

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

---

---

**Wednesday, September 21, 2016 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"/> Dave Holland                       | <input type="checkbox"/> Sue Fish                  |
| <input type="checkbox"/> Ed Oppedyk                         | <input type="checkbox"/> Jeff Blanksma             |
| <input type="checkbox"/> Mitch Smith                        |  |
| <br><input type="checkbox"/> Attorney of Record Phil Miller |  |

**PLEDGE OF ALLEGIANCE**

**PUBLIC HEARING**

- **Mike Eisenman for a Conditional Use Permit for a gravel pit in the Agriculture Zone. Case Number: CUP-2016-05.** The site is located in the NW ¼ of the SE ¼ of Section 10, Township 3 South, Range 6 East, B.M. A common way of locating the property is from Sunset Strip turn on Canyon Creek Rd., turn left on Mashburn Rd. Property is located approximately 0.75 miles on the left.

**ITEMS FROM THE PUBLIC**

**MINUTES**

- Minutes from August 17, 2016

**INFORMATION ITEMS**

- Upcoming P & Z Schedule

**MEETING ADJOURN**



# 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:** 9/21/2016

**Date Report Compiled:** 9/1/2016

**Agenda Item:** Conditional Use Permit for a gravel pit in an Agriculture Zone

**Applicant:** Mike Eisenman

**Case Number:** CUP-2016-05

**Staff:** Beth Bresnahan

**Location:** NW1/4 of the SE ¼ of Section 10, Township 3 South, Range 6 East, B.M.

**Zoning:** Agriculture/Wildfire Interface Overlay

**Parcel Number:** RP 03S06E106610 A

### **BACKGROUND:**

Application was submitted on July 18, 2016 and was deemed complete on July 20, 2016. Letter was sent to applicant on July 20, 2016. Notice was sent to property owners and agencies on August 15, 2016. Notification was published in the Mountain Home Newspaper on August 31, 2016. Notice was posted on property on September 9, 2016.

A common way of locating the property is from Sunset Strip turn on Canyon Creek Rd., turn left on Mashburn Rd. Property is located approximately 0.75 miles on the left.

The roads are maintained by the Mountain Home Highway District.

The proposed gravel pit will be approximately 40 acres.

Surrounding land uses are agriculture, residential, commercial, gravel pit and grazing.

### **LETTERS FOR THE RECORD**

1. Letter from Tesoro Logistics, received August 22, 2016
2. Elmore County Treasurer/Assessor Letter, received August 26, 2016

### **ATTACHMENTS:**

1. Application
2. Posting photos
3. Map

### **THE TWELVE STANDARDS ALL CONDITIONAL USES MUST MEET ARE:**

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

**Staff Response:** Table 6-8-11 (C) shows that a Pit, Mine or Quarry requires a Conditional Use Permit.

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

**Staff Response:** Staff has been unable to find any conflict with the Elmore County Comprehensive Plan and Ordinance. Staff believes this proposal is in harmony with Land Use Objective #13 in the 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 the proposed use complies with the purpose statement of the applicable base zone in that the proposed use is "compatible with farming, ranching, grazing, forest products and limited mining,"

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

**Staff Response:** Staff believes this use will comply with 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 of this application. Agency letters are attached to this staff report. Staff has proposed conditions to ensure 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:** Agriculture use of the land will continue to operate on the remainder of the parcel.

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

**Staff Response:** Neighbors within 1,000 feet have been notified of this application. Agriculture zones allow for residential development at one (1) home to forty (40) acres. East of the proposed area is the Mountain Home Aquifer Recharge area and the residential development is one (1) home to five (5) acres.

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:** The proposed use will not create excessive additional requirements at public cost. Benefit to the public for more efficient maintenance of roads possible.

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:** The proposed use will not create excessive additional requirements at public cost.

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:** The proposed use is not intended to be detrimental to any persons. Traffic will have a slight increase. No excessive noise, smoke, fumes, glare or odors are anticipated with the proposed use. There are two (2) gravel pits to the west that are in existence already.

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:** The approach locations will be approved by the Mountain Home Highway District.

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 proposed use will not result in the destruction, loss or damage of a natural or scenic feature of major importance.

### **STAFF COMMENT**

Per Section 6-8-164 E.6 "The conditional use approval shall consider and/or establish a time frame for the extraction of material. For any proposal where the applicant request an extraction period greater than five (5) years, the Commission shall review the status of the pit, quarry, or mine after two point five (2.5) years and consider amendments or additions to the approval."

### **STAFF RECOMMENDATION**

If the questions and concerns raised by staff are adequately addressed and not taking into account any public testimony, staff recommends **approval** of the proposed Conditional Use Permit CUP-2016-05 with the proposed conditions of approval:

### **PROPOSED CONDITIONS OF APPROVAL**

1. Hours of gravel pit operation, will include crushing and truck traffic, shall be within 7:00 a.m. to 7:00 p.m. standard time/ 7:00 a.m. to 9:00p.m. daylight saving time.
2. If blasting occurs, the applicant shall obtain an Elmore County blasting permit from the Elmore County Land Use and Building Department.
3. There shall be no mining or excavating within 60' of property boundaries.
4. Failure to comply with the conditions with result in the revocation of the Conditional Use Permit.
5. Dust control shall be maintained on all access roads.
6. The proposed use will comply with any prior or existing state or federal agency requirements.
7. The use will comply with applicable items of section 6-8-164 of the Elmore County

**Zoning and Development Ordinance.**

8. The gravel pit shall be operated for a period of 20 years.



# 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  
8-22-16 bsb

Alan Christy  
Director

Tell Riley  
Building Official

Both Bresnahan  
Planner I

Kacey Ramsauer  
Administrative  
Assistant

No Conflict with Tesoro - NW Pipeline  
Clear to dig. Any questions, please call  
Jesi Brock at 208-401-8221.

No Conflict with Tesoro  
Logistics.

