

Exhibit 1

Site Map



Elmore County Parcels

Find address or place

Find by Parcel Number

Find by Owner Name

Map Layers

Legend

Map Layers

Elmore County Map	...
Elmore Roads Layer	...
Elmore Parcels	...
Taxing Districts	...
Water Rights	...
Water Rights: Private of the	...
Kahlo Surface Management Agency	...
Kahlo 2023	...
Historical Imagery	...
NAP Imagery 2021	...
Elmore Planning and Zoning	...

150 249 78 43 6 102 19 Feet

RP000590010030 : FEATHERVILLE RETREAT LLC

The parcel number is RP000590010030

Owner Name: FEATHERVILLE RETREAT LLC

Addres: 1577 E. River Dr. 83647

Subdivision: FEATHERVILLE SUMMER HOMES #2

Legal Description: 0.13 6th 1 Featherville Summer Home #2

Acres: 6.41

Land Value: \$16,500

Improvement Value: \$33,500

Total Value: \$50,000

Catalog: 17151

Zoning: AG

Taxing District:

Tax Code: 0040003

City:

State:

Highway: MOUNTAIN HOME HIGHWAY

Selected features: 1



Elmore County Parcels

Find address or place

Search result

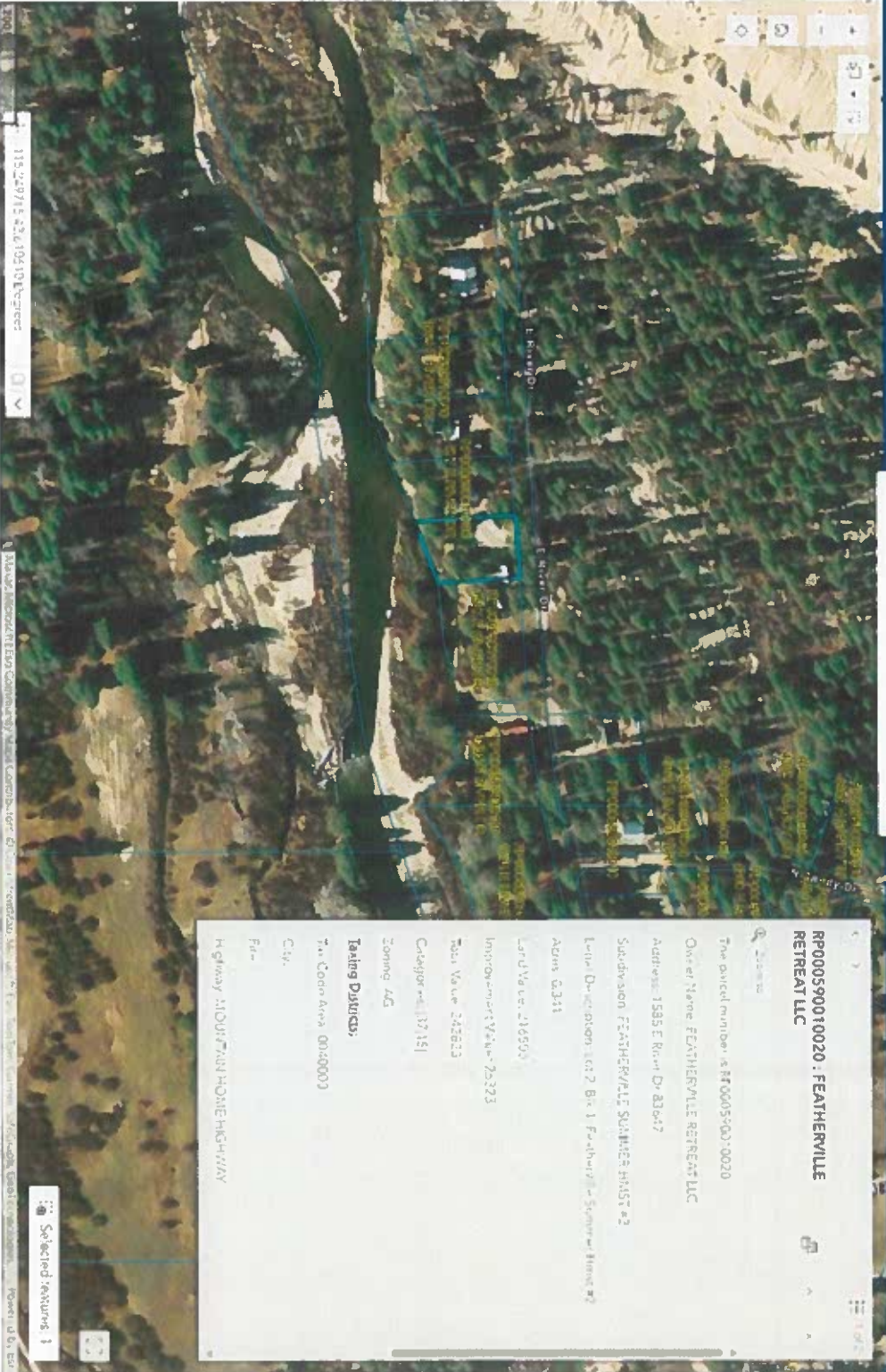
Find by Owner Name

Map Layers

Legend

Map Layers

Elmore County Map	...
Elmore Roads Layer	...
Elmore Parcels	...
Taxing Districts	...
Wells	...
Water Right Prices of Use	...
Idaho Surface Management Agency	...
Idaho 2023	...
Historical Imagery	...
NAIP Imagery 2021	...
Elmore Planning and Zoning	...





