



# ELMORE COUNTY LAND USE & BUILDING DEPARTMENT

520 E 2<sup>nd</sup> South, Mountain Home, ID 83647

(208) 587-2142 ext 502 [www.elmorecounty.org](http://www.elmorecounty.org)

## APPLICATION FOR CONFINED ANIMAL FEEDING OPERATION (CAFO) SITING PERMIT

Fee \$500.00 + 0.25 AU + P.P.

**We are unable to accept facsimile copies.** This application must be completely filled out in detail in **BLACK INK** with all information able to be reproduced inclusive of all detail on a black and white copier. The completed application shall be submitted to the office of the Land Use & Building Department for Elmore County, Idaho, a non-refundable fee established by Elmore County Zoning and Development Ordinance. Those items that do not apply, insert N/A for Not Applicable. Attach and reference separate pages as necessary.

1. Name of applicant: \_\_\_\_\_

2. Address of applicant: \_\_\_\_\_

3. Telephone number of applicant: \_\_\_\_\_ daytime \_\_\_\_\_ home \_\_\_\_\_

4. E-mail Address: \_\_\_\_\_

5. Name, address, and telephone number of owner (if different from applicant):  
\_\_\_\_\_

6. Name, address, & daytime telephone # of developer (if different from applicant):  
\_\_\_\_\_

7. Address of subject property: \_\_\_\_\_  
\_\_\_\_\_

8. Legal description of property the CAFO application is to include: \_\_\_\_\_  
\_\_\_\_\_

9. Total Acreage of CAFO Area: \_\_\_\_\_ Current Zoning: \_\_\_\_\_

10. Attach at least one of the following:

deed  proof of option  earnest money agreement  lease agreement

11. Common directions of how to get to CAFO site from a know beginning point: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

12. Current use of subject property: \_\_\_\_\_

13. Properties within 1.5 miles have the following uses:

North \_\_\_\_\_ East \_\_\_\_\_

South \_\_\_\_\_ West \_\_\_\_\_

14. The CAFO is expected to begin within \_\_\_\_\_  days/ months/ years, after permit approval (permit expires if not used within 1 year of approval) and is for \_\_\_\_\_  years/ perpetuity. The applicant shall notify Land Use & Building Department of the date they actually begin construction of the CAFO. \_\_\_\_\_ initial

15. Fully describe the CAFO, including a description of the existing and proposed facilities and their capacities (attach a separate page if necessary):  
\_\_\_\_\_

a. Proposed Animal Types: \_\_\_\_\_

b. Proposed number of animals: \_\_\_\_\_

- c. Loading facilities (if proposed) - Number & Size: \_\_\_\_\_  
 Location: \_\_\_\_\_  
 Screening: \_\_\_\_\_
- d. Proposed method of dead-animal removal: \_\_\_\_\_
- e. Proposed method of on-site drainage retention or prevention of runoff entering/exiting the site: \_\_\_\_\_  
 Are there any known hazards on or near the property (such as canals, hazardous material spills, soil or water contamination, etc.) or hazardous materials and/or wastes involved? If so, describe and give location: \_\_\_\_\_
- f. Does any portion of this parcel have slopes in excess of 10%? yes no If yes, submit contour map.

16. GENERAL SETBACKS:

- a. Is any portion of the CAFO located within 1.5-miles of the Snake River Canyon or a Floodplain Zone A, AE, AH, and/or AO? yes no If yes, submit map showing location of floodway and/or floodplain in relation to property and/or proposal.
- b. Is any portion of this property located within 1/4-mile of a major drainage (canal, creek, river, lake, etc)? yes no. Estimated distance: \_\_\_\_\_
- c. Is any portion of the CAFO located within 1.5-miles of a Residentially Zoned property and/or from a subdivision/Planned Unit Development with a valid Conditional Use Permit as of the effective date of the CAFO Ordinance 2006-2? yes no
- d. Is silage, haylage, potatoes, and/or any other feed product resulting from ensilage process stored in open air located within 700' of an existing residence not belonging to the owner/operator? yes no Is it within 100' of a public right-of-way? yes no
- e. Are corrals located 500' or less from any residential zone, existing subdivision, and/or proposed subdivision possessing a valid Conditional Use Permit? yes no

17. ANIMAL WASTE MANAGEMENT SYSTEM SETBACKS:

Provide the CAFO's animal waste management system design plan for solid and liquid waste which meets all state and federal requirements and is approved by the Idaho Department of Health and Welfare Division of Environmental Quality (DEQ).

- a. If CAFO intends to exceed the maximum number of animals permitted per acre, does the waste system design plan accommodate the excess? yes no
- b. Is any portion of the animal waste management system located within 1,100 feet from an existing residence not belonging to the owner (2 miles for swine and poultry CAFOs)? yes no
- c. Is any portion of the animal waste management system located within 500' of a domestic well? yes no. Indicate current Water Quality in relation to Maximum Contaminant Level (MCL) of all wells (domestic, test, and for those to be used in relation to CAFO operation on property);
- d. Is any portion of the animal waste management system located within 300' of proposed CAFO's property lines? yes no
- e. Is any portion of the animal waste management system and/or any portion of the outside edge of all corrals located within 50' of a public right-of-way? yes no

- 18. Nutrient management plan provided. In compliance with the Idaho Department of Agriculture? yes no  
 How will Idaho Department of Agriculture enforce nutrient management plan:  
 \_\_\_\_\_

- 19. Pest Abatement Plan provided. In compliance with the Idaho Department of Agriculture? yes no  
 How will Idaho Department of Agriculture enforce pest abatement plan:  
 \_\_\_\_\_

- 20. Odor Management Plan provided. In compliance with the Idaho Department of Agriculture? yes no  
 How will Idaho Department of Agriculture enforce odor management plan:  
 \_\_\_\_\_

- 21. Submit a letter from the applicable highway district(s), transportation department and/or forest service approving access, easement, and drainage. The applicable Highway District may require a Traffic Impact Study.

- 22. The impacts of a proposed development on adjacent land uses and irrigation canals must be considered. The applicable irrigation district or canal company may require an Impact Study if the proposed development has associated with it special circumstances deemed by the district to warrant a study. A letter from the applicable



## SITE PLAN AND MAP REQUIREMENTS

### ALL DRAWINGS, PLANS, MAPS, ETC. SHALL BE DRAWN TO A PROFESSIONAL STANDARD

All drawings, plans, maps, etc., shall show the name, address, and phone number of the applicant, owner, developer, operator, and the person who drew the item; scale; north arrow; property boundaries; size of parcel and CAFO in acreage or square feet.

AREA VICINITY MAP – radius of map to be 1 mile from exterior CAFO boundary. Scale shall be 1" to 660' which equals 1 mile. Map shall show all land use, surface water courses, wells, structures and natural features.

SITE PLAN MAP - prepared by a licensed engineer, architect, contractor, USDA Soil Conservation Service (SCS) agent, minimum size 18" x 24". The site plan shall include but not be limited to showing the location of the following:

- a. Names of applicant(s), landowner(s), plan preparer(s), and project.
- b. North Arrow.
- c. Scale.
- d. Property boundary.
- e. Size of parcel (acres or square feet).
- f. Soil depths and types.
- g. Size and location of natural drainage points of the CAFO obtained from the USDA Soil Conservation Service (SCS) or other authority.
- h. All existing and proposed structures including dimensions, labeled as to use;
- i. All feed storage areas;
- j. Dead animal storage;
- k. All animal confinement areas;
- l. All waste storage areas;
- m. All wells (domestic, irrigation, etc.);
- n. Location of utilities (electrical, natural gas, telephone, water, etc.);
- o. All traffic accesses and public thoroughfares;
- p. All canals and ditches, springs, and surface water courses;
- q. Proposed lighting types, shielding, and location;
- r. All sink holes;
- s. All ingress/egress;
- t. Any public thoroughfares.
- u. Topography at 20' intervals

LANDSCAPE PLAN - (designed in compliance with recommendations of the National Resource Conservation Service or any other governmental agency) 1-8.5" X 11" COPY showing the following:

*NOTE: If clarity can be preserved, the landscape plan may be combined with and shown on the site plan sheet.*

- a. Existing vegetation labeled as to type and location and whether to remain or to be removed;
- b. Type and location of all plant materials and other ground covers;
- c. Size of plants at planting and maturity;
- d. Location and type of berming;
- e. Locations and sizes of any loading areas, docks, and ramps;
- f. Trash and exterior mechanical equipment storage areas, together with proposed screening method;
- g. Drainage features, show on-site drainage method;
- h. Method of irrigation;
- i. Cross-sections of areas of special features, berming, retaining walls, etc.

## NOTICE TO APPLICANT

To assist the applicant in submitting a comprehensive application, prior to scheduling the public hearing for the Confined Animal Feeding Operation Siting Permit application, during a regular meeting of the Elmore County Planning and Zoning, the Commission may review the application for completeness. If it is determined that the application is complete, a public hearing will be scheduled for the next possible hearing date. If it is determined the application is incomplete the applicant will be notified at the meeting and the application will be returned to the applicant. Upon correcting the insufficiencies, the applicant must resubmit the application for Commission review.

Proof of having obtained necessary permits and approvals from applicable local (other than Elmore County), state, and/or federal agencies may be required prior to issuance of a CAFO siting permit by Elmore County and, if obtained, shall be submitted with the CAFO Siting Permit application.

The Planning and Zoning Commission shall hold a public hearing on an application for a CAFO siting permit. At the time of submission of the application, the applicant shall provide a list of all property owners or purchasers of record and their addresses (taken from the tax records of Elmore County) who are located within no less than 2-mile of the boundaries of subject property, or as required by the Conditional Use Permit application. If any part of another County is a part of the radius, the names and addresses of adjoining property owners or purchasers of record of the other county shall be acquired from the tax records of that County. The Planning and Zoning office shall mail hearing notices to said property owners or purchasers of record and to the proper agencies that may have an interest in the proposal. The Planning and Zoning office shall place a Notice of the Public Hearing in the Mountain Home News no less than 15 days prior to said hearing. The Land Use & Building Department will post notice of the public hearing on the premises not less than thirty (30) days prior to the hearing. The applicant will be given notice of the public hearing. Because the Planning and Zoning Commission or citizens may have questions the applicant or someone to represent the applicant must attend any hearing/meeting on which the application is on the agenda, or a decision delay may occur. After the public hearing is held, the application shall be approved, conditionally approved, denied, or tabled.

Application must notify the Land Use & Building Department Office when they begin construction or improvements.

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 "Confined Animal Feeding Operation (CAFO) Siting Permit". This document may be in the form of a Findings of Fact, Conclusions of Law, and Order and will enumerate the conditions attached to the approval and issuance of the permit and state the consequences of failure to comply. The permit shall not become effective until after an elapsed period of 15 days from the date of Planning and Zoning Commission action. During this time, any affected person may appeal the action in writing 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 CAFO Siting Permit is denied by the Planning and Zoning Commission, the applicant may reapply to the Planning and Zoning Commission or appeal the decision to the Board of Elmore County Commissioners in writing within 15 days from the date such action is taken by the Planning and Zoning Commission.