Exhibit 1 Site Map

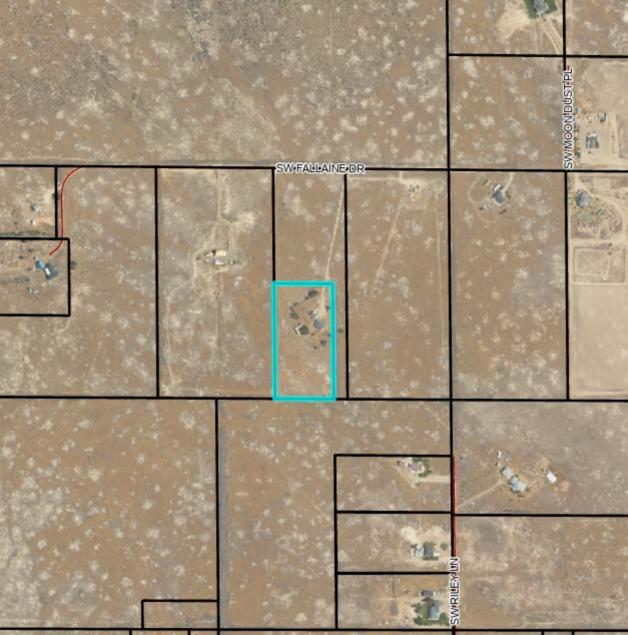


Exhibit 2 Neighborhood Meeting Letter

Exhibit 2a

Neighborhood Meeting Invitation

Jewels Dog Boarding 3365 SW Fallaine Dr Mountain Home, ID 83647 megan.rush13@yahoo.com

To: Property Owner

You are invited to attend a neighborhood meeting on August 6th 2025, from 7:00 PM to 8:00 PM at 3365 SW Fallaine Dr, Mountain Home, ID 83647. This meeting is being held to inform property owners of a proposed application for a dog boarding facility located at 3365 SW Fallaine Dr, Mountain Home, ID 83647,

Your comments and feedback are important to us and will be appreciated as we move forward with our application

Sincerely, Jewels Dog Boarding megan.rush13@yahoo.com

Exhibit 2b

Neighborhood Meeting Invitation

Jewels Dog Boarding 3365 SW Fallaine Dr Mountain Home, ID 83647

Megan.rush13@yahoo.com

To: Property Owner

You are invited to attend a neighborhood meeting on October 3, 2025, from 7:00 PM to 8:00 PM at 3365 SW Fallaine Dr, Mountain Home, ID 83647. This meeting is being held to inform property owners of a proposed application for a Variance for a dog boarding facility located at 3365 SW Fallaine Dr, Mountain Home, ID 83647.

Your comments and feedback are important to us and will be appreciated as we move forward with our application.

Sincerely, Jewels Dog Boarding megan.rush13@yahoo.com

Exhibit 3 Neighborhood Meeting Sign-In Sheet



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
Date of Neighborhood Meeting: August 6, 2025
Start Time of Neighborhood Meeting: 7. Opm -
End Time of the Neighborhood Meeting: 8:00 pm
Location of Meeting: 3365 SW Fallaine DR Mountain Home ID 83647
Description of the proposed project: Dog Boarding / Kennel
Notice Sent to neighbors on: <u>July 17,2025</u> Location of the neighborhood meeting: <u>3865</u> SW Fallaine DR
Mountain Home, ID 83647
Attendees:
Name Address
1. Tell Riley 5745 SW Riley hn Fill M
2. Kristin Riley 5955 Sw Roberton - Kustarliber
3. Bill Rivery " " Boleyfeller)
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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 Title 7 Chapter 3 Section 7-3-3.
Applicant:
Name: Megan Rush
Address: 3365 SW Fallaine DR
City: Mountain Home State: ID Zip: 83647
Telephone: 208-921-8248 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 Title 7 Chapter 3 Section 7-3-3. 8/4/2025
Signature: (Applicant) Date



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

Date of Neighborhood Meeting: October 3, 2025					
Start Time of Neighborhood Meeting:					
End Time of the Neighborhood Meeting: 8pm					
Location of Meeting: 33/65 SW Fallaine DR Mountain Home ID 83647					
Description of the proposed project: Dog boarding / Kennel					
J					
Notice Sent to neighbors on: September 19, 2025					
Location of the neighborhood meeting: 3365 SW Fallaine DR Mountain Home ID					
8347					
Attendees:					
Name Address					
1. Kimberly Mulkey 7575 SW Fallani Da Muntarithe ID 83140					
3					
4					
5					
6					
7					
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20.
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 Title 7 Chapter 3 Section 7-3-3. Applicant: Name: Megan Rush Address: 3365 SW Fallane DR City: Mantain Home State: ID Zip: 83647 Telephone: 208-921-8248 Fax: MA
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 Title 7 Chapter 3 Section 7-3-3. Signature: (Applicant) Date

Exhibit 4 Applications

	CENTRAL DISTRICT HEALTH
--	-------------------------------

	((CENTRAL Elmore County Transmittal DISTRICT Division of Community and Environmental Health	RETURN TO: DElmore Co. Land Use &				
		zone #	Building Dept.				
STATE		nditional Use # Rush Dog Kennel	☐ Mtn. Home				
AND DESCRIPTION OF THE PERSON	Pr€	eliminary / Final / Short Plat	Glenns Ferry				
L							
K	P 1.	We have No Objections to this Proposal.					
	2.	. We recommend Denial of this Proposal.					
	3.	Specific knowledge as to the exact type of use must be provided before we can comment	on this Proposal.				
		We will require more data concerning soil conditions on this Proposal before we can comm					
		Before we can comment concerning individual sewage disposal, we will require more data of: high seasonal ground water waste flow characteristics other other					
	6.	This office may require a study to assess the impact of nutrients and pathogens to receiving surface waters.	g ground waters and				
	7.	This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.					
	8.	. After written approvals from appropriate entities are submitted, we can approve this proposal for:					
		☐ central sewage ☐ community sewage system ☐ community ☐ interim sewage ☐ central water ☐ individual sewage ☐ individual water					
	9.	The following plan(s) must be submitted to and approved by the Idaho Department of Envi central sewage community sewage system community sewage dry lines central water					
	10.	This Department would recommend deferral until high seasonal ground water can be determined to be determined	mined if other				
	11.	If restroom facilities are to be installed, then a sewage system MUST be installed to meet Ida Regulations.	aho State Sewage				
	12.	We will require plans be submitted for a plan review for any: ☐ food establishment ☐ swimming pools or spas ☐ child care complete ☐ beverage establishment ☐ grocery store ☐ child care complete ☐ child care complete ☐ child care complete ☐ child care complete ☐ child care child child care child child care child chil	enter				
	13.	Infiltration beds for storm water disposal are considered shallow injection wells. An applicat submitted to CDH.	ion and fee must be				
Ø	14.	or impact to existing system	ing, grooming,				
		Reviewed By:	elli an				

