumstances to warrant a study.

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 Non-irrigated properties (some time used for grazing) East Farming (own property); BLM land beyond that
South Farming (Neighbor) West Farming (neighbor)

Pumphouse ; 2 old barns ;

14. EXISTING USES and structures on the property are as follows: Farming; 1 existing commercial greenhouse. House, mobile home; 2 metal buildings used for storage, machinery & mechanics; 1 metal building for

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

We have grown produce commercially for over 20 years with an existing greenhouse. We are now at a point to be able to expand our produce business. Our proposal is to put up a high-tunnel building (30 x 96) in an area where we have grown produce. We would also like to be able to add additional structures to this area over the next 5 to 10 years - possibly 2 or 3 structures a year. We have children that will be in youth

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

b. Construction or improvements associated with conditional use is expected to begin within (depending approval) 2 days / month / years and be completed within 4 days / months / years.

It is about a 4 month project to complete in good weather

17. Proposed Use(s): growing of produce Hours of Operation: continuous

Days of Operation: year round

Maximum Number of Patrons: Family business
No additional employees

Sewage disposal: municipal / individual septic
NA

Water: municipal supply / community well / individual well

Number of employees during largest shift: NA Proposed number of parking spaces: NA

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

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

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

EIS Required: Yes No **Director Initial** _____

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: _____ 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):

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

The property is in the Airbase Hazardous Zone.

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

It is for agriculture use; The building structures are a couple of miles from the airbase fence; there is a farm between the fence & our farm.

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

The structure & future structures we would like to set up are all for the growing of produce; therefore, the land use is already agricultural & the structures add protection for crops.

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

Agricultural already in existence

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

Agricultural - the farm land already complies with state & 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?

The buildings used are for growing produce. We have one existing green house. This high tunnel & the additional ones we would like to set up will sit between our existing building structures - like covering a large garden area.

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

As stated above - they will be placed between our existing structures.

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?

There will not be a need for any of the above listed services.

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?

There will be no public cost for said developments; so requirements are needed.

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?

This development will not involve any production of traffic, noise, fumes, smoke, etc. The only noise are the fans used in the structures & they are not loud enough to be heard more than 10 feet away from structure.

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

This is non-applicable.

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 land used is already used for agriculture production - the buildings will be used to aid in growing & protection.

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

Don West 5-14-2015
Kimberly J. West 5-14-2015
Property Owner Signature Date

Don West 5-14-2015
Kimberly J. West 5-14-2015
Applicant Signature Date

ADMINISTRATIVE USE ONLY	
Date of Acceptance	<u>9-1-15</u>
Accepted by	<u>BJB</u>
CUP FEE:	\$800.00
Fee \$	<u>200.00</u> (<input checked="" type="checkbox"/> Pd) Receipt # <u>20-10187</u>
Date Paid:	<u>8-11-15</u>
Case# CUP-	<u>2015-13</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

Marty Jones REJA 5-27-15
 Central District Health (or other Sewer District) Sewer Permit (580-6003) Initial Date

Comment: _____

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) 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 _____

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

Central District Health (or other Sewer District) Sewer Permit (580-6003) Initial Date

Comment: _____

Sinda Jensen - GFHD *[Signature]* *7/27/15*

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: _____

Fire District (MHRFD 587-8986 Tom DuCharme) (Oasis 796-2115 Jim Hobdey) Initial Date
(GFFD 366-2689/599-4010 Derek Janousek)

Comments: _____

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

Remarks: _____

Approval of Land Use & Building Authority Date

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Agency Signatures

Marty Jones RPH 5-27-15
 Central District Health (or other Sewer District) Sewer Permit (580-6003) Initial Date

Comment: _____

Colynn Fersy Highway Dist Jim Shul JG 09-17-2015
 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) 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 _____

15 continued

programs that will put buildings up as well, in the future. These high tunnel structures are made with a metal structure, poles cemented into the ground. They are covered with a thick laminated Poly plastic (double layer). We will be growing produce in the soil using conservation methods of crop rotation, mulches, composting, etc. We are working with the Elmore conservation government agency on these projects. Each high tunnel structure will be monitored through their agency for a four-year period. We intend to use ^{only} family labor. For money & being in the location we are, it is not feasible for many customers to come to our location to purchase produce, so we intend to market as we have done the last 20 years: local grocery stores, restaurants & farmers markets. Our irrigation will be low drip irrigation using our own well.

11 g.

To our knowledge, this development will have no impact on existing public services. We are out of the fire department district, & there will be no difference by having the development & structures on any other facilities than already exist.