8/21/16

Date: August 15, 2016

To: Whom It May Concern

Subject: Notice of Public Hearing

Applicant: Mike Eisenman – Conditional Use Permit for a gravel pit in the  
Agriculture Zone

Case #: CUP-2016-05

A public hearing will be held before the Elmore County Planning and Zoning Commission on the enclosed application. The hearing is scheduled for Wednesday, September 21, 2016 at 7:00 p.m. in the War Memorial (American Legion) Hall at 515 East 2<sup>nd</sup> 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 2<sup>nd</sup> South Street, Mountain Home, ID, 83647. 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



# 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  
8-26-16 ~~BSB~~

Alan Christy  
Director

Tell Riley  
Building Official

Beth Bresnahan  
Planner I

Kacey Ramsauer  
Administrative  
Assistant

Elmore County Assessor – Parcel Number: Q3506E106610  
Comments: \_\_\_\_\_  
Elmore County Treasurer – Taxes 1<sup>st</sup> Half \_\_\_\_\_ 2<sup>nd</sup> Half 2015 Taxes  
Late Charges: Yes \_\_\_ No \_\_\_ Comments: \_\_\_\_\_

*Paid in full*  
*Cathy Smith*  
*8-25-2016*

Date: August 15, 2016

To: Whom It May Concern

Subject: Notice of Public Hearing

Applicant: Mike Eisenman – Conditional Use Permit for a gravel pit in the Agriculture Zone

Case #: CUP-2016-05

A public hearing will be held before the Elmore County Planning and Zoning Commission on the enclosed application. The hearing is scheduled for Wednesday, September 21, 2016 at 7:00 p.m. in the War Memorial (American Legion) Hall at 515 East 2<sup>nd</sup> 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 2<sup>nd</sup> South Street, Mountain Home, ID, 83647. 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

received  
7-8-10 KW

Mandy



# ELMORE COUNTY LAND USE & BUILDING DEPARTMENT

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

[www.elmorecounty.org](http://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: MIKE EISENMAN
2. Address of applicant: 3350 W AMERICAN TERRACE STE 310 BOISE ID 83706
3. Daytime telephone number of applicant: 206-349-5599
4. Email Address: MJ32020@GMAIL.COM
5. Name, address, and daytime telephone number of developer: S. Iron

6. Address of subject property: SE 1/4 of Section 9 + SW 1/4 + W 1/2 of the 1/4 of Sect 10  
Township 3 S, R 6 E B M, Elmore CO ID
7. 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# \_\_\_\_\_

9. Common directions of how to get to the proposed Conditional Use Permit property from a known beginning point: North on Canyon Creek Rd West on NW MATHURAN

10. a. Current zoning: \_\_\_\_\_ b. Current district (if applicable): \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

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

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

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

13. ADJACENT PROPERTIES have the following uses:

North FARMING

East Previous Gravel Pit

South FARMING

West FARMING

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

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

GRAVEL PIT  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

16. a. The conditional use is requested to begin within 30 ~~90~~ <sup>1</sup> x 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: 30 ~~90~~ <sup>1</sup> x days/  month/  years and be completed within \_\_\_\_\_  days/  months/  years.

17. Proposed Use(s): Gravel Pit Hours of Operation: 8-5

Days of Operation: M-Sat Maximum Number of Patrons: 3-4

Sewage disposal: municipal / individual septic

Water: municipal supply / community well / individual well

Number of employees during largest shift: 2 Proposed number of parking spaces: \_\_\_\_\_

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' (1000' Minimum in Agriculture Zone) 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: 1000  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?  
Land use matrix requires a CUP for a gravel pit.

How will the proposed land use be in harmony and accordance with the Comprehensive Plan and the Ordinance?  
The conditional use will support the local economy.

How will the proposed land use comply applicable base zone and with the specific standards as set forth in the Ordinance?  
~~It is~~ IT IS AN ~~Approved~~ Allowed use in the ordinance.

How does the propose land use comply with all applicable County Ordinance?  
The Conditional Use will be an Allowed Use in the ordinance.

How does the propose land use comply with all applicable State and Federal regulation?  
Any state & Federal Regulations will be complied with.

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?  
In an Agriculture land use area, appearance will not be a disturbance.

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

*A gravel pit is not hazardous or disturbing.*

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?

*NO public services will be needed or utilized. Canyon Creek Rd is an approved county roadway.*

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

*no public facilities or services will be needed with the exception of the roadway.*

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?

*A gravel pit does not produce excessive 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?

*one approach and exit off of the public road.*

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?

*Plan will not result in destruction, loss or damage of agricultural lands.*

**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 8 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.

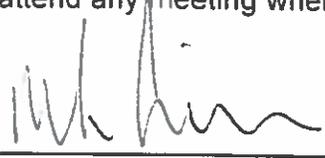
The Planning and Zoning Commission shall hold at least one public hearing on an application for a Conditional Use Permit. A public hearing will be scheduled within sixty (60) days after acceptance of the application. The Land Use & Building Department will mail hearing notices to the surrounding property 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) ME. The applicant also verifies that the application is complete and all information contained herein is true and correct (initial) ME. 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.

  
\_\_\_\_\_  
Property Owner Signature      7/5/2016  
Date

\_\_\_\_\_  
Applicant Signature      7/5/16  
Date

**ADMINISTRATIVE USE ONLY**

Date of Acceptance 7-18-16

Accepted by [Signature]

CUP FEE: \$800.00

Fee \$ 800.00 ( Pd) Receipt # 20-10422

Date Paid: 7-18-16

Case# CUP- 2016-05

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 Comments & Signatures**

Notes for agency signatures.

1. It is recommended that applicants set up appointments with the following agencies once the application is complete with all required information.
2. Agency signature does not guarantee any future approvals.
3. Agencies may attach additional sheets of paper for comment and/or conditions if necessary.
4. Agencies may have additional comments and/or conditions at a later time.