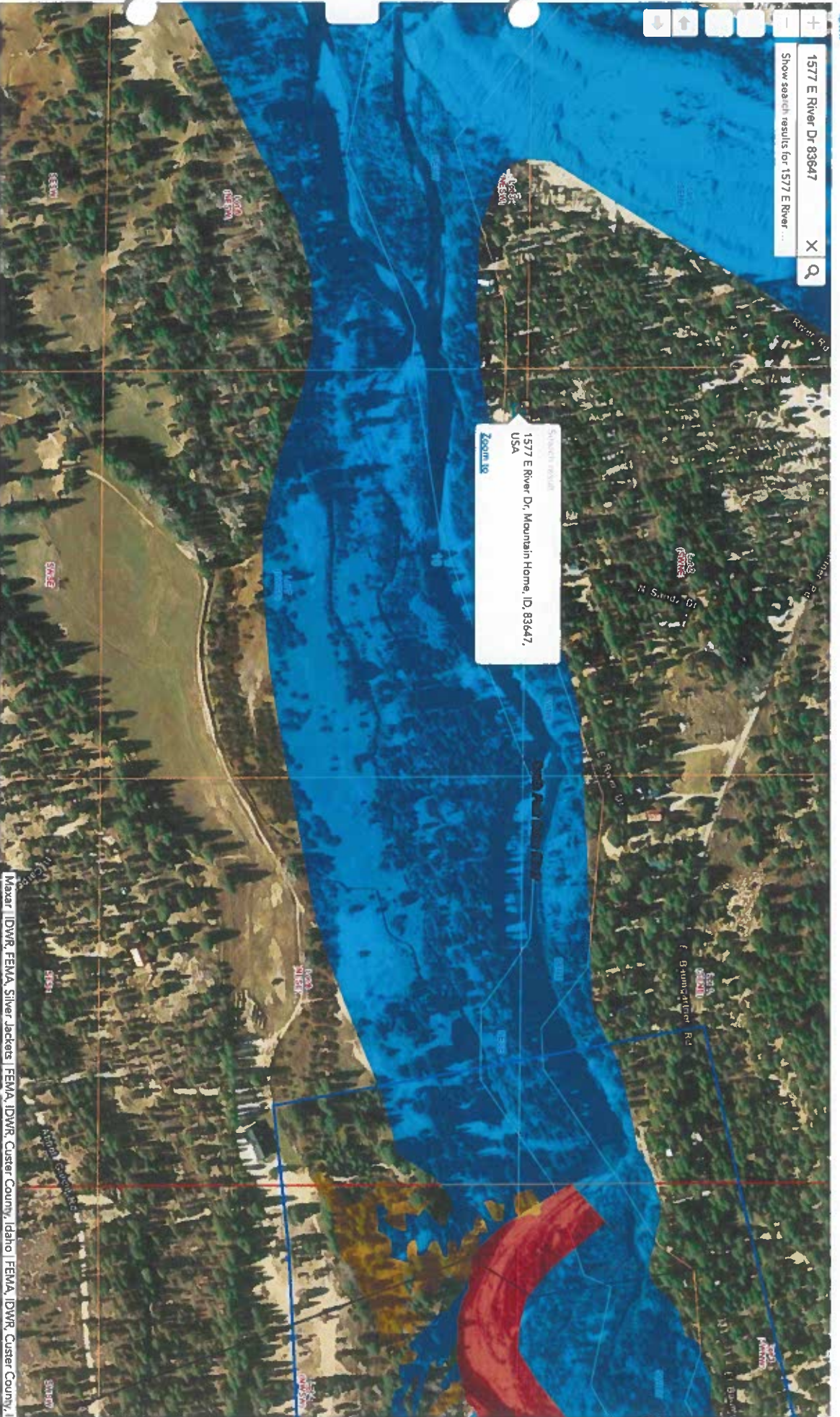
1577 E River Dr 83647

Show search results for: 1577 E River...



Search result
1577 E River Dr, Mountain Home, ID, 83647,
USA

Zoom 10



300ft

115.238734 43.608888 Dimensions

Exhibit 2
Original
Application



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:

J.J. Howard 208-846-8937
Name Phone/Fax/Email Foley.m@jjhowardeng.com

5983 W. State #D Boise ID. 83703
Street Address City, State, Zip

Property Owner:

Don Hubble
Featherville Retreat LLC
Name Phone/Fax/Email

701 S. Allan #104 Meridian ID. 83642
Street Address City, State, Zip

Legal Description of property: Lot 2 & 3 Blk1 Featherville Summer #2
Common Directions from a known point: off of S. Fork Boise River Rd.
in Pine Idaho

Current Zoning? AG

Is the property located within an Area of City Impact? Y ☐ / N ☒ If so, which one? _____

Is the property located within a Fire District? Y ☐ / N ☒ If so, which one? _____

Is the property located within an Area of Critical Concern? Y ☒ / N ☐

Is the property located within a Flood Zone? Y ☒ / N ☐

State the precise nature of the variance request:

Request From Ordinance 7-5-5 B. #3
100' River Setback.

What is intended to be done with the property? Removal of the existing
Structure and build a new cabin

What special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district?

The plat predates the ordinance causing
lots within the subdivision as non buildable
or an extreme reduction of the building Footprint

Why will a literal interpretation of the provisions of this ordinance deprive you of rights commonly enjoyed by other properties in the same district under the terms of this ordinance?

The 100 Foot Setback is a taking of
property rights as intended in Featherville
Summer Home Sites Subdivision No. 2

What special conditions or circumstances exist that was not a result of your actions?

The ordinance did not account for
existing buildable lots platted or
unplatted

Why will granting of this variance not confer on you any special privilege that is denied by ordinance to other lands, structures, or building in the same district?

Lots within Featherville Summer Home Sites
were approved by Elmore County as buildable lots
with the newer 100 Foot Setback has taken
that right away for pre-existing building lots.

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.

Brent W. Cope 2/18/25
• Central District Health (or other Sewer District) Sewer Permit (580-6003) Date
Comment: No objection. Drainfield must be greater than 100' from river.
N/A
• Roadway Jurisdiction (MHHD 587-3211) (GFHD 366-7744) (AHD 864-2115) Date
Comment: _____
N/A
• Fire District (MHRFD 587-2117) (Oasis 796-2115) (GFFD 599-0000) (BGRFD 834-2511) (AFD 2182) Date
Comments: _____

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.

Section 7-3-13: Variances:

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

A. Process:

1. *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. MF (initial). (Examples of 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. MF (initial).