Dear Alan Christy,

May 14, 2015

I am writing this letter for a proposed development of additional High-Tunnel/greenhouse buildings for agriculture purposes on our property, which is within the Airbase Hazard Zone.

We would like to put up our first structure, among existing buildings, this summer. (We hope to have approval and begin the project in July 2015). This type of structure will take us (my husband and I) approximately four months to construct each one. Next year we propose to put up three additional structures, the same size and style, in the same area. We would also propose to be able to add on to our existing greenhouse structure (of 20 years), by connecting onto it, with up to four additional greenhouses, of the same size and style. We already have the poles, for two additional structures, cemented into the ground when the original was built. We estimate five to ten years for the total project: 1 High-tunnel this year, 3 more in the next two years, and then begin to add onto the existing greenhouse structure after the High-tunnels are up.

(We would like to keep our options open to add more High-tunnels/greenhouses in the future than what I am proposing currently, as we have plenty of acreage, but it will most likely be in the next decade to build more structures than the proposed. Just a note, though, that we do have children (some grown) who are interested in continuing in this commercial produce operation in their future as well).

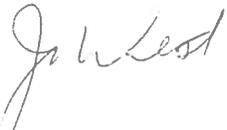
The High-tunnels are structures with galvanized steel posts cemented into the ground for a frame, with a steel frame bowed over the top. They are 4 to 6 feet high at the walls and stand 8 to 10 feet in the center of the bowed top. The frame will be covered with 6 mil plastic, doubled. The greenhouses will stand 8 feet at the walls and are higher in the center (about 15 feet), and are covered with poly-urethane.

Our purpose of the structures is to provide more produce for our local community. The structures will cover the ground, that has grown produce since 1976, and add more protection and a longer growing season for the produce. We will be growing in the soil with the High-tunnels, practicing conservation methods with crop rotation, mulching, composting, and drip irrigation, just as we do now on the ground without the cover. We have had our existing family greenhouse operation going for over 20 years now and are at a point where we have the market, the experience and the need for expansion.

We would ask that the fees for this conditional use permit be waived or reduced in the light that we are simply farming under protected structures. This development will not be a cost or infringement upon the city of Mountain Home, or Elmore County, or the Air base. There will be no negative impact. This will be a service for our community in being able to provide more quality produce. The development is not close to the Air base fence (there is additional property that is farmed between our property and the fence) and the structures are small and few in regards to them being viewed as obstacles or any form of encroachment to the Air base.

Thank you for your time and consideration of approval to develop the mentioned structures. We will be looking forward to meeting with the board.

Sincerely,

A handwritten signature in cursive script that reads "Jo West".

Jo West (Kimberlee Jo West)

PARCEL: RP C 05E261900 A

F10=SW F12=
F17=DD F19=SP F23=

WEST, DANIEL
& WEST, KIMBERLEE

*TREND SE4NE4 LESS TAX 1
SEC 26
T4S R5E

LEGAL DESCRIPTION

10294 SW MINT FARM ROAD

CODE AREA 8-0000 OWNER

MTN HOME ID 83647

PARC TYPE _____ LOC COD

10294 SW MINT FARM RD

83647

EFFDATE 3012008 EXPDATE

PREV PARCEL RP04S05E260

X for parcel comments

CAT/ST#	RY	QUANTITY	UN	VALUE	HO MRKT	HO EXMP	CB MRKT
5 1	2011	37027	AC	1111			
10 1	2011	1000	AC	19550	19550	9775	
31 1	2011			87375	87375	43688	
32 1	2011			17897			
TOTALS		38027		125933	106925	53463	

ENTER NEXT PARCEL NUMBER RP

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

FOR VALUE RECEIVED

By [Signature] Deputy
Fee TBR

Thomas Bruce and Gaylene Bruce, husband and wife

Do(es) hereby CONVEY, RELEASE, REMISE and FOREVER quit claim unto

Daniel West and Kimberlee Jo West, husband and wife

Whose address is HC 85 Box 20A, Mountain Home, Idaho 83647

the following described premises situated in ELMORE County, Idaho, to wit:

Parcel 1:

Township 4 South, Range 5 East, Boise Meridian, Elmore County, Idaho

Section 25: The Northwest ¼

Parcel 2:

Township 4 South, Range 5 East, Boise Meridian, Elmore County, Idaho

Section 26: Located in the E½SE¼NE¼ of said section being more particularly described as follows:

Beginning at the East quarter corner of Section 26, T4S, R5E, B.M., Elmore County, Idaho; thence North 00°00'00" East 380.30 feet along the Section line to a point, the Real Point of Beginning; thence continuing North 00°00'00" East 533.96 feet along the section line to a point; thence South 31°05'00" West 623.45 feet along an existing fence line to a point; thence South 90°00'00" East 321.84 feet to a point, the Real Point of Beginning.