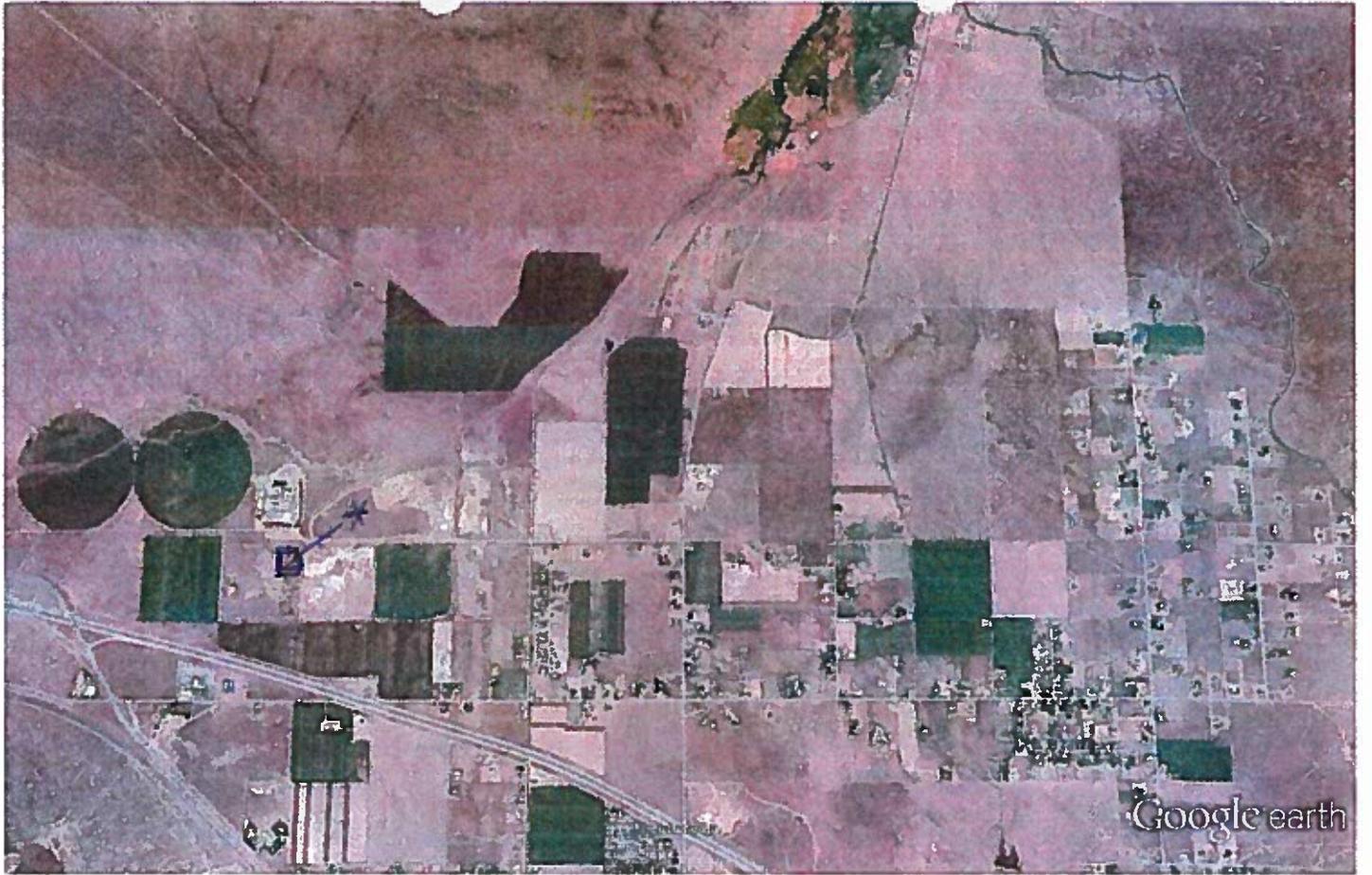
- Marta Jones RSB 7-6-16  
Central District Health (or other Sewer District) Sewer Permit (580-6003) Date  
Comment: No objection to this proposal
- \_\_\_\_\_  
Roadway Jurisdiction (MHHD 587-3211) (GFHD 366-7744) (AHD 864-2115) Date  
Comment: \_\_\_\_\_
- B. J. P. M.H.F.D. 7.6.16  
Fire District (MHRFD 587-2117) (Oasis 796-2115) (GFFD 366-2689) (BGRFD 834-2511) (AFD 2182) Date  
Comments: \_\_\_\_\_
- \_\_\_\_\_  
Assessor's Office (Verify Legal Description) (ext. 247) Date  
Comments: \_\_\_\_\_
- \_\_\_\_\_  
Treasurer's Office (Verify Tax Status) (ext. 501) Date  
Comments: \_\_\_\_\_

Agency Comments & Signatures

Notes for agency signatures

1. It is recommended that applicants set up appointments with the following agencies once the application is complete with all required information.
2. Agency signature does not guarantee any future approvals
3. Agencies may attach additional sheets of paper for comment and/or conditions if necessary
4. Agencies may have additional comments and/or conditions at a later time

- Central District Health (or other Sewer District) Sewer Permit (580-6003) \_\_\_\_\_ Date \_\_\_\_\_  
Comment \_\_\_\_\_
- Roadway Jurisdiction (MHHD 587-3211) (GFHD 366-7744) (AHD 864-2115) \_\_\_\_\_ Date 7/6/16  
Comment Will apply for legal approach permit  
[Signature] MHFD \_\_\_\_\_ Date 7.6.16
- Fire District (MHRFD 587-2117) (Oasis 796-2115) (GFFD 366-2889) (BGRFD 834-2511) (AFD 2182) \_\_\_\_\_ Date \_\_\_\_\_  
Comments \_\_\_\_\_
- Assessor's Office (Verify Legal Description) (ext 247) \_\_\_\_\_ Date \_\_\_\_\_  
Comments \_\_\_\_\_
- Treasurer's Office (Verify Tax Status) (ext 501) \_\_\_\_\_ Date \_\_\_\_\_  
Comments \_\_\_\_\_



Google earth

miles 2  
km 3



From: **Mike Eisenman** mje2020@gmail.com  
Subject: **Fwd: Mtn. Home Gravel Pit**  
Date: July 3, 2016 at 7:57 PM  
To: **Mike Eisenman** mje2020@gmail.com



**Ownership**

Clear Springs Ranch Partners, LLC is the owner and that is myself.

**Legal Description**

SE 1/4 of Section 9 and the SW 1/4 and W 1/2 of the SE 1/4 of Section 10, Township 3 South, Range 6 East, BM, Elmore County, Idaho.

Re-recorded to correct error in legal description on page 4

Instrument # 422793 # Pages: 6  
ELMORE COUNTY, Idaho  
Aug 30, 2011 2:41:40 pm Fee: \$ 25.00  
For: RICHARD CUMMINGS  
BARBARA STEELE, Recorder  
DELLIS, Deputy

After recording, return to:

Richard A. Cummings, Esq.  
412 E. Parkcenter Blvd., Suite 325  
P.O. Box 1545  
Boise, Idaho 83701

## RE-RECORDED

Instrument # 422875 # Pages: 6  
ELMORE COUNTY, Idaho  
Sep 06, 2011 12:18:17 pm Fee: \$ 25.00  
For: ATTY RICHARD A. CUMMINGS  
BARBARA STEELE, Recorder  
MHOOPER, Deputy

## SHERIFF'S DEED

THIS INDENTURE, Made this 29<sup>th</sup> day of August, 2011, between RICK LAYHER, Sheriff of the County of Elmore, State of Idaho ("Sheriff"), in favor of CLEAR SPRINGS RANCH PARTNERS, LLC, an Idaho limited liability company ("Grantee").

WHEREAS, By that certain Judgment, rendered by the District Court of the Fourth Judicial District of the State of Idaho, in and for the County of Elmore, on January 8, 2010, in that certain action then pending in said court, wherein Clear Springs Ranch Partners, LLC was the Plaintiff and Clear Springs Ranch, LLC was the Defendant, a copy of which Judgment, with a Writ of Execution and Notice of Levy was delivered to said Sheriff for execution, and by which it was, among other things, ordered, adjudged, and decreed that said Writ be satisfied by sale of the property of the Defendant and that it be sold at public auction by said Sheriff, in the manner required by law, and according to the course and practice of said court, that any of the parties to said action might become the purchaser at such sale and that said Sheriff execute the usual certificates and deeds to the purchaser, as required by law;

NOW, the Sheriff, in order to carry into effect the sale in pursuance of said Judgment, and in conformity to the statutes in such case made and provided, and also in consideration of the premises and of a credit bid in the amount of \$1,160,000.00, lawful money of the United States, by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell, and convey, unto said Purchaser, and to its successors and assigns forever, the interest to the following:

A parcel of land located in the SE1/4 of Section 9, and the SW1/4 and the W1/2 of the SE1/4 of Section 10, Township 3 South, Range 6 East, B.M., Elmore County, Idaho, more particularly described on Exhibit A, attached hereto and incorporated herein by reference.