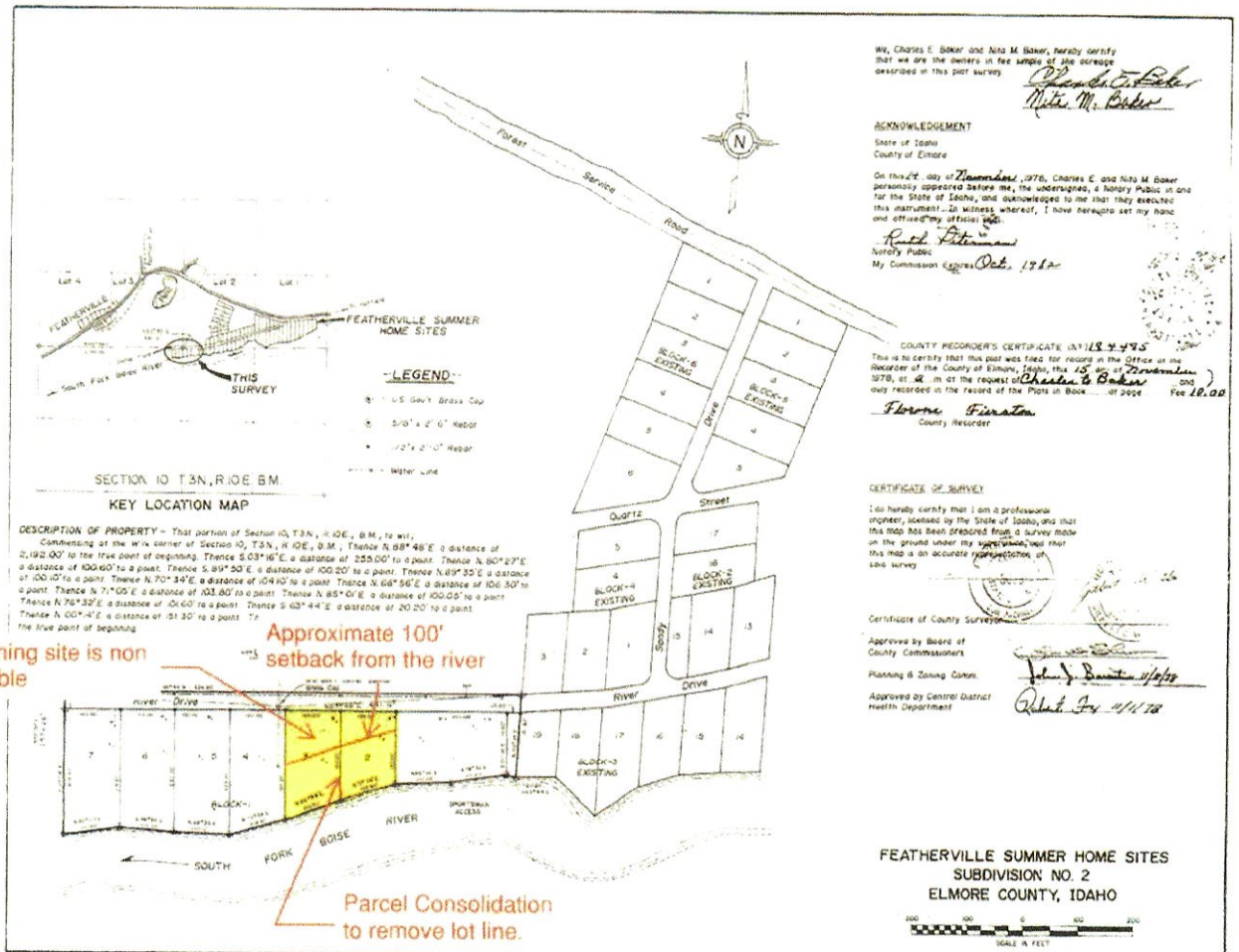
The applicant understands there could be a delay in a decision should the applicant or a representative not be present at the public hearing to answer any possible questions or to clarify information submitted.

Property Owner Signature

Date

Michelle Fay
Applicant Signature

4/3/25
Date





Elmore County Transmittal
Division of Community and Environmental Health

RETURN TO:

☒ Elmore Co.
Land Use &
Building Dept.

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat _____

Variance Don Hubble

☐ Mtn. Home

☐ Glens 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 comment.
- ☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
- | | |
|--|---|
| ☐ high seasonal ground water | ☐ waste flow characteristics |
| ☐ bedrock from original grade | ☐ other _____ |
- ☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- ☐ 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 water well |
| ☐ interim sewage | ☐ central water | |
| ☐ individual sewage | ☐ individual water | |
- ☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
- | | | |
|---|--|--|
| ☐ central sewage | ☐ community sewage system | ☐ community water |
| ☐ sewage dry lines | ☐ central water | |
- ☐ 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- ☐ 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- ☐ 12. We will require plans be submitted for a plan review for any:
- | | | |
|---|---|--|
| ☐ food establishment | ☐ swimming pools or spas | ☐ child care center |
| ☐ beverage establishment | ☐ grocery store | |
- ☐ 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDH.

☒ 14. No objection. Drainfield must be greater than 100' from the river.

Reviewed By: Boyd Coper

Date: 4/18/25

Exhibit 3
Original Neighborhood
Meeting



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: June 23

Start Time of Neighborhood Meeting: 6:00

End Time of the Neighborhood Meeting: 6:30

Location of Meeting: 1577 E. River

Description of the proposed project: Variance so the owner can
build a new cabin in the 100' river set back area

Notice Sent to neighbors on: June 12

Location of the neighborhood meeting: on site

Attendees:

Name

Address

1. Eric Howard 5983 W State St #1 Smt D Boise Id 83703
2. _____
3. Nobody showed up.
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
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: J. J. Howard

Address: 5983 W. State # D

City: Boise State: ID Zip: 83703

Telephone: 208-846-8937 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.