Including a road right of way along the East side of the above described parcel and any other existing easements or rights of way.

Together with their appurtenances.

Dated: 10-17-00

[Signature]
Thomas Bruce

[Signature]
Gaylene Bruce

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Daniel West and Kimberlee West after called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Elmore and State of Idaho, described as follows, to-wit:

NE4 Section 26 T4S R5E with the exception of a 1.97-acre parcel located in the E2SE4NE4 of Section 26, T4S, R5E, B.M., Elmore County, Idaho, which is granted to Thomas And Gaylene Bruce more particularly described as follows: Commencing at the East quarter corner of Section 26 T4S R5E, thence N 0° 00'00" E 380.3 feet along the section line to the real point of beginning; thence continuing N 0° 00'00" 533.96 feet along the section line to a point; thence S 31° 05'00" W 623.45 feet along an existing fence line to a point; thence S 90° 00'00" E 321.84 feet to the real point of beginning.

Request of Kimberlee West
 Time 4:29 P M
 Date December 31, 1997
 Book Page
 DOLORES ROBISON
 Recorder
 By [Signature]
 Deputy
 Fee \$3.00

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances Except the contract between Desert Farms and Farm Service Agency.

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted.) In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals. In Witness Whereof, the grantor has executed this instrument this 29th day of December 1997 if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF IDAHO County of ELMORE) ss.
 Personally appeared Gaylene Bruce and DANIEL & KIMBERLEE WEST who, being duly sworn, each for himself and not one for the other, did say that the former is the president and the latter is the secretary of [Signature] a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: [Signature] Notary Public for 9-15-2000 My commission expires: [Signature] (OFFICIAL SEAL)

STATE OF _____) ss.
 County of _____, 19____
 Personally appeared the above named _____ and acknowledged the foregoing instrument to be _____ voluntary act and deed.
 Before me: _____ Notary Public for _____ My commission expires: _____

Desert Farms
 HC 85 Box 20-A
 Mountain Home ID 83647
 GRANTOR'S NAME AND ADDRESS
 Daniel and Kimberlee West
 HC 85 Box 20-A
 Mountain Home ID 83647
 GRANTEE'S NAME AND ADDRESS
 After recording return to:
 Desert Farms
 HC 85 Box 20-A
 Mountain Home ID 83647
 NAME, ADDRESS, ZIP
 Until a change is requested all tax statements shall be sent to the following address:
 Daniel and Kimberlee West
 HC 85 Box 20-A
 Mountain Home ID 83647
 NAME, ADDRESS, ZIP

STATE OF Elmore) ss.
 I certify that the within instrument was received for record on the 20th day of March 1998 at 4:57 o'clock P.M., and recorded in book/reel/volume No. _____ on page _____ or as document/tee/file/instrument/microfilm No. _____ Record of Deeds of said county. Witness my hand and seal of County alocated.
 DOLORES ROBISON
 Recorder
 Request of: Gaylene Bruce By [Signature] Deputy

RE-RECORDED
 306874
 SPACE RESERVED FOR RECORDER'S USE
 Fee \$3.00

Customer(s): KIMBERLEE JC
District: ELMORE SWCD

Office: MOUNTAIN HOME SERVICE CENTER
County: NRCS
Assisted By: JESSICA WELLS

Legal Description: T: 04S R: 05E Sec: 26

Farm: 1320 Tract: 1706



Legend



- Resource Inventory (Point)
- Seasonal High Tunnel System for Crops
- Master_Plan



Po Box 220
 Aurora, Oregon 97002
 (503) 678-2700

1800 347 2701
 dv9.com

DATE
8/18/2014

NAME / ADDRESS
Dan west Greenhouse West 208 590 2590 danwest0160@yahoo.com

Structure

PROJECT

plz

DESCRIPTION	QTY	COST	Total
30' x 96' Semi Gable 5'oc 4' sides Bows 2 3/8 13ga 3 purlins 4 end braces 18 v trusses and hardware	1	4,636.23	4,636.23
48' x 100' TIV Clear 6mil 4yr Poly	2	481.50	963.00
Poly Fan & Mounting Bracket 60CFM	1	62.75	62.75
30' PreFab End Walls w/ double 4x8 Door & Jams	2	542.00	1,084.00
30' Poly Carbonate Ends Single Wall Clear	2	475.00	950.00
42" Shutter & Motor HD	2	604.00	1,208.00
36" Exhaust Fan	2	939.00	1,878.00
Exhaust Fan & Shutter framing kit	4	65.00	260.00
Thermostat HI/LO Dayton 1UHH2	4	35.75	143.00
20" Circulating Fan VDB20A	4	184.00	736.00
12' Wirelock Complete: for ends, top, and bottom	40	12.54	501.60
96' Roll-ups w/ long handles & wirelock	2	274.50	549.00

