Exhibit 1 Neighborhood Meeting Letter

Dear Neighbor

you are invited to attend a neighborhood meeting on May 17th, 2025 at 8530 W Martha Ave at 3:00pm. This meeting is to inform property owners of our proposal to subdivide our 30 acres into one 10 acre plot and one twenty acre plot.

your comments are greatly appreciated as we move forward with our application.

Thankyou, Ladean Denning

proposed poores Current Residence Accessory dwelling Carrent Access Forme of the already widered to martha Ave Toft and theest

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315 E. Danskin Dr., BOISE, ID 83716 208.794.6622 Tele.

P.N. 2543

January 17, 2019

PARCEL "A" LADEAN DENNING PROPERTY

A PARCEL OF LAND LYING IN GOVERNMENT LOT 6 AND GOVERNMENT LOT 7 OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 5 EAST, B.M., ELMORE COUNTY, IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 1,

THENCE N 89°31' 01" E ALONG THE SOUTH BOUNDARY OF SAID SECTION 1 FOR A DISTANCE OF 1319.80 FEET TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 7, THE **REAL POINT OF BEGINNING**;

THENCE N 00°28' 57" E ALONG THE WEST BOUNDARY OF GOVERNMENT LOT 7 AND LOT 6 FOR A DISTANCE OF 2638.09 FEET;

THENCE N 89°49' 56" E ALONG THE NORTH BOUNDARY OF GOVERNMENT LOT 6 FOR A DISTANCE OF 660.04 FEET;

THENCE S 00°28' 57" W FOR A DISTANCE OF 1943.02 FEET;

THENCE S 89°31' 01" W FOR A DISTANCE OF 630.09 FEET;

THENCE S 00°28' 57" W FOR A DISTANCE OF 691.43 TO THE SOUTH BOUNDARY OF SAID SECTION 1;

THENCE S 89°31' 01" W ALONG SAID SOUTH BOUNDARY FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 29.94 ACRES OF LAND, MORE OR LESS.

PREPARED BY: TODD R. WAITE P.L.S.

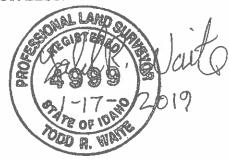


Exhibit 2 Neighborhood Meeting Sign-In Sheet

TARREST TO THE COUNTY OF THE C

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: 5/17/2025
Start Time of Neighborhood Meeting: 3.00 pm
End Time of the Neighborhood Meeting:
Location of Meeting: 8530 W Martha Ave
Description of the proposed project: Split 30 acre parcel to 120 acre e 110 acre Notice Sent to neighbors on: 5/3/2025 Location of the neighborhood meeting: 9530 W Martha Ave
Attendees:
<u>Name</u> <u>Address</u>
Name Address 1. Doyle 451 Morths Xx 1
1. Doyle 451 Mortha Xxx e
1. Doyle 451 Mortho Dre 2 2. F Bettercourt 8240/8270 w Mortha Ave
1. Doyle 451 Mortho Xxx 2 2. F Bettercoxx 8240/8270 w Mortha pue 3. Conve Bettercoxx "" ""
1. Doyle 451 Mortho Dr 1 2. F Bettencourt 8240/8270 w Mortha Ave 3. Conne Retencourt """ 4. Alexander Royett """ 11
1. Doyle 451 Mortho Xx 1 2. F. Bettencourt 8240/8270 w Mortha Ave 3. Connie Bettencourt """ 4. Alexander Royett """ 5. Defferdanel Rowelt 8500 w Maretha Ave,
1. Doyle 45/ Mortho Xr 1 2. F. Bettencourt 8240/8270 w Mortha Ave 3. Conne Bettencourt """ 4. Alexander Royett """ 5. Deffy Janel Rowelt 8500 w maretha Ave, 6.
1. Doyle 451 Mortho Der 2 2. F. Bettencart 8240/8270 w Mortha Ave 3. Conn'e Bettencart """"""""""""""""""""""""""""""""""""

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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: Ladean Denning Address: 8530 W Martha Ave
Address: 8530 W Martha Ave
City: Mt Home State: ID Zip: 83647
Telephone: 208-484-7860 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.
\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
Signature: (Applicant) Date
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.
 - 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.

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

Exhibit 3 Application



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: Ladean Lenning
2. Address of applicant: 8530 W Martha Ave
3. Daytime telephone number of applicants: 208-484-7860
4. Email Address: / adean foyahas.com
5. Name, address, and daytime telephone number of developers:
6. Address of subject property: <u>8530 W Martha Ave</u>
7. Name, address, and daytime telephone number of property owner (if different from applicant):
same as share.
8. Attach Legal Description and acreage of property and legal description and acreage of part that CUP is to encompass:
Attach at least one of the following: □ Deed □ Proof of Option □ Earnest Money Agreement □ Lease Agreement □ Assessor's Parcel Master Inquiry RP# <u>じみ 505 E01 7</u> 270
9. Common directions of how to get to the proposed Conditional Use Permit property from a known beginning point:
Grossroad Ditto Creek and Martha Ave turn on Martha go approx Zmiles, driveway is on left. Drive way CUP Application, revised 2019-06-14 goes back to house Page 1 of 7

10.	a.	Current zoning: Rukal Res AG b. Current district (if applicable):
		Is the proposed location within an □ Area of Critical Concern (ACC) or □ Community Development Overlay (CDO)? □ Yes ¾ No If in a CDO, what CDO?
		If in an ACC or CDO, technical studies, an environmental assessment, or environmental impact statement may be required.
	b.	Is the proposed development within any city's impact area? □ Yes 💢 No
	C.	Is the proposed site within an Airport Hazard Zone or Airport Sub Zone? ☐ Yes 💢 No If yes, applicant shall provide approval from the Federal Aviation Administration and/or the Idaho Department of Aeronautics and Transportation.
	d.	Is any portion of the property located in a Floodway or 100-year Floodplain? Yes Do 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.
		Are there any known hazards on or near the property (such as canals, hazardous material spills, soil or water contamination, etc.)? Pyes No. If yes, describe and give location:
		Are there hazardous materials and/or wastes involved either in your operation or generated off site and brought onto the property? Yes No
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

13.	ADJACENT PROPERTIES have the following uses:
	North Rangeland East & Undeveloped
	North Rangeland East Es Undeveloped South Residential West Residential
14.	EXISTING USES and structures on the property are as follows:
	A written narrative stating the specific <u>PROPOSED USE</u> . Include as much detail as possible e additional sheets of paper if necessary):
	Residential, raising food and animals
16.	a. The conditional use is requested to begin within days/s months after permit approval (permit expires if not used within 1 year of approval) and is for years or _ perpetuity.
	b. Construction or improvements associated with conditional use is expected to begin within: adays/it month/ a years and be completed within adays/ months/ years.
17.	Proposed Use(s): Hours of Operation:
	Days of Operation: Maximum Number of Patrons:
	Sewage disposal: municipal/individual septic: OWWE HAS SERT C
	Water: municipal supply/community well/individual well: own the well
	Number of employees during largest shift: Proposed number of parking spaces:
18.	PRELIMINARY FLOOR PLANS: To a professional standard with sizes and types of interior spaces indicated, 15 copies 8½" x 11".
19.	ENVIRONMENTAL IMPACT STATEMENT AND/OR ASSESSMENT: When a development or proposal is of a more complex nature, when it is required by the Zoning and Development Ordinance, and/or when the site is located within an Area of Critical Concern, and Environmenta Impact Statement and/or Assessment may be required at the expense of the applicant. (The Land Use & Building Director will determine if an EIS is required)
	EIS Required: Yes No Director Initial

	Department Note:
	PROPERTY OWNER'S ADDRESS: A list of property owner's/purchasers of record names and addresses within a minimum radius of 300' of property boundaries encompassed by proposed Conditional Use Permit. Said list shall be obtained from the tax records of the appropriate county.
**R	adius extended to: 300 feet a mile(s) Date: 5/17/25 Initial
21.	Is this application submitted with any additional applications? $N_{\mathcal{O}}$
22.	Title 7, Chapter 9, Section 7-9-7 states that the Elmore County Planning and Zoning Commission shall review all proposed conditional use applications and find adequate evidence that such use meets all of the following standards. The applicant must provide said evidence. Following are the standards the conditional use must meet (please use additional sheets of paper if necessary):
_	A. How does the proposed land use constitute a conditional use as determined by the land use matrix? Respecting his been Adjuste affect Jan 20, 1994 pus needs a CUP wit P.P.
	B. How will the proposed land use be in harmony and accordance with the Comprehensive Plan and the Ordinance? AGE WI LESIDENCE ON IT- SPLIT Property WILL have be sidence Built on it-
_	C. How will the proposed land use comply applicable base zone and with the specific standards as set forth in the Ordinance? Solition Allows will CWD + P.P.
	D. How does the propose land use comply with all applicable County Ordinance? County Oldinance Sty CUP - P.P. 15 Needed Sor
	E. How does the propose land use comply with all applicable State and Federal regulation? State County Corp. For Spirit

F. What about the proposed land use's design, construction, operation and maintenance makes it harmonious and appropriate in appearance with the existing or intended character of the general vicinity and how will it not change the essential character of said area?

Sputting Lot To Build Responsed House in Alz.
G. Why or how will the proposed land use not be hazardous or disturbing to existing or future neighboring uses? Working to build lesistance and have Frem wills on Property
H. 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? Those Be NO Cytto use for selvices at Property.
I. 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? Building A lesidence on AL Deoporty to Live on:
J. Why or how will the proposed land use not involve uses, activities, processes, materials, equipment, and/or conditions of operation that will be detrimental to any persons, property, or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors? Not looking to have my Excessive because of Issues The since it will be a besidence boing from the looking the land.
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? WILL DOT DIVERS CLEEK SUS BUT LAVE BLUSGE OVER
23. <u>ADDITIONAL INFORMATION:</u> Any additional information as required or needed by the Planning and Zoning Commission, Land Use & Building Department, or interested agency.

A neighborhood meeting must be conducted prior to submitting application. Requirements for a neighborhood meeting are outlined in the Elmore County Zoning and Development Ordinance 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). The applicant also verifies that the application is complete and all information contained herein is true and correct (initial). 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	Date	Applicant Signature	Date
		ATIVE USE ONLY	
Date of Acceptance: 6 - 1 CUP FEE: \$400.00 Fee Date Paid: 6 - 13 - 202	3-202 \$ 400. \$ Case#	S Accepted by Alyssa 00(x(Pd) Receipt # 2015 340 CUP- 2025-23	1

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.

Notes for agency signatures. 1. It is recommended that applicants set up appointments with the following agencies once the application is complete with a 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) Comment: Chi has no objection to the Cur. Con aquests review of an example of the Cur. Roadway Jurisdiction (MHHD 587-3211) (GFHD 366-7744) (AHD 864-2115) Date	all
1. It is recommended that applicants set up appointments with the following agencies once the application is complete with a 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 for other Sewer District) Sewer Permit (580-6003) Comment: Child has no objection to the Cult. Contragration for the conditions at a later time.	all I
comment: COH has No objection to the CUP. COH requests preview of an	
comment: CAM has no objection to the Cut. CDM requests review of an	
• Roadway Jurisdiction (MHHD 587-3211) (GFHD 366-7744) (AHD 864-2115) Date	y lots
·	
Comment: Using existing diversor Chief Fire District (MHRFD 587-2117) (Oasis 796-2115) (GFFD 599-0000) (BGRFD 834-2511) (AFD 864-2182) Date	
Comments: WILL Camply Road IN Proveners / 6-11-2025	
Assessor's Office (Verify Legal Description) (ext. 247) Date Comments:	
Treasurer's Office (Verify Tax Status) (ext. 501) Comments:	1

Exhibit 4 Acceptance Letter



Elmore County Land Use and Building Department

520 East 2nd South Street Mountain Home, Id. 83647 (208) 587-2142 ext. 502 Fax 208-587-2120 www.elmorecounty.org

Vacant Director

David Abrahamson Planner I

Andrew Meek Planner II

Johnny Hernandez Building Official

Colton Janousek
Building Inspector

Josh Proffit
Building Inspector

James Roddin Administrative Manager/Interim Director

Matt Gouchner
Code Enforcement

Sandra Nuner Permit Technician

Alyssa Nieto Administrative Assistant August 20, 2025

Ladean Denning 8530 W Martha Ave. 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-2025-23 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 September 25, 2025, at 6:00 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
520 E 2nd S Street
Mountain Home, ID 83647
208-587-2142 ext. 1256



Exhibit 5 Property Notification



Elmore County Land Use and Building Department

520 East 2nd South Street Mountain Home, ID 83647 Phone: (208) 587-2142 ext.1254 Fax: (208) 587-2120 www.elmorecounty.org

Vacant Director

David Abrahamson Planner I

Andrew Meek Planner II

Johnny Hernandez Building Official

Colton Janousek *Building Inspector*

Josh Proffit
Building Inspector

James Roddin Administration Manager

Matt Gouchner Code Enforcement

Sandra Nuner Permit Technician

Vacant Admin Assistant Date: September 15, 2025

To: Whom It May Concern

Subject: Notice of Public Hearing

Applicant: Ladean Denning

Proposal: A Conditional Use Permit to subdivide a 30-acre parcel into two lots. The site is located at 8530 W Martha Ave, Mountain Home, ID 83647. The property is abutted by AG zones on all sides. The parcel is RP02S05E017270. A common way of locating the property is to take the Ditto Creek exit off I-84 and head north to the intersection of Ditto Creek and W Martha Ave. Follow W Martha Ave for 2 miles and the driveway to the property will be on the left.

Case #: CUP-2025-23

A public hearing will be held before the Elmore County Planning and Zoning Commission on the enclosed application. The hearing is scheduled for Thursday, September 25th, 2025, at 7:00 p.m. in the War Memorial (American Legion) 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, 520 East 2nd South Street, Mountain Home, ID, 83647, by 5 p.m. on September 18th, 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 208-598-5247, extension 1280, or via email kramsauer@elmorecounty.org, or in person at 520 East 2nd South, Mountain Home, Idaho.

Sincerely,



Andrew Meek Land Use and Building Department Planner II 520 E 2nd S Street Mountain Home, Idaho 83647 208-587-2142 ext 1256

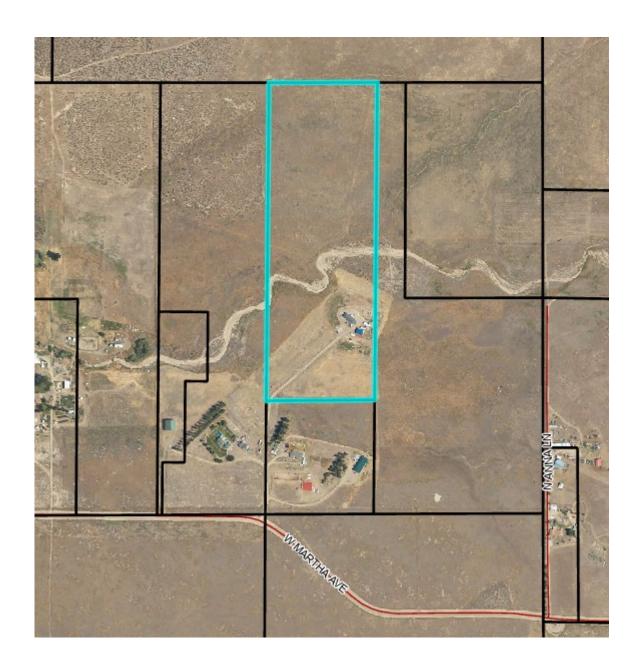


Exhibit 6 Public Hearing Notice

ELMORE COUNTY PLANNING AND ZONING COMMISSION

520 East 2nd South Street

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, September 25th, 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 Ladean Denning for a Conditional Use Permit to subdivide a 30 acre parcel into two lots. The property is zoned General Agriculture. Case Number: CUP-2025-23. The site address is 8530 W Martha Ave, Mountain Home, ID 83647. The parcel number is RP02S05E017270. A common way of locating the property is to take the Ditto Creek exit off I-84 and head north to the intersection of Ditto Creek and W Martha Ave. Follow W Martha Ave for 2 miles and the driveway to the property will be on the left.

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, 520 East 2nd South Street, Mountain Home, Idaho 83647. Written testimony must be received by 5:00 p.m. on Thursday, September 18th, 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, 520 East 2nd South Street, 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 520 East 2nd South, Mountain Home, Idaho.

One publication: Wednesday, September 10th, 2025.

Andrew Meek, Planner II Elmore County Land Use and Building Department

NOTICE OF PUBLIC HEARING

Andrew Meek, Planner II Elmore County Land Use and Building Department

One publication: September 10th, 2025.

13.75 108 Lines



Exhibit 7 Site Posting



Exhibit 8 Agency Comments

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

Cc:David Abrahamson; James RoddinSubject:Re: CUP-2025-23 Denning FloodzoneDate:Thursday, July 17, 2025 10:30:14 AM

Hi Andrew,

No floodplain application would be required at this time since they don't know exactly what will go in it. The difficulty will be tagging this parcel with the condition that a floodplain application with the hydraulics analysis is required when someone decides to build on it. We'll need to flag it in our system somehow - not sure how.... It doesn't matter whether it's in an easement or on the property - if it's development in the floodplain, it will require a floodplain application.

We will need to have the applicant's surveyor put notes on the plat showing the floodplain and the floodplain application requirement so a buyer understands what's expected.

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

On Thu, Jul 17, 2025 at 9:37 AM Andrew Meek ameek@elmorecountyid.gov> wrote:

Good Morning,

I spoke with Ladean Denning about their proposed split and they indicated to me that they are just looking to do a land split and that a future buyer would be putting in the bridge. Even if that is the case, are they still required to do a floodplain application? The map that they drew up is pretty basic so it doesn't really indicate to me whether the left side leading up to the split is going to be part of the property or will be the easement/driveway to the property. Let me know your thoughts when you get a chance.

Very Respectfully,

Andrew Meek

Planner II

520 E 2nd St.

Mountain Home, Idaho 83647

208-587-2142 ext. 1256

ameek@elmorecountyid.gov

 From:
 Angie Michaels

 To:
 Andrew Meek

 Cc:
 David Abrahamson

 Subject:
 Re: CUP-2025-23 Application

 Date:
 Tuesday, July 15, 2025 1:09:45 PM

Hi Andrew,

I have the following comments given the information provided.

- 1. The private road requirements will apply from Martha Ave up to the point where the proposed new driveway begins. Beyond that the driveway to the proposed lot must be 12' wide. The driveway must have 10-12" of compacted pit run and optionally topped with 2-3" of compacted 3/4" gravel. For a driveway less than 20' wide and longer than 150' in length, turnouts are required. The number of turnouts required will depend on the length of the driveway/location of the proposed house. The driveway must end in an approved turnaround. Turnarounds shall have an inside turning radius of not less than thirty (30') feet and an outside turning radius of not less than forty-five (45') feet. Alternative turnaround configurations must be submitted and approved by the County Engineer.
- 2. Access to the proposed lot requires crossing a FEMA A zone floodplain. A floodplain application will be required. The floodplain application requirements will include preparing a hydraulics analysis if a bridge structure is proposed for crossing Mudd Springs Creek. I suggest the applicant make an appointment with me to discuss this further.

Let me know if you have any questions.

Thanks.

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

On Tue, Jul 15, 2025 at 11:46 AM Andrew Meek <ameek@elmorecountyid.gov> wrote:

The applicant did not submit a Preliminary Plat with the CUP. Attached is the neighborhood meeting that the applicant held with a basic drawing of what the split would look like. They did indicate in their CUP application that they would build a bridge over the creek, which Alan had questions about below as far as access for EMS/Fire. Let me know if you need more information and I will do some research. Thanks.

From: Angie Michaels <angie@ewsid.com>
Sent: Tuesday, July 15, 2025 9:32 AM

To: Andrew Meek <ameek@elmorecountyid.gov>

Cc: David Abrahamson <dabrahamson@elmorecountyid.gov>

Subject: Re: CUP-2025-23 Application

Hi Andrew,

This application is difficult to review it without knowing where the proposed lot split is. Is the new lot going to be north of the creek flowing through it? The parcel has a floodplain through it. Is there a road proposed going through the floodplain or a house proposed to be constructed in the floodplain? If you have anymore info please pass it on so I can provide comments

Thanks,

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

On Mon, Jun 30, 2025 at 12:47 PM Alan Roberts aroberts@elmorecountyid.gov wrote:

Only concern is bridge over a creek? Just need to make sure it has rear round access and is capable of truck capacity.

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, June 30, 2025 11:25 AM

To: angie@ewsid.com; Alan Roberts aroberts@elmorecountyid.gov;

 $\underline{westerninfo@idwr.idaho.gov}; \underline{pmeyers2@mindspring.com}; \underline{jhobdey@rtci.net}; \underline{Mike~Hollinshead}$

<mhollinshead@elmorecounty.org>

Cc: David Abrahamson < <u>dabrahamson@elmorecountyid.gov</u>>

Subject: CUP-2025-23 Application

Good Morning,

Attached is the Application for CUP-2025-23 for a proposed subdivision of the Denning property on 8530 W Martha Ave in Elmore County. If you could provide me with comments by July 14th, 2025, that would be appreciated.

Very Respectfully,

Andrew Meek

Planner II

520 E 2nd St.

Mountain Home, Idaho 83647

208-587-2142 ext. 1256

ameek@elmorecountyid.gov

From: Alan Roberts

To: Andrew Meek; angie@ewsid.com; westerninfo@idwr.idaho.gov; pmeyers2@mindspring.com; jhobdey@rtci.net;

Mike Hollinshead

Cc: <u>David Abrahamson</u>

 Subject:
 RE: CUP-2025-23 Application

 Date:
 Monday, June 30, 2025 12:47:04 PM

Only concern is bridge over a creek? Just need to make sure it has rear round access and is capable of truck capacity.

Thank you

Alan Roberts

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

<u>aroberts@elmorecounty.org</u> aroberts@elmorecountyid.gov



From: Andrew Meek <ameek@elmorecountyid.gov>

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To: angie@ewsid.com; Alan Roberts <aroberts@elmorecountyid.gov>; westerninfo@idwr.idaho.gov; pmeyers2@mindspring.com; jhobdey@rtci.net; Mike Hollinshead

<mhollinshead@elmorecounty.org>

Cc: David Abrahamson <dabrahamson@elmorecountyid.gov>

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Planner II

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Mountain Home, Idaho 83647

208-587-2142 ext. 1256

ameek@elmorecountyid.gov

From: <u>Mike Hollinshead</u>

To: Andrew Meek; angie@ewsid.com; Alan Roberts; westerninfo@idwr.idaho.gov; pmeyers2@mindsprinq.com;

jhobdey@rtci.net

Cc: <u>David Abrahamson</u>

 Subject:
 RE: CUP-2025-23 Application

 Date:
 Monday, June 30, 2025 12:22:28 PM

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

I do not see any issues from my end as long as the roadway used for the entrance is within standards and it is properly numbered.

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, June 30, 2025 11:25 AM

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