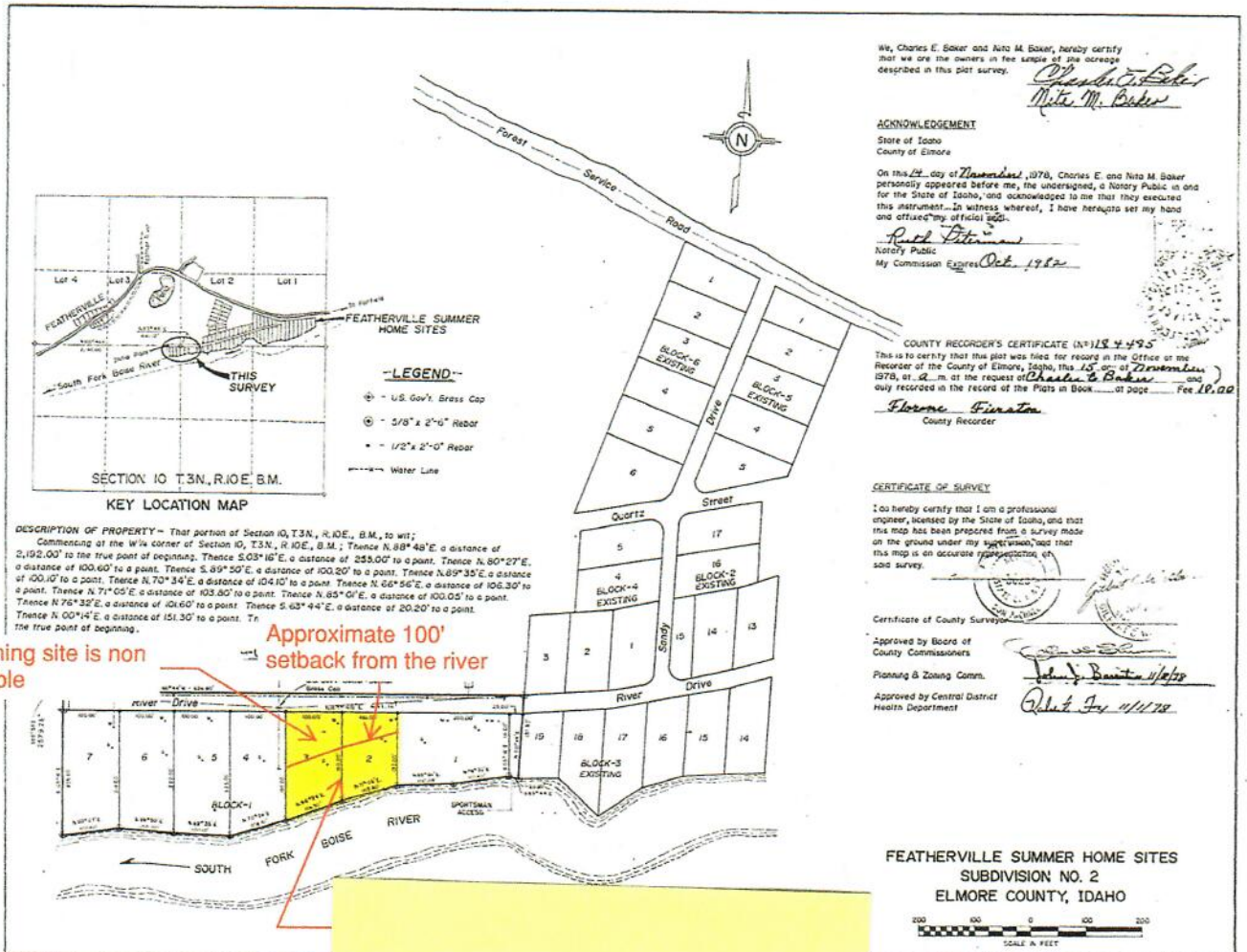
Michelle Foley
Signature: (Applicant)

6/24/25
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.
 - 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:
 - 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 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.



Remaining site is non build-able

Approximate 100' setback from the river



June 12, 2025

To whom it may concern:

You are invited to attend a neighborhood meeting on June 23 at 6:00 pm to 6:30 pm. The meeting will be held at 1577 E. River Dr. (see attached vicinity map) Eric Howard will be on-site driving a white ford truck. We are proposing to submit a variance application so the owner can build a new cabin in the 100' river setback area. Your comments are greatly appreciated as we can move forward with our application.

Sincerely,

J J Howard Land Surveying

PARCEL #	OWNER	ADDRESS 1	ADDRESS 2	CITY
RP000580030180	FEATHERVILLE RETREAT LLC	701 S ALLEN ST	STE 104	MERIDIAN
RP000580030190	BRADSHAW, GARY H	47 N WILLOW CREEK ROAD		FAIRFIELD
RP000580020150	SILVA, JOSE LUIS	101 E GARDENIA AVE		MCALLEN
✓ RP000590010010	FEATHERVILLE RETREAT LLC	701 S ALLEN ST #104		MERIDIAN
✓ RP000590010020	FEATHERVILLE RETREAT LLC	701 S ALLEN ST	STE 104	MERIDIAN
✓ RP000590010030	FEATHERVILLE RETREAT LLC	701 S ALLEN ST	STE 104	MERIDIAN
RP000590010040	EWING, RALPH AUBREY	743 E BRUSH CREEK ST		KUNA
✓ RP000590010050	EWING, RALPH AUBREY	743 E BRUSH CREEK ST		KUNA
RP03N10E102400	BROWER, RODNEY L	6790 SANTA CRUZ DR		BOISE
RP00059001006A	PIPER, ADAM	864 RIVER PATH LANE		BOISE
RP000580040010	SHAW, N REX	137 FAFNIR		KIMBERLY
RP000580040020	CODDING, MICHAELA	12601 W WHITE THISTLE		STAR
RP000580040040	JOHNSON, WALTER R	1083 N JUSTIN PLACE		MERIDIAN
RP000580040030	BAUM, CHAD	P O BOX 341		CARLIN
RP00058003014A	KOHTZ, ERICH	12599 W SCOTFIELD		BOISE
RP03N10E107860	MILLER, TERRY	426 E 200 N		RUPERT
RP03N10E108415	HUBBLE, EDWIN DON	122 W YOSEMITE ST		MERIDIAN
RP000580040050	HANNEBAUM, TODD A	3892 N 3400 E		KIMBERLY
RP000580060060	HANNEBAUM, TRENT JAY	16930 SE 142ND ST		RENTON

STATE	ZIP CODE	PROPERTY ADDRESS
ID	83642	1595 E RIVER DR
ID	83327	1591 E RIVER DR
TX	78501	1616 E RIVER DR
ID	83642	1587 E RIVER DR
ID	83642	1585 E RIVER DR
ID	83642	1577 E RIVER DR
ID	83634	1573 E RIVER DR
ID	83634	1569 E RIVER DR
ID	83709	
ID	83703	1567 E RIVER DR
ID	83341	4345 SANDY DR
ID	83669	1596 E RIVER DR
ID	83642	4361 N SANDY DR
NV	89822	1592 E RIVER DR
ID	83713	1605 E RIVER DR
ID	83350	
ID	83646	
ID	83341	
WA	98059	4379 N SANDY DR

Exhibit 4
Neighborhood
Meeting



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: 8-4-2025

Start Time of Neighborhood Meeting: 6:00 p.m

End Time of the Neighborhood Meeting: 6:30 pm

Location of Meeting: 1577 E. River Dr.

Description of the proposed project: Variance 100' river Setback

Notice Sent to neighbors on: 7/25/2025

Location of the neighborhood meeting: 1577 E. River Dr.

Attendees:

<u>Name</u>	<u>Address</u>
1. <u>Eric Howard</u>	<u>5983 W State St Suite D Boise Id 83703</u>
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____

11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. Walter Johnson called into the office on 7-31-25
20. in favor of the variance Eric Howard

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: J.J. Howard
Address: 5983 W. State # D
City: Boise State: ID. Zip: 83703
Telephone: 208-846-8937 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.

Michelle Foley
Signature: (Applicant)

8/4/2025
Date



J.J. Howard, Surveying and Mapping

July 25, 2025

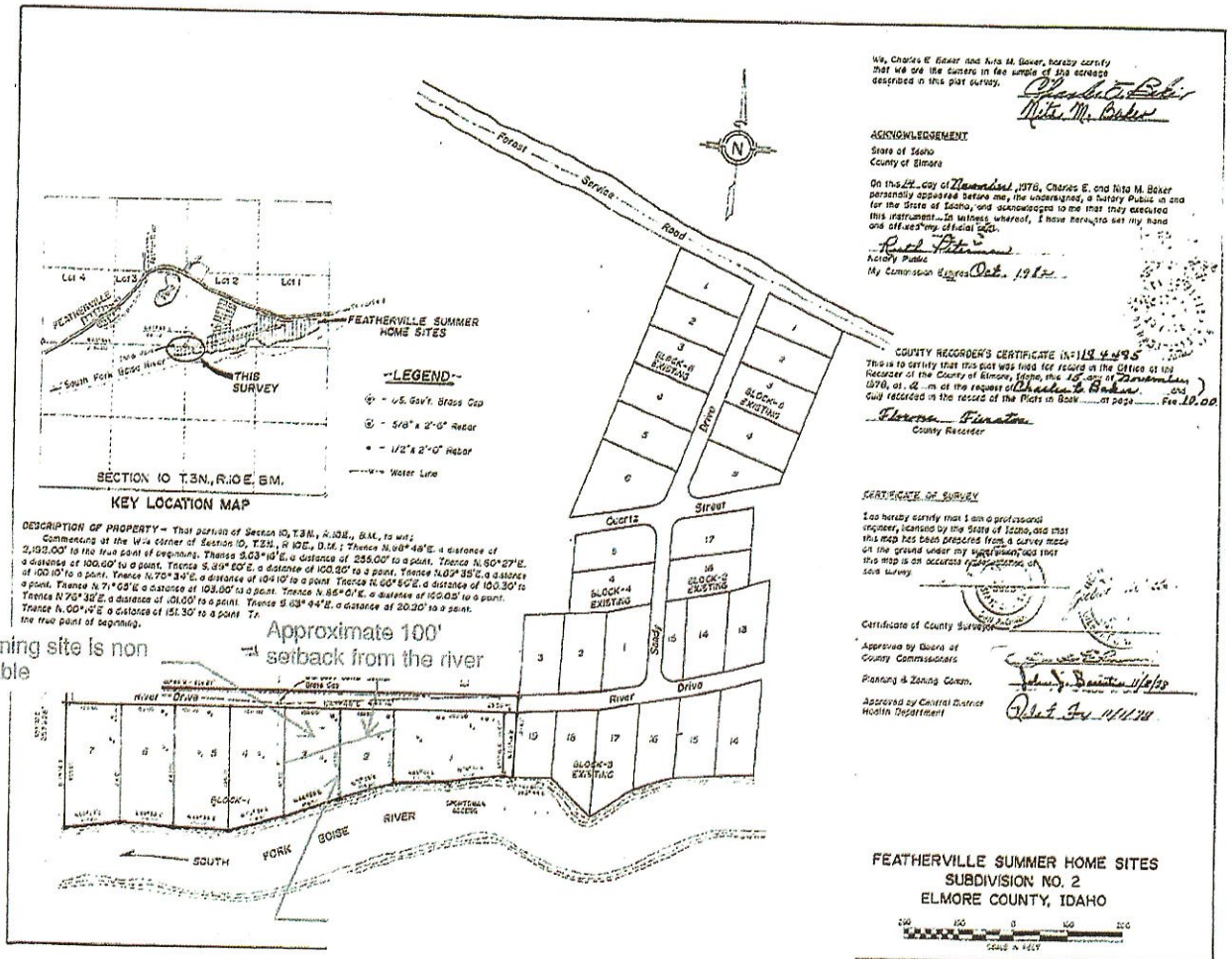
To whom it may concern:

You are invited to attend a neighborhood meeting on August 4 at 6:00 pm to 6:30 pm. The meeting will be held at 1577 E. River Dr. (see attached vicinity map) Eric Howard will be on-site driving a white ford truck. We are proposing to submit a variance application so the owner can build a new cabin in the 100' river setback area. Your comments are greatly appreciated as we can move forward with our application.

Sincerely,

J J Howard Land Surveying

5983 W. State St., Ste. D, Boise, ID 83703, (208) 846-8937



PARCEL #	OWNER	ADDRESS 1	CITY	ST	ZIP CODE	PROPERTY ADDRESS
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RP03N10E102400	BROWER, RODNEY L	6790 SANTA CRUZ DR	BOISE	ID	83709	
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RP000580040050	HANNEBAUM, TODD A	3892 N 3400 E	KIMBERLY	ID	83341	
RP000580060060	HANNEBAUM, TRENT JAY	16930 SE 142ND ST	RENTON	WA	98059	4379 N SANDY DR

Exhibit 5

Application



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

RESUBMITTE 8/13/25

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Applicant:

Mitchell S. Armuth (208) 871-0540
Name Phone/Fax/Email
851 N. Hickory Ave. Ste 105 Meridian, ID 83642
Street Address City, State, Zip

Property Owner:

Featherville Retreat LLC Don Hubble
Name Phone/Fax/Email
851 n Hickory Ave. Ste 105 Meridian ID 83642
Street Address City, State, Zip
Legal Description of property: Lot 2 & 3 Blk 1 Featherville Summer #2
Common Directions from a known point: off of S. Fork Boise River Rd. in Pine Idaho

Current Zoning? AG

Is the property located within an Area of City Impact? Y ☐ / N ☒ If so, which one? _____

Is the property located within a Fire District? Y ☐ / N ☒ If so, which one? _____

Is the property located within an Area of Critical Concern? Y ☒ / N ☐

Is the property located within a Flood Zone? Y ☒ / N ☐

State the precise nature of the variance request: Request from ordinance 7-5-5 B.#3 100' river setback

What is intended to be done with the property? Removal of the existing structure and build a new cabin

What special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district?

The plat predates the ordinance causing lots within the subdivision as non buildable or an extreme reduction of the building footprint

Why will a literal interpretation of the provisions of this ordinance deprive you of rights commonly enjoyed by other properties in the same district under the terms of this ordinance?

The 100 foot setback is a taking of property rights as intended in Featherville Summer Homesites Subdivision No. 2

What special conditions or circumstances exist that was not a result of your actions?

The ordinance did not account for existing buildable lots platted or unplatted

Why will granting of this variance not confer on you any special privilege that is denied by ordinance to other lands, structures, or building in the same district?

Lots within Featherville Summer Home Sites were approved by Elmore County as buildable
lots with the newer 100 foot setback has taken that right away for pre-existing building lots.

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: _____

N/A

• Roadway Jurisdiction (MHHD 587-3211) (GFHD 366-7744) (AHD 864-2115) _____ Date _____

Comment: _____

N/A

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

Comments: _____

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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.

Section 7-3-13: Variances:

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

A. Process:

1. *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. IVBA (initial). (Examples of 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. IVBA (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.

 8/13/25
Property Owner Signature Date

 8/11/25
Applicant Signature Date

For Administrative Use Only

File Number: VAR- 2025-04 Fee: \$400.00 Date Rec'd: 5-6-25

Receipt Number: 20-15284 By: AN

Assessor's Office: _____ Date: _____

Comments: _____

Treasurer's Office: _____ Date: _____

Comments: _____

Exhibit 6

Acceptance Letters



Land Use and Building Department

520 East 2nd South Street
Mountain Home, ID 83647
Phone: (208) 587-2142 ext. 1255
Fax: (208) 587-2120
www.elmorecounty.org

Vacant
Director

September 15, 2025

David Abrahamson
Planner I

Mitchell Armuth
851 N Hickory Ave Ste 105
Meridian, ID 83642

Andrew Meek
Planner II

Re: Variance Application VAR-2025-04

Johnny Hernandez
Building Official

Mitchell Armuth,

Colton Janousek
Building Inspector

This letter is to inform you that your second application for a Variance requesting a reduction of the required 100-foot setback from the river has been received and assigned **Case Number VAR-2025-04** by the Elmore County Land Use and Building Department.

James Roddin
Interim Director

I will send another letter to inform you of the date of your hearing to go in front of the Planning and Zoning Commission.

Matt Gouchner
Code Enforcement

If you have any questions regarding this letter, do not hesitate to contact me.

Sandra Nuner
Permit Technician

Thank you,

Vacant
Administrative Assistant



David Abrahamson
Planner I
520 E 2nd S Street
Mountain Home, Idaho 83647
208-587-2142 Ext. 1269

CC:
Don Hubble
701 S Allan #104
Meridian, ID 83642



Elmore County Land Use and Building Department

2280 American Legion Blvd.
Mountain Home, Id. 83647
(208) 587-2142 ext. 502
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
Administrative Assistant

October 28, 2025

Mitchell S. Armuth
851 N. Hickory Ave, Ste 105
Meridian, ID 83642

To whom it may concern,

The purpose of this letter is to inform you that your application for a Variance (VAR-2025-04) 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 November 20, 2025, at 7:00 p.m. at the War Memorial American Legion Hall, 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

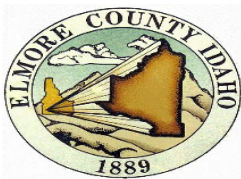


Exhibit 7
Property
Notification



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: November 3, 2025

To: Whom It May Concern

Subject: Notice of Public Hearing

Applicant: Mitchell Armuth

Proposal: A Variance to request a setback from the river so that a structure can be built on a .41 Acre parcel. The site is located on E River Dr in the Featherville Area north of Mountain Home. The property is surrounded by all sides in the General Agriculture (AG) zone. The parcel is in the Area of Critical Concern. The site is 1577 E River Dr, Mountain Home ID, 83647. The parcel is RP000590010030. A common way of locating the property is to take Hwy 20 to Pine/Featherville Road, take at right at the Pine Café, head east till you get to Featherville, take right at the Y in the road S. Boise River Road, take a right on N Sandy Road then a right on East River Rd head to the west approximately a quarter of a mile property will be on left hand side of road.

Case #: VAR-2025-04

A public hearing will be held before the Elmore County Planning and Zoning Commission on the enclosed application. The hearing is scheduled for Thursday, November 20, 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 November 13, 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 Gochmour
Code Enforcement

Sandra Nuner
Permit Technician

Liz Elliott
Admin Assistant

Date: November 6, 2025

To: Whom It May Concern

Subject: Notice of Public Hearing

Applicant: Mitchell Armuth

Proposal: A Variance to request a setback from the river so that a structure can be built on a .41 Acre parcel. The site is located on E River Dr in the Featherville Area north of Mountain Home. The property is surrounded by all sides in the General Agriculture (AG) zone. The parcel is in the Area of Critical Concern. The site is 1577 E River Dr, Mountain Home ID, 83647. The parcel is RP000590010030. A common way of locating the property is to take Hwy 20 to Pine/Featherville Road, take at right at the Pine Café, head east till you get to Featherville, take right at the Y in the road S. Boise River Road, take a right on N Sandy Road then a right on East River Rd head to the west approximately a quarter of a mile property will be on left hand side of road.

Case #: VAR-2025-04

A public hearing will be held before the Elmore County Planning and Zoning Commission on the enclosed application. The hearing is scheduled for Thursday, November 20, 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 November 13, 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

Cc
Elmore County Sheriff
Elmore County Ambulance Service
CDH
DEQ
IDWR



Exhibit 8
Public Hearing
Notice

ELMORE COUNTY

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, November 20, 2025, in the War Memorial Hall (American Legion Post 26) 515 East 2nd South Street, Mountain Home, Idaho, to accept testimony and consider a Variance Application from Mitchel Armuth to the Land Use and Building Department to request a 100 foot river setback on a .41 acre lot (Parcel Number: RP000590010030). A common way of locating the property is to take Hwy 20 to Pine/Featherville, take a right at the Y in the road S. Boise River Rd, take a right on N Sandy Rd then a right on E River Rd. Head West approximately a quarter of a mile and the property will be on the left hand side of the road. The applicant requests a variance for a river setback in order to tear down the existing structure and build a new one.

This application may be reviewed prior to the hearing at 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 November 13, 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@elmorescountyid.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 Ramsaur, 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, November 5, 2025

Andrew Meek
Planner II
Elmore County Land Use and Building Department

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, November 20, 2025, in the War Memorial Hall (American Legion Post 26) 515 East 2nd South Street, Mountain Home, Idaho, to accept testimony and consider a Variance Application from Michel Armuth to the Land Use and Building Department to request a 100 foot river setback on a .41 acre lot (Parcel Number: RP000590010030). A common way of locating the property is to take Hwy 20 to Pine/Reynoldsville, take a right at the Y in the road S. Boise River Rd, take a right on N Sandy Rd then a right on E River Rd. Head West approximately a quarter of a mile and the property will be on the left hand side of the road. The applicant requests a variance for a river setback in order to tear down the existing structure and build a new one.

This application may be reviewed prior to the hearing at 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 November 13, 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.

Andrew Meek
Planner II
Elmore County Land Use and Building Department

One publication:
November 5, 2025

14
109 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.

Total cost will be \$78.48.

If signed proof and prepayment (if required) is not received by deadline, your legal will be unable to run.

Thank you,
Legal Department
Mountain Home News
(208) 587-3333
legaldept@mountainhomenews.com

*Legals cancelled prior to publication will incur a \$10 processing/typsetting fee.

Proofed
Date: 11/5/2025
☐ OK, with Changes
☒ OK, No Changes
☐ No proof
Printed by: [Signature]
Printed on: 11/5/25

☐ Prepayment ☐ Charge

Thank you,
Reece Garner

Exhibit 9

Site Posting

PUBLIC HEARING NOTICE

Elmore County, Idaho

Hearing Day: 4th Thursday of Every Month
At 7:00 pm

American Legion, War Memorial Hall
515 E Second South Street, Mountain Home, Idaho

(Date, Time, and Meeting location are subject to
change, see specified Hearing Notice attached)

For More Information, please contact:
Land Use and Building Department at:
(208) 587-2142 Ext. 502



Exhibit 10

Agency Comments

From: [O'Shea, Maureen](#)
To: [James Roddin](#); [Andrew Meek](#)
Subject: Agency Notification for VAR-2025-04 - 1577 E River Dr, Mountain Home
Date: Monday, November 10, 2025 12:03:52 PM
Attachments: [image001.png](#)
[image002.png](#)
[00VAR-2025-04 Agency Notification.doc](#)

Andrew,

The request for a Variance to a setback from the river is not a NFIP Variance.

All the Elmore County Flood Damage Prevention Ordinance & NFIP requirements must be met. The structure's lowest floor must be at least 2.0 ft. above the Highest Adjacent Grade (HAG).

Title 44 of the Code of Federal Regulations §60.3

Flood plain management criteria for flood-prone areas.

... Minimum standards for communities are as follows:

(a) ... the community shall:

(2) Review proposed development to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334;

(3) Review all permit applications to determine whether proposed building sites will be reasonably safe from flooding. If a proposed building site is in a flood-prone area, all new construction and substantial improvements shall

(i) be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

(ii) be constructed with materials resistant to flood damage.

(iii) be constructed by methods and practices that minimize flood damages, and

(iv) be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

(4) Review subdivision proposals and other proposed new development, including manufactured home parks or subdivisions, to determine whether such proposals will be reasonably safe from flooding. If a subdivision proposal or other proposed new development is in a flood-prone area, any such proposals shall be reviewed to assure that

(i) all such proposals are consistent with the need to minimize flood damage within the flood-prone area,

(ii) all public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage, and

- (iii) adequate drainage is provided to reduce exposure to flood hazards;
- (5) Require within flood-prone areas new and replacement water supply systems to be designed to minimize or eliminate infiltration of flood waters into the systems; and
- (6) Require within flood-prone areas
 - (i) new and replacement sanitary sewage systems to be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters and
 - (ii) onsite waste disposal systems to be located to avoid impairment to them or contamination from them during flooding.
- (b) ... the community shall:
 - (1) Require permits for all proposed construction and other developments including the placement of manufactured homes, within Zone A on the community's FHBM or FIRM;
 - (2) Require the application of the standards in paragraphs (a) (2), (3), (4), (5) and (6) of this section to development within Zone A on the community's FHBM or FIRM;
 - (3) Require that all new subdivision proposals and other proposed developments (including proposals for manufactured home parks and subdivisions) greater than 50 lots or 5 acres, whichever is the lesser, include within such proposals base flood elevation data;
 - (4) Obtain, review and reasonably utilize any base flood elevation and floodway data available from a Federal, State, or other source, including data developed pursuant to paragraph (b)(3) of this section, as criteria for requiring that new construction, substantial improvements, or other development in Zone A on the community's FHBM or FIRM meet the standards in paragraphs (c)(2), (c)(3), (c)(5), (c)(6), (c)(12), (c)(14), (d)(2) and (d)(3) of this section;
 - (5) Where base flood elevation data are utilized, within Zone A on the community's FHBM or FIRM:
 - (i) Obtain the elevation (in relation to mean sea level) of the lowest floor (including basement) of all new and substantially improved structures, and
 - (ii) Obtain, if the structure has been floodproofed in accordance with paragraph (c)(3) of this section, the elevation (in relation to mean sea level) to which the structure was floodproofed, and
 - (iii) Maintain a record of all such information with the official designated by the community under §59.22 (a)(9)(iii);
 - (6) Notify, in riverine situations, adjacent communities and the State Coordinating Office prior to any alteration or relocation of a watercourse, and submit copies of such notifications to the Federal Insurance Administrator;
 - (7) Assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained;
 - (8) Require that all manufactured homes to be placed within Zone A on a community's FHBM or FIRM shall be installed using methods and practices which minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not to be limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition

to applicable State and local anchoring requirements for resisting wind forces.



I am working part-time & generally available from 9:00 a.m. to noon Monday through Thursday.

Thank you,
Maureen O'Shea, CFM
Floodplain Specialist
Idaho Dept. of Water Resources
322 E. Front Street, PO Box 83720,
Boise, ID 83720-0098
Office # 208-287-4928
Cell # 208-830-4174
Maureen.OShea@idwr.idaho.gov
<https://www.idwr.idaho.gov/floods/>

From: Miller, Nick <Nick.Miller@idwr.idaho.gov>
Sent: Thursday, November 6, 2025 9:28 AM
To: Golart, Aaron <Aaron.Golart@idwr.idaho.gov>; O'Shea, Maureen <Maureen.OShea@idwr.idaho.gov>

Subject: FW: Agency Notification for VAR-2025-04

Thought you guys might have more of an interest in this notice than I do.

From: Andrew Meek <ameek@elmorecountyid.gov>

Sent: Thursday, November 06, 2025 9:11 AM

To: Mike Hollinshead <mhollinshead@elmorecountyid.gov>; Greg Berry <gberry@elmorecountyid.gov>; Alan Roberts <aroberts@elmorecountyid.gov>; Danielle Cenicerros <dcenicerros@cdh.idaho.gov>; BRO Admin <BRO.Admin@deq.idaho.gov>; Miller, Nick <Nick.Miller@idwr.idaho.gov>

Cc: James Roddin <jroddin@elmorecountyid.gov>

Subject: Agency Notification for VAR-2025-04

Good Morning,

See attached for a Variance Notification. If you could provide comments by November 13, 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 10, 2025

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

Subject: Agency Notification for VAR-2025-04

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

- 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 Conservation 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,

A handwritten signature in blue ink, appearing to read "Troy Smith".

Troy Smith
Regional Administrator

From: [Mike Hollinshead](#)
To: [Andrew Meek](#); [Greg Berry](#); [Alan Roberts](#); [Danielle Cenicerros](#); [bro.admin@deq.idaho.gov](#); [nick.miller@idwr.idaho.gov](#)
Cc: [James Roddin](#)
Subject: RE: Agency Notification for VAR-2025-04
Date: Thursday, November 6, 2025 3:59:31 PM
Attachments: [image001.png](#)

The SO has no issues. I do agree with Alan's comment too.

*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: Thursday, November 6, 2025 9:11 AM
To: Mike Hollinshead <mhollinshead@elmorecountyid.gov>; Greg Berry <gberry@elmorecountyid.gov>; Alan Roberts <aroberts@elmorecountyid.gov>; Danielle Cenicerros <dccenicerros@cdh.idaho.gov>; bro.admin@deq.idaho.gov; nick.miller@idwr.idaho.gov
Cc: James Roddin <jroddin@elmorecountyid.gov>
Subject: Agency Notification for VAR-2025-04

Good Morning,

See attached for a Variance Notification. If you could provide comments by November 13, 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



Elmore County Transmittal
Division of Community and Environmental Health

RETURN TO:

☒ Elmore Co.
Land Use &
Building Dept.

☐ Mtn. Home

☐ Glens Ferry

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat VAR-2025-04

Mitchell Armuth

- ☐ 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 comment.
- ☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
- | | |
|--|---|
| ☐ high seasonal ground water | ☐ waste flow characteristics |
| ☐ bedrock from original grade | ☐ other _____ |
- ☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- ☐ 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 water well |
| ☐ interim sewage | ☐ central water | |
| ☐ individual sewage | ☐ individual water | |
- ☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
- | | | |
|---|--|--|
| ☐ central sewage | ☐ community sewage system | ☐ community water |
| ☐ sewage dry lines | ☐ central water | |
- ☐ 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- ☐ 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- ☐ 12. We will require plans be submitted for a plan review for any:
- | | | |
|---|---|--|
| ☐ food establishment | ☐ swimming pools or spas | ☐ child care center |
| ☐ beverage establishment | ☐ grocery store | |
- ☐ 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDH.

- ☒ 14. Septic setback to surface water is 125'. Must leave room for a replacement drainfield area. CDH requires an accessory use application, for any new structure

Reviewed By: Daniel A

Date: 11/12/25