Total	\$12,971.58
--------------	--------------------



west

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: 5.11.15 Meeting Location: Land Use + Building Department

Elmore County Staff: Alan Christy, Director

Applicant Name: _____

Applicant Email: danwest0160@yahoo.com

Applicant Phone Number: 590-2312

Applicant Address: _____

Property Owner: _____

Property Address: 10294 SW Mint Farm Rd, 83647

Parcel Number: RPO4505E261900

Proposed Use/Application: Air Base Hazard Zone - construct a high tunnel. greenhouse. 30x96'

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

Notification distance: 1000' + the Air Base

Other requirements: _____

Additional Meeting Required: _____

Case Number: _____

Additional Notes: _____

emailed Debbie Miller for property owners
1,000' radius 5/11/15 @ 10:20. BBB
emailed out @ 11:18 w/ 2 base contact info. BBB



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: 4-27-15 Meeting Location: LUB

Elmore County Staff: Beth Bresnahan Kacey Ramsauer

Applicant Name: Jo West

Applicant Email: jo-gawest@yahoo.com

Applicant Phone Number: 590-2312

Applicant Address: 10294 SW Mint Farm Rd.

Property Owner: ~~Jo~~ Kimberlee West (Jo)

Property Address: _____

Parcel Number: RP 045 05E 261900 A

Proposed Use/Application: Accessory building in an AB42

Application(s) required: CUP, neighborhood meeting

Notification distance: 1,000 feet

Other requirements:

Building permit

Additional Meeting Required:

Case Number:

Additional Notes:

1,000 foot radius submitted to Assessor's office and then will be emailed to applicant for neighborhood meeting

3-1-27-15 - Sent property owners list to email @ 12:30

4/27/15

PMO100 - PARCEL MASTER INQUIRY

PARCEL: RP 04S05E261900 A

F10=SW F12=
F17=DD F19=SP F23=

WEST, DANIEL
& WEST, KIMBERLEE

*TREND SE4NE4 LESS TAX 1
SEC 26
T4S R5E

LEGAL DESCRIPTION

10294 SW MINT FARM ROAD

CODE AREA 8-0000 OWNER

MTN HOME ID 83647

PARC TYPE LOC COD

10294 SW MINT FARM RD

EFFDATE 3012008 EXPDATE

83647

PREV PARCEL RP04S05E260

X for parcel comments

CAT/ST#	RY	QUANTITY	UN	VALUE	HO MRKT	HO EXMP	CB MRKT
5 1	2011	37027	AC	1111			
10 1	2011	1000	AC	19550	19550	9775	
31 1	2011			87375	87375	43688	
32 1	2011			17897			
TOTALS		38027		125933	106925	53463	