A parcel of land located in the SE1/4 of Section 9, and the SW1/4 and the W1/2 of the SE1/4 of Section 10, Township 3 South, Range 6 East, B.M., Elmore County, Idaho, more particularly described as follows:

Commencing at a found aluminum cap monument (corner record inst. # 167940) marking the southeast corner of said Section 10;

Thence South  $89^{\circ}50'29''$  West coincident with the south line of said Section 10, a distance of 1667.81 feet to a set 5/8" rebar/cap PLS 10782 and the Point of Beginning;

Thence continuing South  $89^{\circ}50'29''$  West coincident with the south line of said Section 10, a distance of 819.99 feet to a set 5/8" rebar/cap PLS 10782 on the northerly right-of-way of Interstate 80 North;

Thence North  $73^{\circ}36'37''$  West coincident with said northerly right-of-way of Interstate 80 North, 99.64 feet to a set 5/8" rebar/cap PLS 10782;

Thence North  $0^{\circ}09'31''$  West, 349.92 feet to a set 5/8" rebar/cap PLS 10782;

Thence South  $89^{\circ}50'21''$  West 1037.08 feet to a set 5/8" rebar/cap PLS 10782 on said northerly right-of-way of Interstate 80 North;

Thence North  $73^{\circ}36'37''$ : West coincident with said northerly right-of-way of Interstate 80 North, 749.99 feet to the beginning of a tangent curve;

Thence 1030.04 feet along the arc of said curve to the left, and coincident with said northerly right-of-way of Interstate 80 North, with a central angle of  $1^{\circ}42'33''$ , a radius of 34527.47, subtended by a chord bearing North  $74^{\circ}27'54''$  West, 1030.00 feet;

Thence North  $0^{\circ}14'31''$  East coincident with said northerly right-of-way of Interstate 80 North, 51.63 feet to the beginning of a non tangent curve;

Thence 614.02 feet along the arc of said curve to the left, and coincident with said northerly right-of-way of Interstate 80 North, with a central angle of  $1^{\circ}01'03''$ , a radius of 34577.47, subtended by a chord bearing North  $75^{\circ}50'59''$  West, 614.01 feet;

Thence North  $76^{\circ}21'30''$  West coincident with said northerly right-of-way of Interstate 80 North, 1746.11 feet;

Thence North  $43^{\circ}40'40''$  West coincident with said northerly right-of-way of Interstate 80 North, 555.60 feet to a set 5/8" rebar/cap PLS 10782 on the west line of said SE1/4 of Section 9;

Thence North  $0^{\circ}03'45''$  East coincident with said west line of the SE1/4 of Section 9, a distance of 752.87 feet to a found aluminum cap marking the C 1/4 corner of said Section 9;

Thence South 89°48'19" East coincident with the north line of said SE1/4 of Section 9, a distance of 2682.34 feet to a found axle (corner record #328639) marking the E1/4 corner of said Section 9;

Thence South 0°14'31" West coincident with the east line of said SE1/4 of Section 9, a distance of 1314.83 feet to a set aluminum cap PLS 10782, marking the S 1/16 corner common to said Sections 9 and 10;

Thence North 89°48'12" East coincident with the north line of the S1/2 of the SW1/4 of said Section 10, a distance of 2662.54 feet to a set aluminum cap PLS 10782 marking the CS 1/16 corner of said Section 10;

Thence North 0°01'05" West coincident with the west line of the NW1/4 of the SE1/4 of said Section 10, a distance of 1316.56 feet to a found 5/8" rebar (corner record #328640) marking the C1/4 corner of said Section 10;

Thence North 89°47'33" East coincident with the north line of said NW1/4 of the SE1/4 of said Section 10, a distance of 1335.08 feet to a set aluminum cap PLS 10782 marking the CE 1/16 corner of said Section 10;

Thence South 0°01'35" West coincident with the east line of said NW1/4 of the SE1/4 of said Section 10, a distance of 1317.05 feet to a found 5/8" rebar (corner record #284392) marking the SE 1/16 corner of said Section 10;

Thence South 89°48'47" West coincident with the south line of said NW1/4 of the SE1/4 of said Section 10, a distance of 333.52 feet to a set 5/8" rebar/cap PLS 10782 marking the northwest corner of the E1/2 of the E1/2 of the SW1/4 of the SE1/4 of said Section 10;

Thence South 0°01'30" East coincident with the west line of said E1/2 of the E1/2 of the SW1/4 of the SE1/4 of said Section 10, a distance of 1317.06 feet to the Point of Beginning.

TOGETHER WITH a proportionate share consisting of 100% of Partially Decreed Water Right No. 61-07037 AND 147.06 shares of Mountain Home Irrigation water rights.

Also described as:

Parcel 1:

Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho.

Section 9: The Southwest Quarter of the Southeast Quarter, the West Half of the Southeast Quarter of the Southeast Quarter, North and East of the Highway Right-of-Way.

**Parcel 2:**

**Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho.**

**Section 9: A parcel of land being on the northerly side of the centerline of Interstate 80N, Project No. I-80N-2(9)91 Highway Survey as shown on the plans thereof now on file in the office of the Idaho Transportation Dept., Division of Highways, and being a portion of the E1/2SE1/4SE1/4 Section 9, Township 3 South, Range 6 East, B.M., described as follows, to-wit:**

**Commencing at the SE corner of Section 9, Township 3 South, Range 6 East, B.M.; thence North 0°14'14" East along the East line of said Section 9 a distance of 923.81 feet to a point in a line parallel with and 200.0 feet northeasterly from the centerline and bears North 16°23'23" East from Station 2112+98.59 of said Interstate 80N, Project No. I-80N-2(9)91 Highway Survey and being the Real Point of Beginning;**

**Thence North 76°21'30" West along said parallel line 680.00 feet, more or less, to a point in the West line of the E1/2SE1/4SE1/4 of said Section 9;**