Date: 10 /29 /25



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 <u>INK</u>. 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 Title 7, Chapter 9 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: Megan Rush	thin in a
2. Address of applicant: 3365 SW Fallaine DR Mountain Home, ID 836	47
3. Daytime telephone number of applicant: 268-921-8248	
4. Email Address: Megan. rush 13@yahoo.com	
5. Name, address, and daytime telephone number of developer: SANC	
6. Address of subject property: SALL	
7. Name, address, and daytime telephone number of property owner (if different from applicant): _	9995acoison
Same	
8. Attach Legal Description and acreage of property and legal description and acreage of part th CUP is to encompass:	at
Attach at least one of the following: Deed Decorption Dearnest Money Agreement Dease Agreement Assessor's Parc Master Inquiry RP#04506E154410	el
9. Common directions of how to get to the proposed Conditional Use Permit property from a known beginning point: Tuzn Samu an Huy 51 From Airlys Ro 3 \$ M	
Por Enlance on 1/2 mile Property	

10.	a.	Current zoning: agriculture b. Current district (if applicable):
		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?
	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.
		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 its 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?YesNo
12.		oes 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 K	Desect	re g esspherikertergennenmytermeligen	East AG D	ESERT	
	South AG	Desert.		West Ace o	of Resisence	
14.		ES and structures of	on the property	are as follows:	buse, Grenge	, Bouthalder
		ative stating the spe		ED USE. Include	as much detail as	s possible
D	e additional she	eets of paper if nece of and or day	icare not	grooming !	watching car	ing for
ي ا	ogs that	are owned to 1300	10 40	dogs	Tenel's	god poorgoud
			· · · · · · · · · · · · · · · · · · ·		Millioner All de tille Wester property og en property	
16.	a. The condition approval (p	onal use is requeste ermit expires if not i	ed to begin with used within 1 ye	in <u>One</u> ear of approval) a	days/⊡months a and is for	fter permit _years or =
	b. Constructio	n or improvements	associated with	conditional use	is expected to beg	gin within:
	years.				2days	
4 77	*	las(a): N	Have	-60	Ala millar	set sick up ho
17.	Proposed C	Jse(s): Dxa Bogas	(NO Hours	s of Operation. <u>c</u>	(-0)	drop off
	Days of Op	eration: <u>2417</u>	Maxi	mum Number of	Patrons: 60 do)gs
	Sewage dis	sposal: municipal/ind	dividual septic:	Septic		
	Water: mun	nicipal supply/comm	unity well/indiv	idual well: 1/4	ow. Well	_
	Number of	employees during la	argest shift: 10	Proposed num	iber of parking spa	aces: 15
18.		Y FLOOR PLANS: ted, 15 copies 8½"		nal standard with	sizes and types o	of interior
19.	proposal is of Ordinance, an Impact Staten	NTAL IMPACT STA a more complex na nd/or when the site i nent and/or Assessr Building Director w	ture, when it is s located withir nent may be re	required by the an an Area of Critic equired at the exp	Zoning and Develocal Concern, and Evense of the applic	ppment Environmental
	EIS Required:	□ Yes X No Dire	ctor Initial			

	Department Note:				
20.	addresses within a minir	num radius of 300' of pr	operty bound	s/purchasers of record names a laries encompassed by propose ax records of the appropriate co	ed
**R	ladius extended to:	a feet a mile(s)	Date:	Initial	Selection
21.	Is this application subm	itted with any additional	applications	? <u>No</u>	
22.	Commission shall review evidence that such use said evidence. Following additional sheets of partial A. How does the propose matrix?	ew all proposed condi- e meets all of the following are the standards to per if necessary): sed land use constitute a	tional use apwing standa the condition a conditional	ounty Planning and Zoning oplications and find adequate rds. The applicant must provinal use must meet (please ususe as determined by the land	ride e
-	Dog -	THAN MORE THAN	7dogs	. HAS TO HAVE A CUP	Noncomprone (gggggganne (ggganne)
	ppleanon.		- All-Madri-Martin-1900 - 1121-Al-An-Andellin (A.A1114-Al-Andellin		
(and the Ordinance?			dance with the Comprehensive	
_/ _w	C. How will the propose as set forth in the Ord AG. Fore	dinance?		one and with the specific stand	ards
	D. How does the propose Abla 1	S Allower in A		County Ordinance?	og S
***************************************				e State and Federal regulation?	\$0000000000000000000000000000000000000
	F. What about the propo	sed land use's design,	construction,	operation and maintenance ma	akes it

harmonious and appropriate in appearance with the existing or intended character of the

general vicinity and how will it not change the essential character of said area?

	. Why or how will the proposed land use not be hazardous or disturbing to existing or future neighboring uses?
0	ACK GULLES" ON THEM. GROWNS WILL BE HOST CLEAN TO KEEP
	. 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?
UA	The to more out of Building. Fres will be busied, chebique
т	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? HERE WILL DE NO BETRA COST TO Public Security WELLINGS OF COUNTY
	. Why or how will the proposed land use not involve uses, activities, processes, materials, equipment, and/or conditions of operation that will be detrimental to any persons, property, o the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors?
U.I	O throughouts marrounds as chemicals will be on 5176 to 11 Keep Hennel ALMS clara of Feces by clawns RGA MINIMUM OF 2 THES ADDE.
k	. 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?