ENTER NEXT PARCEL NUMBER RP

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

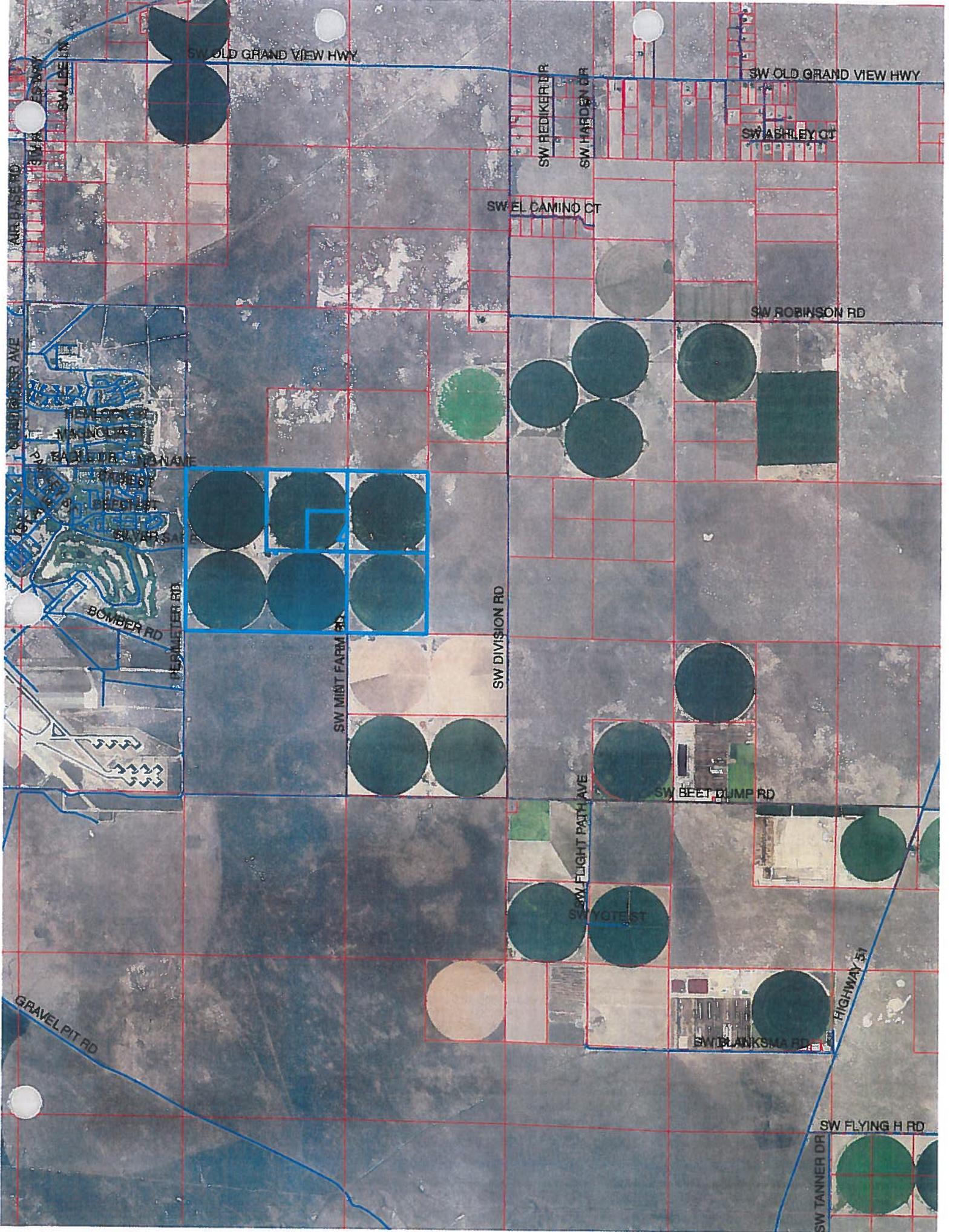
1,000 feet radius

Please

~~JO WEST~~

jo-west@yah.co.com

PARCEL_ID	PM_MAIL_NM	PM_MAIL_A1	PM_MAIL_CT	PV_PM_M	PM_PROP_AD
RP04S05E254810	VANDER STELT MARITAL TRUST	12400 LANDAU WAY	NAMPA	ID 83686	
RP04S05E252410	WEST, DANIEL	10294 SW MINT FARM ROAD	MTN HOME	ID 83647	
RP04S05E261815	WEST, DANIEL	10294 SW MINT FARM ROAD	MTN HOME	ID 83647	10294 SW MINT FARM RD
RP04S05E260095	IDAHO WATER COMPANY LLC	1135 VALLEY ROAD SOUTH	EDEN	ID 83325	
RP04S05E261900	WEST, DANIEL	10294 SW MINT FARM ROAD	MTN HOME	ID 83647	10294 SW MINT FARM RD
RP04S05E264800	PETERMAN FAMILY FARMS LLC	1402 S 10TH E	MTN HOME	ID 83647	11165 SW MINT FARM RD
RP04S05E262445	VANDER STELT MARITAL TRUST	12400 LANDAU WAY	NAMPA	ID 83686	



SW OLD GRAND VIEW HWY

SW OLD GRAND VIEW HWY

SW ASHLEY CT

SW EL CAMINO CT

SW ROBINSON RD

SW DIVISION RD

SW MINT FARM RD

BOMBER RD

PERMETER RD

SW BEET DUMP RD

SW YOTE ST

SW BLANKSMA RD

HIGHWAY 51

GRAVEL PIT RD

SW FLYING H RD

SW TANNER DR



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: August 10, 2015 7:00 p.m.

End Time of the Neighborhood Meeting: (midnight) No ending time specified

Attendees:

<u>Name</u>	<u>Address</u>
1. <u>Jo + Dan West</u>	<u>10294 Sw Mount Farm Rd Mtn Home ID</u>
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: High Tunnel Structure

Notice Sent to neighbors on: July 28, 2015

Date and time of the neighborhood meeting: 8-10-2015 7:00 p.m.