**Thence northerly along the said West line 230.0 feet, more or less, to a point in the North line of said SE1/4SE1/4;**

**Thence easterly along said North line 660.0 feet, more or less, to a point in said East line of Section 9;**

**Thence South 0°14'14" West along said East line 395.0 feet, more or less, to the Real Point of Beginning.**

**Highway Station Reference: 2106+10 to 2112+85.77.**

**Parcel 3:**

**Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho.**

**Section 9: N1/2SE1/4 of said Section 9 lying North of Interstate 80, SAVE AND EXCEPT:**

**An irregular parcel of land being on both sides of the Highway Survey line as shown on the official plat of U.S. 30 Project No. I-3022 (7) Highway Survey on file in the office of the Department of Highways of the State of Idaho and lying over and across the NW1/4SE1/4 of Section 9, Township 3 South, Range 6 East, Boise Meridian, described as follows:**

**Beginning at the Southwest corner of the NW1/4SE1/4 of Section 9, T3S, R6E, BM, which corner is approximately North 1,320.00 feet from the South Quarter corner of said Section 9; thence North along the West line of said NW1/4SE1/4, 560.0 feet, more or less, to a point that bears N. 13°50'30" E., 500.00 feet from the Highway Survey line of U.S. 30-Project No. I-3022(7); thence Southeasterly 579.0 feet, more or less, to a point in a line parallel with and Northeasterly 200.0 feet from said Highway Survey line; thence South 76°09'30" East along said parallel line 644.0 feet, more or**

less, to the South line of said NW1/4SE1/4; thence West along the said South line 1,035.0 feet, more or less, to the Point of Beginning.

**Parcel 4:**

**Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho.**

**Section 10: W1/2SW1/4SE1/4; W1/2E1/2SW1/4SE1/4, and NW1/4SE1/4**

**Section 10: All that portion of the S1/2SW1/4 lying North of the right-of-way for Interstate Highway No. 84**

**SAVE AND EXCEPT:**

**Township 3 South, Range 6 East, Elmore County, Idaho**

**Section 10: A Tract of land lying in a portion of the S1/2S1/2 and being more particularly described as follows:**

**Beginning at a point marking the Southeast corner of Section 10; thence on an assumed bearing of S. 89°47'19" W. 2,488.02 feet along the South line of said Section 10 to a point on the North right-of-way line of I-84; thence N. 73°40'26" W 99.41 feet to an iron pin on the North right-of-way line of I-84, said point being the REAL POINT OF BEGINNING; thence along the said North right-of-way line of I-84 the following courses and distances:**

**N. 73°40'26" W. 242.89 feet (formerly N. 73°36'37" W.) To a brass cap marking I-84 R.O.W. Marker 110 feet left of Sta. 2139+25; thence**

**N. 62°21'50" W. 203.87 feet (formerly N. 62°18'01" W. 203.96 feet) to a brass cap marking I-84 R.O.W. Marker 150.00 feet left of Sta. 2137+25; thence N. 73°40'26" W. 652.01 feet (formerly N. 73°36'37" W.) to an iron pin; thence leaving said North right-of-way line,**

**N. 89°47'11" E. 1,038.14 feet to an iron pin; thence**

**S. 0°12'41" E. 350.00 feet to the REAL POINT OF BEGINNING.**

**TOGETHER WITH a proportionate share consisting of 100% of Partially Decreed Water Right No. 61-07037 AND 147.06 shares of Mountain Home Irrigation water rights.**



ELMORE COUNTY LAND USE & BUILDING DEPARTMENT

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

Fax: (208) 587-2120 • [www.elmorecounty.org](http://www.elmorecounty.org)

Neighborhood Meeting Sign Up Sheet

Start Time of Neighborhood Meeting: 6:30 pm July 15, 2016

End Time of the Neighborhood Meeting: July 15, 2016

Attendees:

<u>Name</u>	<u>Address</u>
1. Inge Greene	1289 NW Beaman St. Mt. Home
2. Christina Greene	1289 NW Beaman St. Mt. Home
3. Rae Ann Stoacker (Represented by C. Greene)	1290 NW Beaman St. Mt.
4. Tim Hufford	1545 NW Beaman
5. Pennie Hufford	" " "
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: GRAVEL PIT  
Notice Sent to neighbors on: July 7, 2016  
Date and time of the neighborhood meeting: 6:30pm July 15, 2016  
Location of the neighborhood meeting: 1639 Simco Rd Boise, ID 83706

**Applicant:**

Name: MIKE EISENSTAT  
Address: 3350 W AMERICANA TERRACE STE 340  
City: Boise State: ID Zip: 83706  
Telephone: 206-349-5599 Fax: 208-258-3256

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.

  
Signature: (Applicant)

7/15/2016  
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\*** You comments are greatly appreciated as we move forward with our application.

Sincerely,

**\*Name\***





## 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: 3/18/16 Meeting Location: L.U.B. Office

Elmore County Staff: Alan Christy

Applicant Name: \_\_\_\_\_

Applicant Email: nje2020@gmail.com

Applicant Phone Number: \_\_\_\_\_

Applicant Address: \_\_\_\_\_

Property Owner: Clear Spring Ranch - (Mike Elsonnan)

Property Address: 3350 W Americana Terrace, Suite 340 <sup>Boise</sup> <sub>83706</sub>

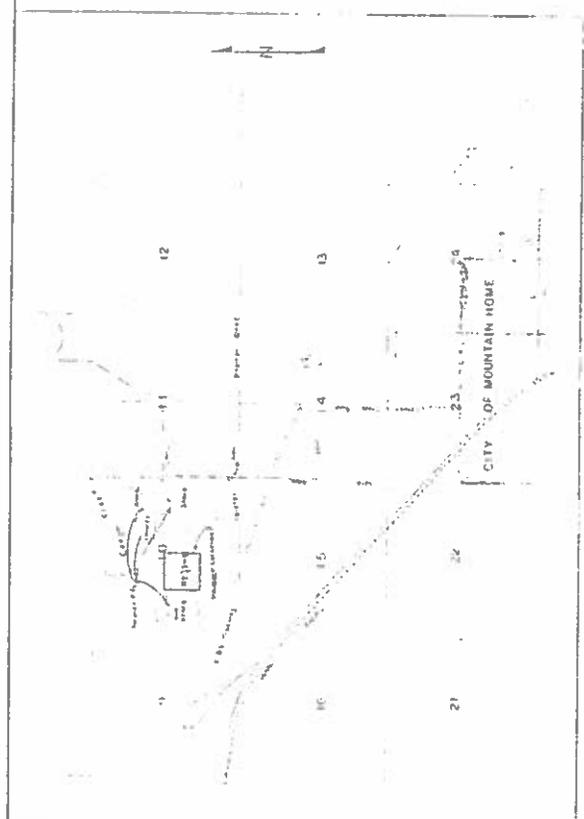
Parcel Number: RPO3506E106610

Proposed Use/Application: Gravel Pit

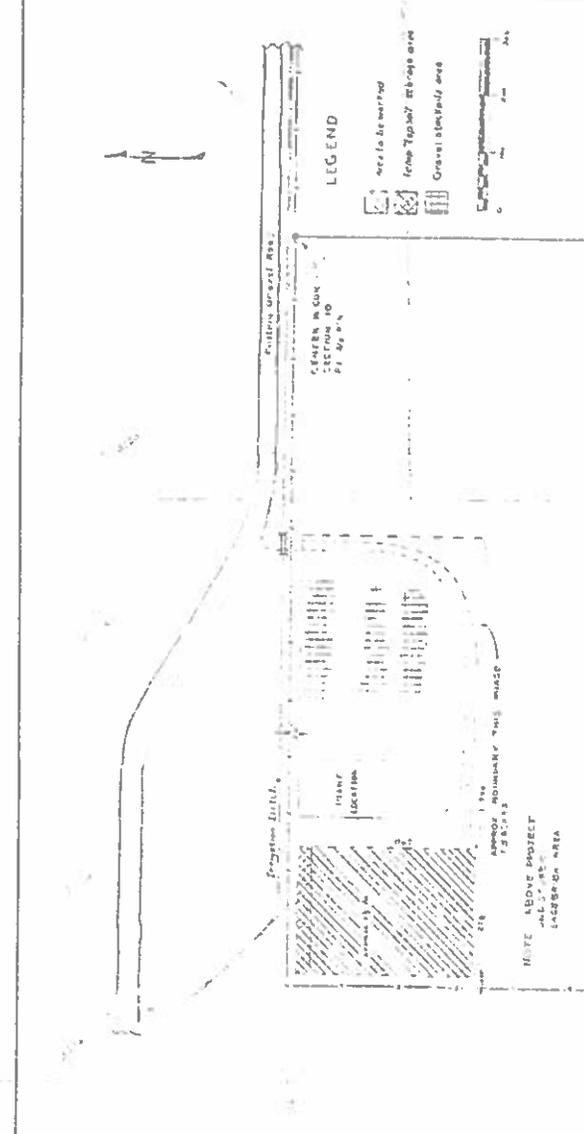
Application(s) required: C-U-P

Notification distance: 1000'





VICINITY MAP



NE 1/4 SW 1/4 SEC 10 T3S. R6E. BM  
ELMHIRE COUNTY IOWA

LEG END

Center in GUN SECTION 10 T3S. R6E. BM

Area to be worked  
Topsoil 20-30% area  
Gravel 80-100% area

APPROX. BOUNDARY THIS MASS

PILE LOCATION

Custom gravel base

Center in GUN SECTION 10 T3S. R6E. BM

GENERAL NOTES

1. MATERIAL WILL BE REMOVED STATING IN THE 1/2 SECTION OF THE PROJECT AND REPLACED WITH TOPSOIL. THIS SOIL WILL BE UNDISTURBED AS MUCH AS POSSIBLE. THE REMOVAL OF TOPSOIL SHALL BE LIMITED TO THE AREA OF THE PROJECT AND SHALL BE REPLACED WITH TOPSOIL OF EQUAL OR BETTER QUALITY.

PROJECT REQUIREMENTS

1. PILE CONSTRUCTION OF 12" DIA. OR MATERIAL FROM THIS SOURCE SHALL BE USED. PILES SHALL BE SET IN PLACE WITHIN THE 1/2 SECTION SHALL BE REPLACED WITH TOPSOIL OF EQUAL OR BETTER QUALITY.
2. THE SPACING BETWEEN PILES SHALL BE 10 FEET ON CENTER AND SHALL BE 10 FEET FROM THE PROPERTY BOUNDARY.
3. TOPSOIL SHALL BE REPLACED WITHIN THE 1/2 SECTION WITHIN THE 1/2 SECTION SHALL BE REPLACED WITH TOPSOIL OF EQUAL OR BETTER QUALITY.

UNRECLAIMED

1. DRAINAGE 12% SLOPE

FINAL RECLAMATION PROFILE

1. FINISH GRADE 12% SLOPE

RECLAMATION PLAN	
DATE: 3/7/82	PROJECT NO: 11-7-81
DRAWN BY: J.P.M.	CHECKED BY: J.P.M.
MOUNTAIN HOME RECLAMATION, INC.	
1221 W. 12TH AVE. S.W. ALBUQUERQUE, N.M.	

PROJECT PLAN

SOURCE NO 11-7-81

RECLAMATION PLAN

DATE: 3/7/82 PROJECT NO: 11-7-81

DRAWN BY: J.P.M. CHECKED BY: J.P.M.

MOUNTAIN HOME RECLAMATION, INC. 1221 W. 12TH AVE. S.W. ALBUQUERQUE, N.M.



# 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: August 15, 2016

To: Whom It May Concern

Subject: Notice of Public Hearing

Applicant: Mike Eisenman – Conditional Use Permit for a gravel pit in the Agriculture Zone

Case #: CUP-2016-05

A public hearing will be held before the Elmore County Planning and Zoning Commission on the enclosed application. The hearing is scheduled for Wednesday, September 21, 2016 at 7:00 p.m. in the War Memorial (American Legion) Hall at 515 East 2<sup>nd</sup> 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 2<sup>nd</sup> South Street, Mountain Home, ID, 83647. 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:

Dept of Environmental Quality Boise Reg  
Central District Health Department  
Tesoro Logistics NW Pipeline  
City of Mountain Home  
City of Mountain Home  
City of Mountain Home Public Works  
City of Mountain Home Development Services  
Elmore County Sheriff  
Elmore Soil & Water Conservation District  
Idaho Dept of Lands BSU Planning  
Idaho Dept of Lands Eastern Supervisory Area Manager  
Idaho Dept of Lands Southwest Area Manager  
Idaho Dept of Transportation District 3  
Idaho Dept of Water Resources Western Region  
Mtn. Home Fire Dept.  
Mtn. Home Highway District  
Mtn. Home Rural Fire District  
Williams NW Pipeline

**ELMORE COUNTY**  
**PLANNING AND ZONING COMMISSION**

---

520 East 2<sup>nd</sup> 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, September 21, 2016 in the War Memorial Hall (American Legion) 515 East 2nd South Street, Mountain Home, Idaho, to accept testimony and consider an application from Mike Eisenman for a Conditional Use Permit for a gravel pit in the Agriculture Zone. Case Number: CUP-2016-05. The site is located in the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 10, Township 3 South, Range 6 East, B.M. A common way of locating the property is from Sunset Strip turn on Canyon Creek Rd., turn left on Mashburn Rd. Property is located approximately 0.75 miles on the left.

This application may be reviewed prior to the hearing in the Land Use and Building Department during regular business hours. Any and all interested persons shall be heard at said public hearing and the public is welcome and invited to submit testimony. Anyone who wishes to testify but is unable to attend may submit written testimony prior to the hearing by sending it to Elmore County Land Use and Building Department, 520 East 2<sup>nd</sup> South Street, Mountain Home, Idaho, 83647.

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, August 31, 2016

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



MTN HOME HIGHWAY DISTRICT

MTN HOME HIGHWAY DISTRICT

Proposed Gravel Pit

STATE OF IDAHO

NW WASHBURN RD

IDAHO POWER COMPANY

IRELAND, CALVIN

SIMPLOT CO, J R

10

STAKER & PARSON COMPANIES

35 6B

CLEAR SPRINGS RANCH PARTNERS

Legend

Zoning

- ABCZ
- ABHZ
- AG
- C2
- CITY
- M1
- M2
- PC-MT
- R
- County Boundary
- Interstate
- Roads
- OLD HIGHWAY 30
- HIGHWAY 78
- HIGHWAY 67
- HIGHWAY 51
- HIGHWAY 20
- Townships
- Sections
- County Parcels

HUFFORD, TIM

MIDDLESTON & SON INC

MIDDLESTON & SON INC

WHIPPLE, CHARLES F

WHIPPLE, CHARLES F

WHIPPLE, CHARLES F

PHEIFER, GARY

PHEIFER, GARY G

WITHERS, DEAN

STATE OF IDAHO

WITHERS, DEAN

BARRUTIA, JOHN J

ION FAMILY LLC

INTERMOUNTAIN DEVELOPMENT

INTERMOUNTAIN DEVELOPMENT

INTERMOUNTAIN DEVELOPMENT

INTERMOUNTAIN DEVELOPMENT

IVIE, KENNETH T

GERALD L & CHARLES

INTERMOUNTAIN DEVELOPMENT

VILLENEUVE, GEAN

ORR, ERIC





Elmore County, Idaho  
Land Use & Building Department

**LEGAL NOTICE  
OF PUBLIC HEARING**

Elmore County  
Planning & Zoning Commission  
will hold a Public Hearing to accept  
testimony and to consider an application for  
a Conditional Use Permit for a gravel pit in the  
Agriculture Zone.

Applicant: Mike Isaacson

Hearing Date: Wednesday September 21, 2016

At 2:00 p.m. Case #16000000000000000000

In the War Memorial Hall

(American Legion)

515 East 2<sup>nd</sup> South

Mountain Home, Idaho

For more information, contact

**COUNTY PLANNER**

(208) 587-2141 Ext. 254

Photos taken 9-12-16



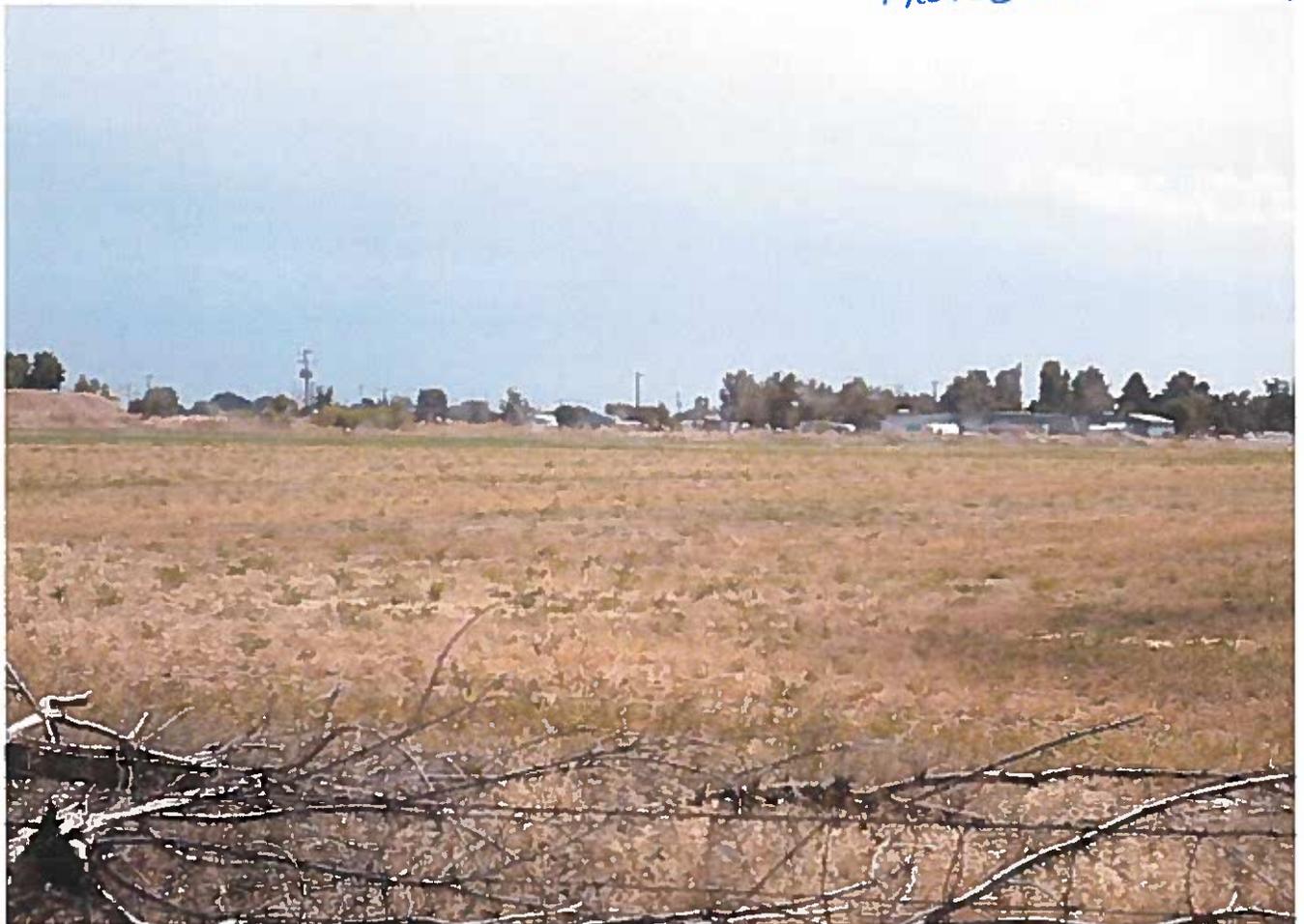


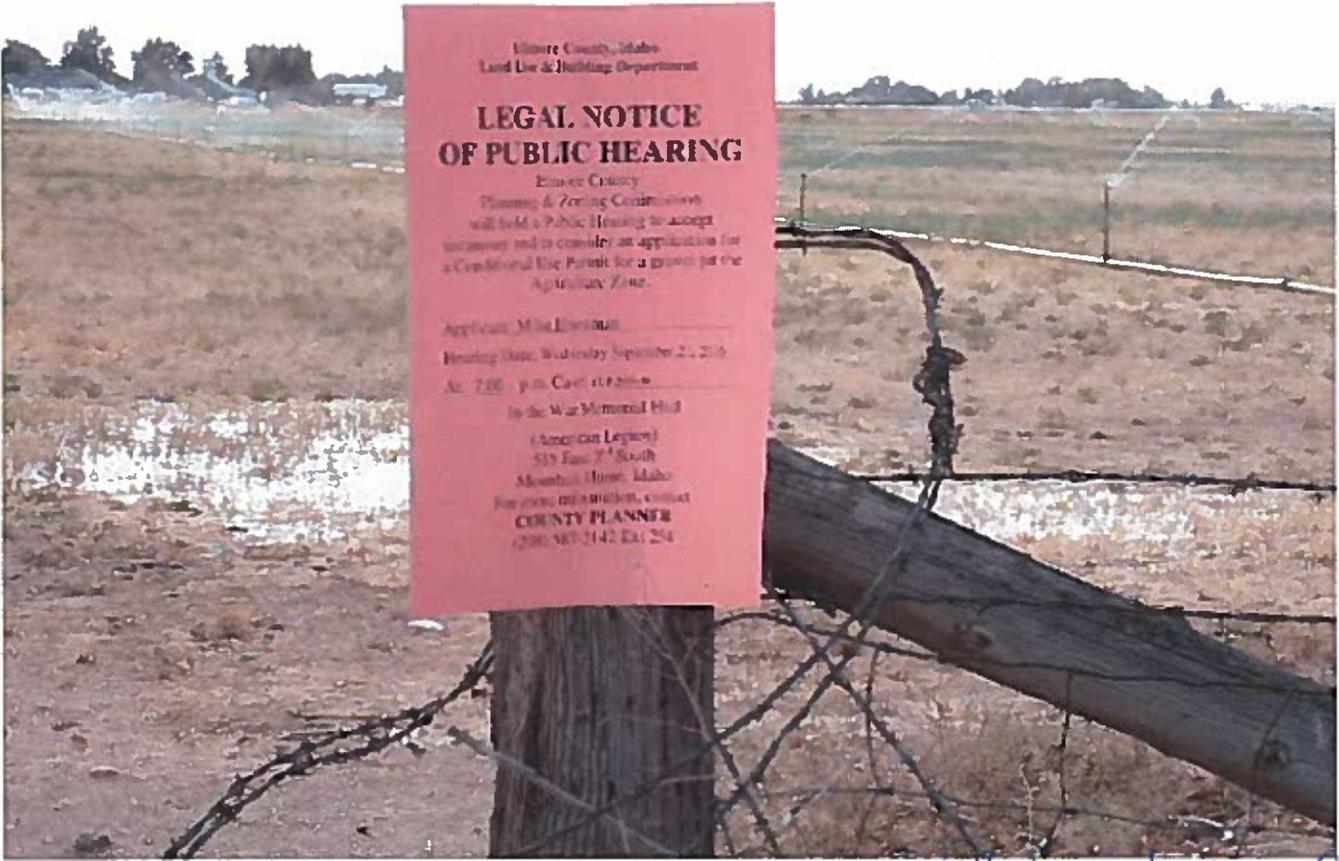
Photos taken 9-12-11





Photos taken 9-12-16





Elmore County, Idaho  
Land Use & Building Department

**LEGAL NOTICE  
OF PUBLIC HEARING**

Elmore County  
Planning & Zoning Commission  
will hold a Public Hearing to accept  
or deny and to consider an application for  
a Conditional Use Permit for a parcel in the  
Agriculture Zone.

Applicant: Mike Eversman

Hearing Date: Wednesday September 21, 2016  
At: 7:00 p.m. Case #14-0006

In the War Memorial Hotel  
(American Legion)  
535 East 7<sup>th</sup> South  
Almo, Idaho, Idaho  
For more information, contact  
**COUNTY PLANNER**  
(208) 387-2142 Ext. 254

Photos taken 9-12-16





Photos taken  
9-12-16

**ELMORE COUNTY  
PLANNING AND ZONING COMMISSION**

---

**MINUTES**

**Wednesday, August 17, 2016 at 7:00 pm**

Chairperson Patti 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 Ed Oppedyk. Also present were Attorney of record Phil Miller, Director Alan Christy and staff members Beth Bresnahan and Kacey Ramsauer.

**PLEDGE OF ALLEGIANCE**

**FCO's and MINUTES**

Osborn stated that all 5 of the FCO's will be heard together as one as they were combined during the public hearing.

FCO for Case Number: CUP-2015-03 Cat Creek Energy, LLC (Transmission Lines)

FCO for Case Number: CUP-2015-04 Cat Creek Energy, LLC (Pump Hydro Storage)

FCO for Case Number: CUP-2015-05 Cat Creek Energy, LLC (PV Solar)

FCO for Case Number: CUP-2015-06 Cat Creek Energy, LLC (Wind Power)

FCO for Case Number: CUP-2015-07 Cat Creek Energy, LLC (Substation)

Duerig moved to approve as written.

Oppedyk seconded.

Motion carried unanimously.

FCO for Case Number: CUP-2016-03 Idaho Power Company

Osborn recused herself as she had recused herself from this public hearing in the scope of her employment with Idaho Power.

Duerig moved to approve as written.

Oppedyk seconded.

Motion carried unanimously.

Duerig stated that he made the motion due to the other members of the commission either absent or recused from the public hearing.

Osborn re-joined the meeting.

FCO for Case Number: REZ-2016-01 Elmore Development, LLC

Osborn stated that Blanksma and Oppedyk were absent for this public hearing so they will not be voting on this.

Duerig moved to approve as written.

Oppedyk seconded.

Motion carried unanimously.

FCO for Case Number: ADD-2016-012 Frederick Watkins Appeal

Osborn stated that Blanksma and Oppedyk were absent for this public hearing so they will not be voting on this.

Duerig moved to approve as written.

Oppedyk seconded.

Motion carried unanimously.

Minutes from July 13, 2016

Oppedyk moved to approve.

Blanksma seconded.

Motion carried unanimously.

Minutes from July 20, 2016

Oppedyk moved to approve.

Duerig seconded.

Motion carried unanimously.

**INFORMATION ITEMS**

Upcoming P & Z Schedule

Christy stated that Shane Zenner turned in his resignation from the Planning and Zoning Commission.

Christy stated that the next meeting is scheduled for September 21, 2016.

**MEETING ADJOURN at 7:22 p.m.**

---

Patti Osborn, Chairperson

Date:

Attest: \_\_\_\_\_  
Alan Christy, Director

Date: