



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

Supplemental Staff Report to the Planning and Zoning Commission

Meeting/Hearing Date: 06/17/15

Date Report Compiled: 06/15/15

Agenda Item: Application for expansion of an existing dairy permit, Confined Animal Feeding Operation (CAFO)

Applicant: Sun View Dairy

Case Number: CAFO-2015-01

Staff: Beth Bresnahan

Location: NW4 Sec 8, NE4 Sec 7, E2 NW2 Sec 7, Township 5 South, Range 6 East, B.M. A common way of locating the property is from Mountain Home head southwest on Highway 51 to SW Blanksma Rd, turn Right. The dairy is located ½ mile on the right.

Zoning: Agriculture/Wildfire Urban Interface Overlay Zone

Parcel Numbers: RP05S06E070010A and RP05S06080100A

LETTERS FOR THE RECORD

1. Letter from Idaho Department of Transportation, James Morrison, dated June 5, 2015
2. Email from Mountain Home AFB, Sam Shearman, dated June 11, 2015

STAFF COMMENT

Idaho Department of Transportation has no concerns with the expansion.

Mountain Home AFB Does not see any negative impact on the base.

STAFF RECOMMENDATION

Staff recommends the applicant provide the additional information outlined in this report and the letter from Aspen Engineers dated June 3, 2015.

If approved staff recommends the following conditions of approval:

1. The number of animal units is limited to 11,703.
2. No further expansion of composting within the Air Base Hazard one located in NW¼ , Section 7, Township 5 South, Range 6 East, B.M.
3. The use will comply with Federal, State and local ordinance requirements.
4. A yearly report of the well monitoring will be reported to the Land Use and Building Department.
5. The use will comply with IDAPA 02.04.14 Rules Governing Dairy Waste.



IDAHO TRANSPORTATION DEPARTMENT

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

(208) 334-8300
itd.idaho.gov

June 5, 2015

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

received
6-10-15 KCR

RE: CAFO-2015-01 SUNVIEW DAIRY

The Idaho Transportation Department (ITD) has reviewed the confined animal feeding operation application for Sunview Dairy located at 6600 SW Blanksma Road east of SH-51. ITD has reviewed the notice and has the following comments:

1. ITD has no concerns with this application and requires no mitigation.
2. No access to SH-51 is proposed and none is approved with this application.
3. Any work within the State right-of-way requires prior approval before any work starts. Contact Shona Tonkin for an application.
4. Idaho Code 40-1910 does not allow outdoor advertising within the right-of-way of any State highway system.
5. IDAPA 39.03.60 governs outdoor advertising.

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: Thursday, June 11, 2015 12:11 PM
To: Beth Bresnahan
Subject: RE: CAFO

Good Afternoon Beth,

I quickly reviewed everything and I am not seeing any imposing encroachment or land use issues. The expansion will have an impact on water use in the area, but after looking at the IDEQ's water plan I do not see any direct negative impact on the base. Noise and air traffic will continue to affect all properties around the base, especially those directly in the flight path.

I will plan on attending the meeting so if there are any questions for the base I will be able to get answers.

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, June 08, 2015 11:27 AM
To: SHEARMAN, SAMUEL A III GS-11 USAF ACC 366 CES/CENP
Subject: RE: CAFO

Great I will be looking for your response.

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

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

From: SHEARMAN, SAMUEL A III GS-11 USAF ACC 366 CES/CENP [<mailto:samuel.shearman@us.af.mil>]
Sent: Monday, June 08, 2015 11:24 AM
To: Beth Bresnahan; SCHMIDT, BYRON L GS-11 USAF ACC 366 OSS/OSOA
Subject: RE: CAFO

Beth,

I apologize, I have not had a chance to put a response together yet. I will get something out to you as soon as possible though and as Byron stated I do plan on attending the meeting next week.

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, June 08, 2015 11:13 AM
To: SCHMIDT, BYRON L GS-11 USAF ACC 366 OSS/OSOA; SHEARMAN, SAMUEL A III
GS-11 USAF ACC 366 CES/CENP
Subject: CAFO

Good morning,

We are just wondering if you are going to send anything in regards to the CAFO expansion of Sunview Dairy?

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