Location of the neighborhood meeting: 10294 SW Mint Farm Rd Mtn Home ID

Applicant:

Name: Jo West

Address: 10294 SW Mint Farm Rd

City: Mtn Home State: ID Zip: 83647

Telephone: (208) 590-2312 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.

Kimberlee Jo West

Signature: (Applicant)

8-21-2015

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.

Neighborhood Meeting Template:

Date

To: Property Owner

You are invited to attend a neighborhood meeting at ***location & time*** This meeting is to inform property owners of ***proposed application***. Your comments are greatly appreciated as we move forward with our application.

Sincerely,

Name

GREENHOUSE WEST



Neighborhood Meeting

Subject: High Tunnel Structure

We are holding a meeting to all who are property owners on the exterior boundary of our property. This is a notice to make you aware that we are requesting to put up a structure this fall, on our property, with planning/zoning. The structure is similar to a pole building, 30'X100' but with 6mil plastic on the roof and sides, and will be used to grow plants inside. This notice is required as part of the process of our request. Any details will be given as well as questions answered at the meeting.

Dan and Jo West

August 10, 2015 7:00p.m.

10294 SW Mint Farm Road

Mountain Home, Idaho, 83647

Home
of the
living
tomato.

GREENHOUSE WEST

10294 SW Mint Farm Road,

Mountain Home, ID, 83647

208-590-

2312 | jo_gowest@yahoo.com |



Elmore County Land Use and Building Department

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

Alan Christy
Director

Tell Riley
Building Official

Beth Bresnahan
Planner I

Kacey Ramsauer
Administrative
Assistant

Date: September 1, 2015

To: Whom It May Concern

Subject: Notice of Public Hearing

Applicant: Dan and Kimberlee Jo West - Conditional Use Permit for an agriculture building in the Air Base Hazard Zone

Case #: CUP-2015-13

A public hearing will be held before the Elmore County Planning and Zoning Commission on the enclosed application. The hearing is scheduled for Wednesday, October 7, 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, September 25, 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

CC:

366th CES/CENP
366th OSS/OSOA
Elmore Ambulance Service
Elmore County Sheriff
St. Luke's Elmore Medical Center
Elmore Soil & Water Conservation District
Idaho Dept of Transportation District 3
Glenns Ferry Highway District
City of Mountain Home Development Services

ELMORE COUNTY

PLANNING AND ZONING COMMISSION

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

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN pursuant to the laws of the State of Idaho and Ordinances of Elmore County, that the Elmore County Planning and Zoning Commission will hold a PUBLIC HEARING at 7:00 p.m. on Wednesday, October 7, 2015 in the War Memorial Hall (American Legion) 515 East 2nd South Street, Mountain Home, Idaho, to accept testimony and consider an application from Dan and Kimberlee Jo West for a Conditional Use Permit for an agriculture building in the Air Base Hazard Zone. Case Number: CUP-2015-13. The site is located in the SE1/4 NE1/4 Section 26, Township 4S, Range 5E, B.M. A common way of locating the property is from Air Base Road turn south on Highway 51, travel 8 miles, turn right on SW Beet Dump Road, travel 3.5 miles, turn right at sharp corner before cattle guard, travel 1.5 miles, property at end of road.

This application may be reviewed prior to the hearing in the Land Use and Building Department during regular business hours. Any and all interested persons shall be heard at said public hearing and the public is welcome and invited to submit testimony. Anyone who wishes to testify but is unable to attend may submit written testimony prior to the hearing by sending it to Elmore County Land Use and Building Department, 520 East 2nd South Street, Mountain Home, Idaho, 83647. Written testimony must be received by 5:00 p.m. on Friday, September 25, 2015.

The Elmore County Clerk is responsible for ensuring compliance with the American Disabilities Act (ADA) of 1993, the Elmore County Clerk is responsible ADA coordinator. Provisions will be made for persons with disabilities who are unable to attend this hearing. A grievance procedure is available from M. Bate, Elmore County Courthouse, in accordance with the ADA regulations.

One publication: Wednesday, September 16, 2015


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



Elmore County Land Use and Building Department

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

COPY

Alan Christy
Director

Tell Riley
Building Official

Beth Bresnahan
Planner I

Kacey Ramsauer
*Administrative
Assistant*

September 1, 2015

Dan and Kimberlee Jo West
10294 SW Mint Farm Rd
Mountain Home, ID 83647

To whom it may concern,

The purpose of this letter is to inform you that your application for a Conditional Use Permit CUP-2015-13 has been accepted by the Elmore County Land Use and Building Department. The public hearing with Elmore County Planning and Zoning Commission has been scheduled for October 7, 2015 at 7:00 p.m. The hearing will be held at the War Memorial Hall (American Legion) 515 East 2nd South Street, Mountain Home, Idaho.

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

Thanks,


Alan Christy

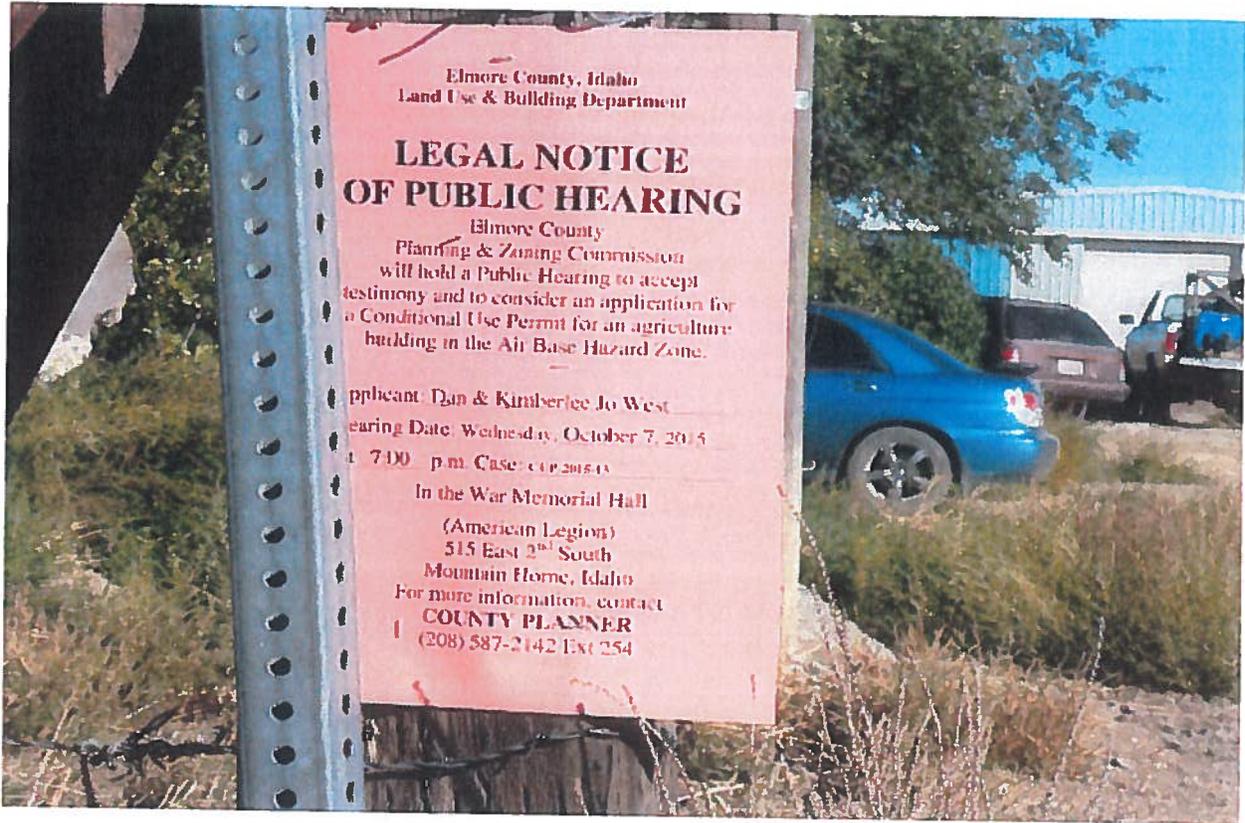
Director
Elmore County Land Use and Building