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 Title 7 Chapter 3 Section 7-3-3.

A master site plan is required with this application. Requirements for a master site plan are found in Title 10, Chapter 6 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 fourteen (14) 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 fourteen (14) days after the date of the Planning and Zoning Commission Chairperson's signature on the Findings of Fact, Conclusions of Law, and Order.

The applicant hereby agrees to pay the fees established by the Board and agrees to pay any additional fees incurred (initial) M. The applicant also verifies that the application is complete and all information contained herein is true and correct (initial) M. 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	8 12 12025 Date	Applicant Signature	8/6/2025 Date
Date of Acceptance:	7-7.25	Accepted by OMSSA WAPD Receipt # 20-19	Nie/D 5464

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.

S				
Notes for agency signatures. 1. It is recommended that applicants set up appointments with the following agencies once the application is complete with required information.				
ons if necessary.				
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10/28/25 1-6003) Date g. All buildings are lot				
-864-2115) Date				
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-864-2115) Date				
-864-2115) Date				



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					
Date of Neighborhood Meeting: August 6, 2025					
Start Time of Neighborhood Meeting: 7.00pm -					
End Time of the Neighborhood Meeting: 8.00 pm					
Location of Meeting: 3365 SW Fallaine DR Mountain Home ID 83647					
Description of the proposed project: Dog Boarding / Kennel					
Notice Sent to neighbors on: July 17, 2005					
Location of the neighborhood meeting: 3865 SW Fallaine DR					
Mountain Home, ID 83647					
Attendees:					
<u>Name</u> <u>Address</u>					
1. Tell Riley 5745 SW Riley Ln FTELLY					
2. Kristin Riky 3955 Sul Rilou Ln Kristin like					
3. Bill River Bolidelas					
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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 Title 7 Chapter 3 Section 7-3-3.				
Applicant:				
Name: Megan Rush				
Address: 3365 SW Fallaine DR				
City: Mountain Home State: ID Zip: 83647				
Telephone: 208-921-8248 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 Title 7 Chapter 3 Section 7-3-3. 8/4/2005				
Signature: (Applicant) Date				

Elmore County Zoning and Development Ordinance

Title 7, Chapter 3, Subsection 7-3-3: Neighborhood Meetings:

- A. Applicants shall conduct a neighborhood meeting for Comprehensive Plan amendments, variances, conditional uses, Ordinance amendments, expansions or extensions of nonconforming uses, subdivisions or as otherwise required by the Director.
- 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 Ordinance of the exterior boundary of the application property and to all registered neighborhood associations and political subdivisions deemed appropriate by the Director. The Department will provide applicants the proper notice list. Notice of a neighborhood meeting shall be in addition to, and not in lieu of, mailed radius notices already required by this Ordinance. 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.
 - 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:
 - a. On the subject property; or
 - 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 submitting the application.
- E. The neighborhood meeting shall not be conducted more than thirty (30) days prior to submitting the application.
- F. The application materials shall include written verification of the neighborhood meeting on the forms provided by the Department.
- G. A copy of the written notice to property owners must be submitted to the Department with the application.

Neighborhood Meeting Template:
Date
To: Property Owner
You are invited to attend a neighborhood meeting on <u>"date"</u> , at <u>*location & time</u> *. This meeting is to inform property owners of <u>*proposed application* Your</u> comments are greatly appreciated as we move forward with our application.
Sincerely,
Name

Page 4 of 4

Neighborhood Meeting Sign In, Rev 2020-02-19

Neighborhood Meeting Invitation

Jewels Dog Boarding 3365 SW Fallaine Dr Mountain Home, ID 83647

megan.rush13@yahoo.com

To: Property Owner

You are invited to attend a neighborhood meeting on August 6th 2025, from 7:00 PM to 8:00 PM at 3365 SW Fallaine Dr, Mountain Home, ID 83647. This meeting is being held to inform property owners of a proposed application for a dog boarding facility located at 3365 SW Fallaine Dr, Mountain Home, ID 83647,

Your comments and feedback are important to us and will be appreciated as we move forward with our application

Sincerely, Jewels Dog Boarding megan.rush13@yahoo.com

This application must be complete, and all fees paid prior to being accepted by the Elmore County Land Use & Building Department. Fees are subject to change by resolution of the Elmore County Board of Commissioners. The Director may request additional information or approval from various agencies.

The Elmore County Land Use & Building Department does not accept faxed applications.

Any affected party has the right to appeal this decision to the Elmore County Planning and Zoning Commission.

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.
Book Copast Central District Health (or other Sewer District) Sewer Permit (580-6003) Date Comment: CDH Las No phication to this proposal. No washing graving words. Roadway Juristiction (MHHD 587-3211) (GFHD 366-7744) (AHD 864-2115) Date Comment: Private Division Not to the Control of
For Administrative Use Only File Number: ADD- 2025-23 Fee: \$150 Date Paid: Paid Receipt Number: Date Accepted: 4-1-25 By: WSS

Final Approval/Denial Signature:

Exhibit 4b



Elmore County Land Use & Building Department

520 East 2nd South Street Mountain Home, ID 83647 Phone: (208) 587-2142 Fax: (208) 587-2120

Application for a Variance Fee: \$400.00

This application must comply with the process and standards of Title 7 Chapter 3 Section 7-3-13 or the Elmore County Zoning and Development Ordinance and Idaho code Section 67-6516. This application must be typed or filled out in ink. The Land Use & Building Department does not accept faxed applications. Please attach and reference additional sheets of paper if necessary.

Applicant:	the same and the same is a second sec				
Megan Rush	208-921-8248/ megan. nish 13@yahor				
Name	Phone/Fax/Email				
3365 SW Fallaine DR	Mountain Home, ID 83647				
Street Address	City, State, Zip				
Property Owner:					
Megan Rush	Same				
Name	Phone/Fax/Email				
3865 SW Fallaine DR	Mountain Home ID 83647				
Street Address	City, State, Zip				
Legal Description of property: F 1/2 5W	4 584 NW YY				
Common Directions from a known point: Turn South on Huy 51 From ArbaseRDP					
3 Mile (R) on Fallaine q	o Vzmike Property on (D)				
J					
Current Zoning? <u>Agriculture</u>					
Is the property located within an Area of City Impact? Y / N / If so, which one?					
Is the property located within a Fire District? YN If so, which one? MT Home Ruval dis					
Is the property located within an Area of Critical Concern? Y / / N					
Is the property located within a Flood Zo	one? Y□ / N⊠				

See Cyp App

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	
	Comment:		
•	Fire District (MHRFD 587-2117) (Oasis 796-2115) (GFFD 599-0000) (BGRFD 834-2511) (AFD 2182) Date		
	Comments:	180	

NOTICE TO APPLICANT

A neighborhood meeting must be conducted prior to submitting application. Requirements for neighborhood meetings are outlined in Elmore County Zoning and Development Ordinance Title 7 Chapter 3 Section 7-3-3.

The Planning and Zoning Commission shall hold a public hearing on a Variance application. The public hearing(s) will only be scheduled once the application is complete. The Land Use and Building Department has the discretion to schedule the hearing agencies and department staff has adequate time to review the applications.

The Land Use & Building Department will mail public hearing notices to the property owners or purchasers of records and to any other agencies that may have an interest in the proposal. A Notice of Public Hearing will be published in the Mountain Home News at least 15-days prior to the public 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. The applicant will be given notice of the hearing and must be present.

Section7-3-13: Variances:

Certain uses may require additional variance requirements in other sections of the Ordinance.

A. Process:

- The applicant shall complete a pre-application conference with the Director prior to submittal of an application for a variance; and
- 2. An application and fees shall be submitted to the Director on forms provided by the Department; and
- 3. The Commission and Board shall both conduct public hearings in accordance with Idaho Statute and this Ordinance and apply the standard listed in subsection

B of this section and the findings listed in subsection C of this section to review the variance.

- B. Standard: The variance shall comply with Idaho Statute § 67-6516.
- C. Required Findings: In order to grant a variance, the Board shall make the following findings:
 - 1. The variance shall not grant a right or special privilege that is not otherwise allowed in the base zone; and
 - 2. The variance relieves an undue hardship due to characteristics of the site; and
 - 3. The variance shall not be detrimental to the public health, safety, and welfare.

The use or construction permitted by the approval of a zoning permit that is a part of this application must be commenced within a 12-month period. If such use or construction has not commenced within that period the variance may not be valid. Prior to the expiration of the 12-month period, the applicant may request from the Planning and Zoning Commission an extension from the original date of approval.

The applicant hereby agrees to pay the fee established by the Board and agrees to pay any additional fees. When it is a county is additional fees include but not limited to County Engineer and County Surveyor).

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

The applicant understands there could be a delay in a decision should the applicant or a representative not be present at the public hearing to answer any possible questions or to clarify information submitted.

Property Owner Signature

Muy May May 10/3/2075

For Administrative Use Only						
File Number: VAR Fee: \$400.00 Date Rec'd: 10/6/25						
Receipt Number:	By:					
Assessor's Office:		Date:				
Comments:		_				
Treasurer's Office:		Date:				
Comments:	***	_				

Exhibit 5 Acceptance Letter



Elmore County Land Use and Building Department

2280 American Legion Blvd. Mountain Home, ld. 83647 (208) 587-2142 ext. 502 Fax 208-587-2120 www.elmorecounty.org

James Roddin
Director

David Abrahamson Planner I

Andrew MeekPlanner II

Johnny Hernandez Building Official

Colton Janousek Building Inspector

Josh Proffit
Building Inspector

Matt Gochnour Code Enforcement

Sandra Nuner Permit Technician

Liz Elliott Administrative Assistant November 17, 2025

Megan Rush 3365 SW Fallaine Dr 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 Case Number CUP-2025-31 and Variance Case Number VAR-2026-001 has been accepted by the Elmore County Land Use and Building Department. The public hearing with the Elmore County Planning and Zoning Commission has been tentatively scheduled for Thursday December 18, 2025, at 7:00 p.m. at the War Memorial American Legion Hall (Post 26), located at 515 E. 2nd Street, Mountain Home, ID 83647. Your attendance is required.

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

Thank you,

Andrew Meek
Elmore County
Land Use and Building Department
Planner II
2280 American Legion Blvd.
Mountain Home, ID 83647
208-587-2142 ext. 1256



Exhibit 6 Property Notification



Elmore County Land Use and Building Department

2280 American Legion Blvd. Mountain Home, ID 83647 Phone: (208) 587-2142 ext.1256 Fax: (208) 587-2120 www.elmorecounty.org

James Roddin Director

David Abrahamson Planner I

Andrew Meek Planner II

Johnny Hernandez Building Official

Colton Janousek *Building Inspector*

Josh Proffit
Building Inspector

Matt Gochnour Code Enforcement

Sandra Nuner Permit Technician

Liz Elliott Admin Assistant Date: December 3, 2025

To: Whom It May Concern

Subject: Notice of Public Hearing

Applicant: Megan Rush

Proposal: A Conditional Use Permit and Variance to operate a Commercial Kennel. The site is located on SW Fallaine Dr, South of the City of Mountain Home. The property is surrounded by all sides in the General Agriculture (AG) zone. The site is 3365 SW Fallaine Dr, Mountain Home ID, 83647. The parcel is RP04S06E154410. A common way of locating the property is to head south from the intersection of Airbase Rd and State Highway 51 for 3.2 miles. Turn on to SW Fallaine Dr and travel for .07 miles and the property will be on the left. The applicant requests a variance to meet the standards set forth in Zoning Ordinance 7-2-53 for property size to operate a Commercial Kennel.

Case #: CUP-2025-31 & VAR-2026-01

A public hearing will be held before the Elmore County Planning and Zoning Commission on the enclosed application. The hearing is scheduled for Thursday, December 18, 2025, at 7:00 p.m. in the War Memorial (American Legion Post 26) Hall at 515 East 2nd South Street, Mountain Home, Idaho.

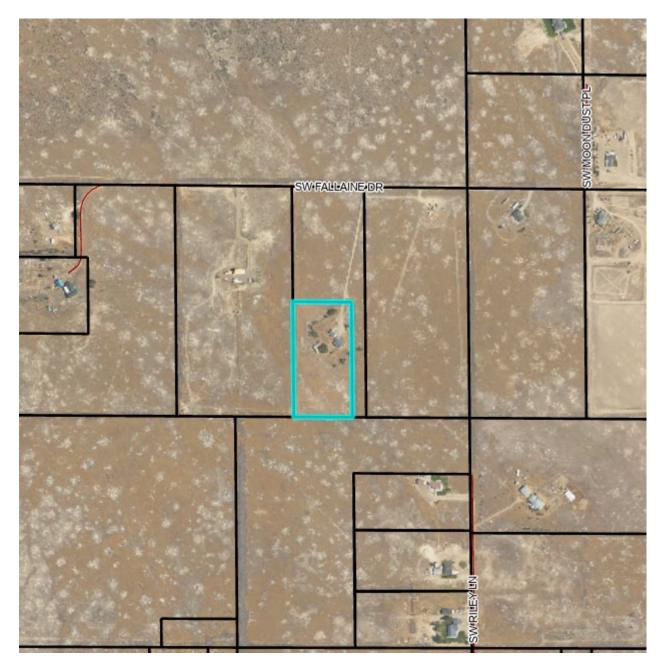
Please review the application and return your written comments to the Elmore County Land Use and Building Department, 2280 American Legion Blvd., Mountain Home, ID, 83647, by 5 p.m. on December 11, 2025, so your comments are included in the record. If you prefer, please come to the hearing to testify before the Commission.

The Elmore County Planning and Zoning Commission responsible for ensuring compliance with the Americans with Disabilities Act of 1990 (ADA). Any Person needing special accommodations to participate in the public hearing should contact the Elmore County ADA Coordinator, Kacey Ramsauer, 24 hours prior to the Public Hearing at 208-587-2130, extension 1280, or via email kramsauer@elmorecounty.org, or in person at 150 S 4th E St, Ste 3, Mountain Home, Idaho.

Sincerely,



Andrew Meek Land Use and Building Department Planner II 2280 American Legion Blvd. Mountain Home, Idaho 83647 208-587-2142 ext 1256





Elmore County Land Use and Building Department

2280 American Legion Blvd. Mountain Home, ID 83647 Phone: (208) 587-2142 ext.1256 Fax: (208) 587-2120 www.elmorecounty.org

James Roddin Director

David Abrahamson Planner I

Andrew Meek Planner II

Johnny Hernandez Building Official

Colton Janousek *Building Inspector*

Josh Proffit
Building Inspector

Matt Gochnour Code Enforcement

Sandra Nuner Permit Technician

Liz ElliottAdmin Assistant

Date: December 3, 2025

To: Whom It May Concern

Subject: Notice of Public Hearing

Applicant: Megan Rush

Proposal: A Conditional Use Permit and Variance to operate a Commercial Kennel. The site is located on SW Fallaine Dr, South of the City of Mountain Home. The property is surrounded by all sides in the General Agriculture (AG) zone. The site is 3365 SW Fallaine Dr, Mountain Home ID, 83647. The parcel is RP04S06E154410. A common way of locating the property is to head south from the intersection of Airbase Rd and State Highway 51 for 3.2 miles. Turn on to SW Fallaine Dr and travel for .07 miles and the property will be on the left. The applicant requests a variance to meet the standards set forth in Zoning Ordinance 7-2-53 for property size to operate a Commercial Kennel.

Case #: CUP-2025-31 & VAR-2026-01

A public hearing will be held before the Elmore County Planning and Zoning Commission on the enclosed application. The hearing is scheduled for Thursday, December 18, 2025, at 7:00 p.m. in the War Memorial (American Legion Post 26) 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, 2280 American Legion Blvd., Mountain Home, ID, 83647, by 5 p.m. on December 11, 2025, so your comments are included in the record. If you prefer, please come to the hearing to testify before the Commission.

The Elmore County Planning and Zoning Commission responsible for ensuring compliance with the Americans with Disabilities Act of 1990 (ADA). Any Person needing special accommodations to participate in the public hearing should contact the Elmore County ADA Coordinator, Kacey Ramsauer, 24 hours prior to the Public Hearing at 208-587-2130, extension 1280, or via email kramsauer@elmorecounty.org, or in person at 150 S 4th E St, Ste 3, Mountain Home, Idaho.

Sincerely,

DEQ



Andrew Meek

Land Use and Building Department Planner II 2280 American Legion Blvd. Mountain Home, Idaho 83647 208-587-2142 ext 1256

Cc
Elmore County Sheriff
Mountain Home Rural Fire District
EAS
Idaho Fish and Game
Idaho Division of Lands
IDWR
MHHD
CDH

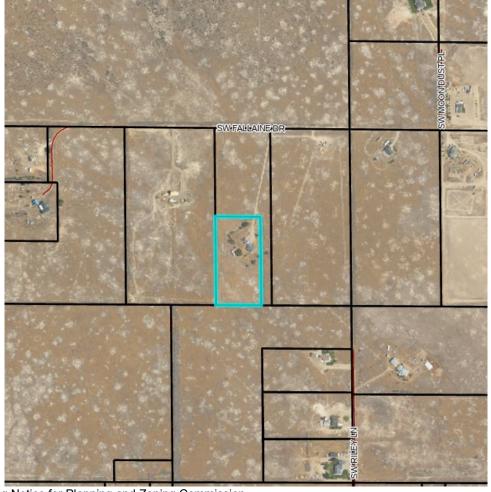


Exhibit 7 Public Hearing Notice

PLANNING AND ZONING COMMISSION

2280 American Legion Blvd.

Mountain Home, ID 83647

Telephone 208-587-2142, 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 Thursday, December 18, 2025, in the War Memorial Hall (American Legion Post 26) 515 East 2nd South Street, Mountain Home, Idaho, to accept testimony and consider an application from Megan Rush for a Conditional Use Permit and Variance to operate a Commercial Dog Kennel. The property is zoned General Agriculture. Case Number: CUP-2025-31/VAR-2026-01. The site address is 3365 SW Fallaine Dr, Mountain Home, ID 83647. The parcel number is RP04S06E154410. A common way of locating the property is to head south from the intersection of Airbase Rd and State Highway 51 for 3.2 miles. Turn on to SW Fallaine Dr and travel for .07 miles and the property will be on the left. The applicant requests a variance to meet the standards set forth in Zoning Ordinance 7-2-53 for property size to operate a Commercial Dog Kennel.

This application may be reviewed before the hearing in the Land Use and Building Department during regular business hours. Any interested person 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 before the hearing by sending it to Elmore County Land Use and Building Department, 2280 American Legion Blvd, Mountain Home, Idaho 83647. Written testimony must be received by 5:00 p.m. on Thursday, December 11, 2025.

Social media posts are not considered written public testimony. If you wish to provide written public testimony, please provide your name, address, and comments before the hearing by sending it to Elmore County Land Use and Building Department, 2280 American Legion Blvd, Mountain Home, Idaho 83647 or email ameek@elmorecountyid.gov. The Elmore County Facebook page is used for outward communication only. It is not intended as a means for the public to submit testimony on any public hearing matters pending before any Elmore County board or commission. Elmore County's social media is moderated but is not regularly monitored and is not a public forum. Likes, Comments, or Shares posted here are not entered into the record

of any public hearing. Public hearing testimony must be either submitted at the public hearing or received in advance of the public hearing by email, mail, physical delivery.

The Elmore County Board of Commissioners is responsible for ensuring compliance with the American Disabilities Act (ADA). Any person needing special accommodations to participate in the public hearing should contact the Elmore County ADA Coordinator, Kacey Ramsauer, 24 hours before the Public Hearing at 208-587-2130 Ext.1280, or 150 S 4th E St, Ste 3, Mountain Home, Idaho.

One publication: Wednesday, December 3, 2025.

Andrew Meek, Planner II Elmore County Land Use and Building Department NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING
NOTICE IS HERREW GIVEN pursuant to the laws of the surface of the control control of the control of t

This application may be reweed before the hearing inthe Land Use and Building Department during regular to the public hearing and the pushes house. Any interested person shall be heard at said public hearing and the public is welcome and invited as said public hearing and the public is welcome and invited to submit testimony. Anyone who wishes to lessify but its unsubmit testimony. Anyone who wishes to lessify but its unsubmit testimony before the hearing by sending it to Elmore County Land Use and Building Department, 2280 Amenican Legion Bird. Mountain Home, Idaho 83647. Written testimony must be received by 5:00 p.m. on Thursday, December 11, 2025.

Social media posts are not considered written public testimony, must be received by 5:00 p.m. on Thursday, December 11, 2025.

Social media posts are not considered written public testimony, please provide your name, address, and comments betor the hearing by sending it to Elmore County Land Use and Building Department, 2280 American Legion Bird. Nournain Home, Islands 83647 or email ameet & emmercial Legion Bird. Nournain Home, Islands 83647 or email ameet & emmercial Legion Bird. Nournain Home, Islands 83647 or email ameet & emmercial Legion Bird. Nournain Home, Islands 83647 or email ameet & emmercial but is not regularly monitored and so not a public to submit testimony on any public hearing native public hearing hearing because of the public hearing testimony must be entire submitted at the public hearing compliance with the American Disabilities Act (ADA). Any person needing become of commissioners is responsible for ensuring compliance with the American Disabilities Act (ADA). Any person needing become of the public hearing testimony must be entire submitted at the public hearing compliance with the American Disabilities Act (ADA). Any person needing become of the public hearing testimony must be entire submitted at the public hearing compliance with the American Disabilities Act (ADA). Any person hearing hearing hearing hearing hearing hearing

One publication: December 3, 2025.

15 113 Lines

Kindly review, sign, and send back via email with any edits or inquiries before our deadline at noon on the Friday before the publication date. Proofed Data Land Total cost will be \$81.36.
Total cost will be \$81.36.
If signed proof and
prepayment (if required) is
hot received by deadline,
your legal will be unable
to run. O Cit, Rith Changes A Charges Thank you, Legal Department Hountain Home Hews (2091 587,333) legaldept@nountainhorenews.com O No-proof *Legals cancelled prior to publication will incur a \$10 processing/typecatting fee. OPrepayment OCharge

Exhibit 8 Site Posting



Exhibit 9 Agency Comments

	CENTRAL DISTRICT HEALTH
--	--------------------------------------

Elmore County Transmittal

RETURN TO:		
TV/	Elmore Co.	
	and Use &	

		DISTRICT Division of Community and Environmental Health HEALTH	☑ Elmore Co. Land Use & Building Dept.		
		one # nditional Use #Megan Rush - Dag Kennel	☐ Mtn. Home		
ı			☐ Mill. Home		
	Prei	liminary / Final / Short Plat	Glenns Ferry		
_					
	1.	We have No Objections to this Proposal.			
	2.	We recommend Denial of this Proposal.			
	3.	Specific knowledge as to the exact type of use must be provided before we can comment	on this Proposal.		
	4.	We will require more data concerning soil conditions on this Proposal before we can comm	ient.		
	5.	Before we can comment concerning individual sewage disposal, we will require more data of: high seasonal ground water waste flow characteristics other			
	6.	This office may require a study to assess the impact of nutrients and pathogens to receiving surface waters.	g ground waters and		
	7.	This project shall be reviewed by the Idaho Department of Water Resources concerning we water availability.	ell construction and		
	8.	After written approvals from appropriate entities are submitted, we can approve this proposed community sewage system community community sewage system community community sewage community community sewage system community sewage community sewage community sewage system community sewage sewage sewage sewage sewage sewage sewage sewage sewage community sewage sew			
	9.	The following plan(s) must be submitted to and approved by the Idaho Department of Env central sewage community sewage system community sewage dry lines central water	, - · · · · · · · · · · · · · · · · · ·		
	10.	This Department would recommend deferral until high seasonal ground water can be determined to considerations indicate approval.	rmined if other		
	11.	If restroom facilities are to be installed, then a sewage system MUST be installed to meet lo Regulations.	Jaho State Sewage		
	12.	We will require plans be submitted for a plan review for any: ☐ food establishment ☐ swimming pools or spas ☐ child care ☐ beverage establishment ☐ grocery store ☐ child care	center		
	13.	Infiltration beds for storm water disposal are considered shallow injection wells. An application submitted to CDH.	ation and fee must be		
$ \sqrt{} $	14.	If adding additional employees, who will be using	1 He		
		restroom, Enlargement of septic tank and a	tran-field		
		will be required. Porta-pottys Reviewed By: Date	e: 12/11/25		
	employee use				
6/20	jm	Do Not park or drive oper drainfield.	Review Sheet		

From: <u>Angie Michaels</u>
To: <u>Andrew Meek</u>

Subject: Re: Staff Report Review

Date: Monday, December 8, 2025 4:38:25 PM

Hi Andrew,

I have a few concerns about this application:

- 1. Parking. The applicant proposes to have 60 dogs and 10 employees, and 15 parking spaces. I don't believe 5 parking spaces for patrons is sufficient. Please review the requirements for parking for commercial businesses. If you aren't able to find anything, let's talk. We will need to accommodate ADA parking too.
- 2. Site layout. We have no idea where the proposed 80'x40' structure will be. We need a site plan that shows the proposed structure, parking, and emergency vehicle turnaround. Her driveway and emergency vehicle turnaround will be required before she can start operating so that an emergency vehicle can access the site safely.
- 3. Her application states that she intends to bury the animal waste (section H). Per DEQ's letter in the agency comments, Section 5, Solid Waste, 'No trash or other solid waste shall be buried or otherwise disposed of on the project site...' Please inform the applicant that burying the animal waste on site is unacceptable. How can we confirm the are the animals are housed in sanitary conditions? When kennels are cleaned, where will the waste go? Some sort of drain system? I think we need to dig into this and find out if there are state laws about what's required to operate a commercial kennel. Animals get sick constantly from boarding facilities and Idaho has a history of some really awful cases of animal abuse/neglect.
- 4. Fallaine Drive I saw Mitra's comments. I think this facility could more than double the traffic on this private road. I recommend we require the applicant to put together a road maintenance agreement with the neighbors with proportionate sharing of the cost of maintenance. Her share might need to adjust as her operation reaches certain milestones.

Thanks,

Angie Michaels, P.E., CFM Engineering with a Mission LLC 208.870.9495 cell

On Mon, Dec 8, 2025 at 2:53 PM Andrew Meek ameek@elmorecountyid.gov wrote:

See attached for the Applicant exhibits and easement information. Let me know if you need anything else. Thanks.

From: Angie Michaels <angie@ewsid.com>
Sent: Monday, December 8, 2025 2:16 PM

To: Andrew Meek

Subject: Re: Staff Report Review

Hi Andrew,

Can you provide a little more context for this application? Is there some sort of site map or something I can look at? Are they proposing any parking?			
Thanks,			
Angie Michaels, P.E., CFM Engineering with a Mission LLC 208.870.9495 cell			
On Thu, Dec 4, 2025 at 4:51 PM Andrew Meek ameek@elmorecountyid.gov wrote:			
Good Afternoon,			
Attached is a Staff Report that Mitra has reviewed. There are still a lot of comments from her on it. This is for a commercial kennel, which I didn't think needed to have any Engineering review but that was a failure on my part. I am out tomorrow for some appointments, but if you could look at this and also provide your review at your convenience, that would be appreciated.			
Very Respectfully,			
Andrew Meek			
Planner II			
2280 American Legion Blvd.			
Mountain Home, Idaho 83647			
208-587-2142 ext. 1256			
ameek@elmorecountyid.gov			



November 4, 2025

Andrew Meek, Planner II Elmore County 520 E 2nd St. Mountain Home, Idaho 83647 ameek@elmorecountyid.gov

Subject: CUP-2025-31 & VAR-2026-001 Rush Dog Kennel

Dear Mr. Meek:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review every project on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: https://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083.

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

1. AIR QUALITY

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

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

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

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

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the local public health district.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems
 or a centralized community wastewater system whenever possible. Please contact DEQ to
 discuss potential for development of a community treatment system along with best
 management practices for communities to protect groundwater.
- DEQ recommends that cities and counties develop and use a comprehensive land use
 management plan, which includes the impacts of present and future wastewater management
 in this area. Please schedule a meeting with DEQ for further discussion and recommendations
 for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval.
 Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- DEQ recommends verifying if the current and/or proposed drinking water system is a
 regulated public drinking water system. A drinking water system is a Public Water System
 (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more
 people per day for at least 60 days per year (refer to the DEQ website at:
 https://www.deq.idaho.gov/water-quality/drinking-water/). For non-regulated systems, DEQ
 recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction
 of a new community drinking water system. Please contact DEQ to discuss this project and to
 explore options to both best serve the future residents of this development and provide for
 protection of groundwater resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- A Construction General Permit from DEQ may be required for projects that meet the eligibility criteria and have an allowable discharge of storm water or authorized non-storm water associated with construction activities. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 813-0872.
- Please contact DEQ to determine whether this project will require an Idaho Pollutant
 Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be
 required for facilities that have an allowable discharge of storm water or authorized non-storm
 water associated with the primary industrial activity and co-located industrial activity.
 For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 373-0433.
- If this project is near a source of surface water, DEQ requests that projects incorporate
 construction best management practices (BMPs) to assist in the protection of Idaho's water
 resources. Additionally, please contact DEQ to identify BMP alternatives and to determine
 whether this project is in an area with Total Maximum Daily Load stormwater permit
 conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel
 alterations. Please contact the Idaho Department of Water Resources (IDWR), Western
 Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information.
 Information is also available on the IDWR website at: https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.
 - For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION

- Solid Waste. No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.
- Hazardous Waste. The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- Water Quality Standards. Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- Groundwater Contamination. DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

• If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, additional regulations may apply. If an UST is present, the site should be evaluated to determine whether the UST is regulated by DEQ. If an AST is identified, EPA may have additional requirements. Both UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/ for assistance. If applicable to this project, DEQ recommends that BMPs be implemented for any of the following land uses: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, ponds and outdoor gun ranges. Please contact DEQ for more information on any of these conditions.

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

Sincerely,

Troy Smith

Regional Administrator

my 6 Smith

From: Alan Roberts

To: Andrew Meek; DCeniceros@cdh.idaho.gov; breed@mountain-home.us; Mike Hollinshead; Greg Berry;

Dawson, Bradley; idl jurisdictional@idl.idaho.gov; nick.miller@idwr.idaho.gov; nannette.blonshine@yahoo.com;

pmeyers@mhhdidaho.com; bro.admin@deq.idaho.gov

Cc: <u>David Abrahamson</u>; <u>James Roddin</u>

Subject: RE: CUP-2025-31 & VAR-2026-001 Rush Dog Kennel

Date: Monday, October 27, 2025 4:17:21 PM

EMS has no issues.

Thank you

Alan Roberts

Emergency Services Director Elmore Ambulance Elmore Rescue Mountain Home, ID 83647 208-941-2423

aroberts@elmorecounty.org
aroberts@elmorecountyid.gov



From: Andrew Meek <ameek@elmorecountyid.gov>

Sent: Monday, October 27, 2025 1:04 PM

To: DCeniceros@cdh.idaho.gov; breed@mountain-home.us; Alan Roberts <aroberts@elmorecountyid.gov>; Mike Hollinshead <mhollinshead@elmorecountyid.gov>; Greg Berry <gberry@elmorecountyid.gov>; Dawson,Bradley
bradley.dawson@idfg.idaho.gov>; idl_jurisdictional@idl.idaho.gov; nick.miller@idwr.idaho.gov; nannette.blonshine@yahoo.com; pmeyers@mhhdidaho.com; bro.admin@deq.idaho.gov

Cc: David Abrahamson <dabrahamson@elmorecountyid.gov>; James Roddin <jroddin@elmorecountyid.gov>; Andrew Meek <ameek@elmorecountyid.gov>

Subject: CUP-2025-31 & VAR-2026-001 Rush Dog Kennel

Good Morning,

Attached is a CUP and Variance Application for a proposed commercial dog kennel located at 3365 SW Fallaine Dr in Elmore County. If you could provide me with comments by November 10th, 2025, that would be appreciated.

Very Respectfully,

Andrew Meek

Planner II

2280 American Legion Blvd. Mountain Home, Idaho 83647 208-587-2142 ext. 1256

ameek@elmorecountyid.gov

From: <u>Mike Hollinshead</u>

To: Andrew Meek; DCeniceros@cdh.idaho.gov; breed@mountain-home.us; Alan Roberts; Greg Berry;

Dawson, Bradley; idl jurisdictional@idl.idaho.gov; nick.miller@idwr.idaho.gov; nannette.blonshine@yahoo.com;

pmeyers@mhhdidaho.com; bro.admin@deq.idaho.gov

Cc: <u>David Abrahamson</u>; <u>James Roddin</u>

Subject: RE: CUP-2025-31 & VAR-2026-001 Rush Dog Kennel

Date: Monday, October 27, 2025 4:28:45 PM

Attachments: <u>image001.png</u>

Law Enforcement has no issues.

Sheriff Mike Hollinshead Elmore County 2255 East 8th North Mountain Home, Idaho 83647 Phone: 208-587-3370 Ext. 1028



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Please note: My email address has changed to mhollinshead@elmorecountyid.gov.
Please update your records accordingly, as eventually, the elmorecounty.org address will no

longer work.

From: Andrew Meek <ameek@elmorecountyid.gov>

Sent: Monday, October 27, 2025 1:04 PM

To: DCeniceros@cdh.idaho.gov; breed@mountain-home.us; Alan Roberts <aroberts@elmorecountyid.gov>; Mike Hollinshead <mhollinshead@elmorecountyid.gov>; Greg Berry <gberry@elmorecountyid.gov>; Dawson,Bradley
bradley.dawson@idfg.idaho.gov>; idl_jurisdictional@idl.idaho.gov; nick.miller@idwr.idaho.gov; nannette.blonshine@yahoo.com; pmeyers@mhhdidaho.com; bro.admin@deq.idaho.gov

Cc: David Abrahamson <dabrahamson@elmorecountyid.gov>; James Roddin

<jroddin@elmorecountyid.gov>; Andrew Meek <ameek@elmorecountyid.gov>

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Planner II
2280 American Legion Blvd.
Mountain Home, Idaho 83647
208-587-2142 ext. 1256
ameek@elmorecountyid.gov

From: Brian Reed
To: Andrew Meek

Cc: Alan Roberts <rescuealan1970@gmail.com>
Subject: Re: CUP-2025-31 & VAR-2026-001 Rush Dog Kennel

Date: Monday, November 3, 2025 9:00:11 AM

Attachments: image002.png

image003.png

Andrew,

Due to the conversations I have had with Megan and her desire to install the kennels as well as at least one shed in the area, she is going to be required to install an approved road that will provide emergency vehicle access to the site, not just the house. When we spoke, her plan was to have kennels and shed more than 200 feet from the main road. In the event of an emergency, vehicles will need to get to the site easily.

Any questions, please let me know.



Brian W. Reed

Fire Marshal, CFIT

Mountain Home Fire Department 220 S. 2nd E. Mountain Home, ID 83647

T (208) 587-2117 M (208) 590-6142 breed@mountain-home.us



From: Andrew Meek <ameek@elmorecountyid.gov>

Date: Monday, October 27, 2025 at 1:04 PM

<idl_jurisdictional@idl.idaho.gov>, nick.miller@idwr.idaho.gov <nick.miller@idwr.idaho.gov>, nannette.blonshine@yahoo.com>, pmeyers@mhhdidaho.com <pmeyers@mhhdidaho.com>, bro.admin@deq.idaho.gov <bro> <bro> dmin@deq.idaho.gov>

Cc: David Abrahamson dabrahamson@elmorecountyid.gov, James Roddin <jroddin@elmorecountyid.gov, Andrew Meek dabrahamson@elmorecountyid.gov, Andrew Meek ameek@elmorecountyid.gov

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