achristy@elmorecounty.org
<http://www.elmorecounty.org>



Photos taken 9/28/2015





Photos taken 9/28/2015

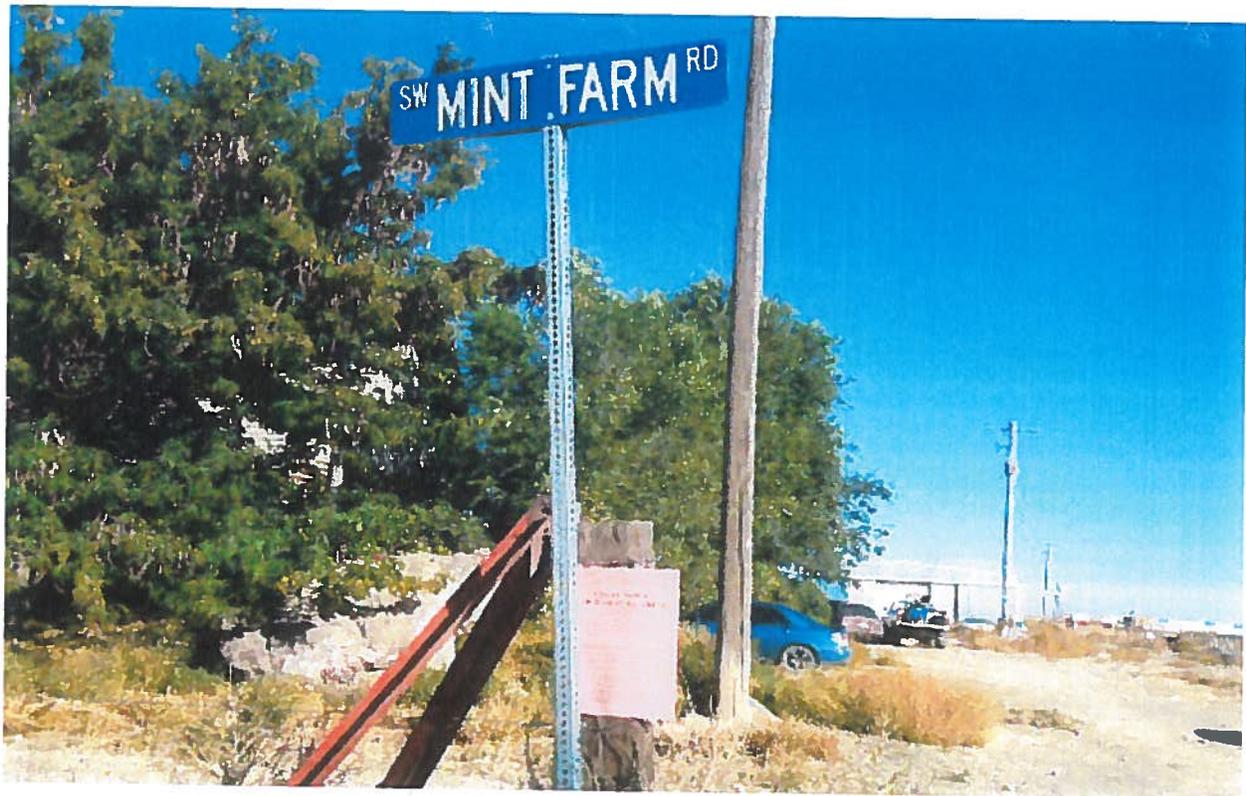




Photo taken 9/28/2015



**ELMORE COUNTY
PLANNING AND ZONING COMMISSION**

MINUTES

Wednesday, September 16, 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 and Sue Fish. Also present were Attorney of Record Phillip and staff members Beth Bresnahan and Kacey Ramsauer.

PLEDGE OF ALLEGIANCE

PUBLIC MEETING

Ordinance Work Session

Bresnahan stated that staff put together a few changes to chapter 9. She stated that most of it is consistency in the terms and some date corrections. She stated that they have moved definitions to chapter 2 which is where all the definitions belong. She stated that they changed percentages to match what FEMA and other government agencies use. She stated that they moved violations to chapter 3. She stated that they did include Idaho code 67-6538 in chapter 9.

NEW BUSINESS

Minutes and FCOs

Minutes from 08-19-2015

Duerig moved to approve.

Blanksma seconded.

Motion carried unanimously.

FCO for Case Number: CUP-2015-11 Simco Solar, LLC

Blanksma moved to approve with the correction that Fish was absent and did not vote.

Duerig seconded.

Motion carried unanimously with Fish abstaining.

FCO for Case Number: CUP-2015-12 Mike and Patricia Canale

Duerig moved to approve with the correction that Fish was absent and did not vote.

Blanksma seconded.

Motion carried unanimously with Fish abstaining.

INFORMATION ITEMS**Upcoming P&Z Schedule**

Bresnahan stated there will be regularly scheduled meeting on October 7, 2015 and the appeal hearing before the Board of County Commissioners on October 9, 2015 for Jim Carries subdivision. She stated that there is nothing scheduled for the October 21, 2015 meeting date at this time.

MEETING ADJOURNED at 7:12 pm.

Patti Osborn, Chairperson

Date:

Attest: _____
Alan Christy, Director

Date: