

COMMISSIONERS MINUTES

JANUARY 6, 2017

The Elmore County Commissioners met in regular session on the above date in the Commissioners Room, basement of the Elmore County Courthouse, 150 South 4th East, Mountain Home, Idaho.

Present at the meeting were Chairman Bud Corbus, Commissioner Al Hofer, Civil Attorney Buzz Grant, Clerk Barbara Steele, and Deputy Clerk Shelley Essl.

Chairman Corbus swore in Commissioner Hofer as Commissioner of District 3.

Deb Ireland, Bennett Road Landfill supervisor, appeared and gave a brief update of the operations at the Bennett Road landfill. She stated that the trash haulers are letting them know how much commercial waste, if any, is mixed in with residential waste in each load being dumped. They write a ticket with the amount of commercial waste from the load, which are then sent to Idaho Waste Systems for them to bill the hauler directly for the commercial trash.

Motion by Corbus, second by Hofer, to go into Executive Session pursuant to I.C. 74-206(d) – 31-874 to discuss indigent applications. Roll call vote was taken.

CORBUS -**AYE**
WOOTAN -**ABSENT**
HOFER -**AYE** **Motion carried and so ordered.**

Regular session resumed. The following decisions were made as a result of the Executive Session:

K-10-16-04 Motion by Hofer, second by Corbus, to approve the emergency dates of service per the medical review. There will be no reimbursement as the applicant is deceased.

CORBUS -**AYE**
WOOTAN -**ABSENT**
HOFER -**AYE** **Motion carried and so ordered.**

K-11-16-04 Motion by Hofer, second by Corbus, to sign the Order of Dismissal and vacate the hearing.

CORBUS -**AYE**
WOOTAN -**ABSENT**
HOFER -**AYE** **Motion carried and so ordered.**

The monthly department head meeting was held.

Brian Chevalier, Pine EMS Supervisor appeared. Last week he noticed water running down the wall in several places in the rescue truck bay. He also found that the access door to the Sheriff’s bay was frozen shut from water that appears to be leaking down between the siding and the wall and the siding above the

door is bowed out. Yesterday he noticed icicles hanging under the roof over the rescue truck bay. Mr. Chevalier sent video and pictures of the issues to Chairman Corbus. Scheduling is still a challenge. He has removed several people from the roster that have not volunteered in over six months. He spoke with two perspective EMT's that have shown interest in volunteering. He will be doing a CPR class this evening with three new drivers. They had a total of six runs in the past two months.

Wade Baumgardner, Veteran Services Officer, appeared. He is working on a denial claim for a Vietnam veteran who is trying to use the VA Hospital as his primary healthcare provider. The denial was due to the "net worth" for he and his wife combined. When the veteran originally applied, he did not list all the possible deductions that would make him eligible. It seems as though he did not have good representation at the time he initially applied. He is beginning to get a full calendar which is typical after the holidays. He will be having his monthly visit from Doug Jacobson of the Regional Office of Veterans Affairs in Boise. These visits have provided a great opportunity to discuss day to day business, changes in policies and forms, and new technology that is present in the system for county service officers. Since the last update, he has assisted six veterans, spouses and/or family members with specific VA issues.

Steve Dye, Justice Services, appeared. Juvenile probation cases have increased steadily over the past several months, with thirty six cases currently pending. Community service has been slow due to the winter weather and also a lack of referrals as the cases get processed. Adult misdemeanor probation continues to be steady overall, but the numbers are down compared to this time last year. Drug court currently has twenty two active participants and six pending entry into the program. The cap for participants is at twenty five but the cap will be re-evaluated in January and June to allow for the additional participants.

Alan Roberts, Extrication Department, appeared. They had tens runs last month. The new truck is running great and the new tools are tremendous help and have been put to good use due to the winter weather. They are still doing work on the new building. They built walls for the bathroom and kitchen area and have painted. They have now moved all of their equipment into the building and are planning to have an open house in the spring. He is also working on finishing up the specs package for a new ambulance for Pine EMS.

Sheriff Rick Layher and Jail Commander Shauna Gavin appeared. Lieutenant Gavin stated that they are using inmates to do more community service especially at the Bennett Road landfill. Chairman Corbus asked what qualifications were needed for the person supervising the inmates. Lieutenant Gavin stated that as long as the inmate is sentenced, they do not need a law enforcement officer to supervise the community service, as she often send inmates to the courthouse to work with and be supervised by the maintenance department. Commissioner Hofer stated that he wants the inmates utilized as much as possible.

Alan Christy, Land Use and Building Department Director, appeared. Three residential permits, one commercial permit and one agricultural exempt permit were issued for December 2016. It seems that weather conditions may have slowed construction. The department now has an online interactive zoning map with a link to the map on the county website. The Mountain Home Air Force Base is conducting an air installation compatible use zone study. He will be attending a meeting regarding the study and depending on what is determined at the meeting, he may have to look at modifying zoning of some areas surrounding the base. He will keep the board updated after the meeting at the base. The City of Glenns Ferry contacted his department about the possibility of doing building inspections for them. He will meet with them to get the specifics. The Western Elmore County Rec District sent his department a letter regarding a flood study. They are having a meeting tonight to have an initial discussion and he has provided them with a flood zone map.

Pat Momont, Interim Extension Office Educator, appeared. They have interviewed candidates for a new Elmore County educator and have given an offer. If the candidate accepts the position, they are looking at a possible start date of March 6, 2017. Mr. Momont would like to make sure that the new educator is directed to county policy and procedures.

Dave Humphreys, Noxious Weed Department, appeared. This time of year he is doing a lot of mapping. He is also updating his weed files to include pictures, identification and habitats to make into hand-outs for interested individuals. On December 14th, he did a noxious weed symposium at AJ's Restaurant with sixty eight participants. He has been doing some work with the ongoing Paradigm Project and has done some spraying in the areas involved.

Jim Torbert, Pest Abatement Department, appeared. He is currently working on mailing out informational newsletters, with a total of 5,800 newsletters being mailed out. He is working with the Department of Health and Welfare to do mosquito trapping in conjunction with surveying to see what kind of "day biters" are in the area. It will be used for informational purposes for the community regarding any Zika virus issues and "nuisance biters". He will also be getting approximately \$4,300.00 in grant funding from Health and Welfare for trapping expenses. The department got a spray trailer which will save him lots of time instead of having to use a back pack sprayer.

Carol Killian, Disaster Services Coordinator, appeared. There are some flooding concerns, and she has been getting sandbags ready. She spoke with Mountain Home Highway District and they have as much equipment as possible ready to go if needed. They feel the worst issues will be with culverts and mudslides. She has approximately 500 sandbags ready, but is unsure if she can get any additional sandbags if they are needed, since other areas of the state are already having flooding issues. She has been trying to contact the City of Mountain Home to see if they are prepared but hasn't been able to make contact with anyone yet.

The monthly elected officials meeting was held.

Assessor Ron Fisher stated his office is still signing residents up for homeowners exemptions and they have just finished the personal property tax valuations. Treasurer Amber Sloan stated that the December tax collection went well, with approximately \$12.1 million being collected. Her office is working on 2013 delinquent taxes and will be taking tax deed on May 12th. They currently have forty seven delinquent properties so far but they are working hard on trying to get them paid. They are also working on delinquent personal property taxes before send out distraint warrants.

Motion by Hofer, second by Corbus, to adjourn for lunch.

CORBUS **-AYE**
WOOTAN **-ABSENT**
HOFER **-AYE** **Motion carried and so ordered.**

Regular session resumed.

Motion by Corbus, second by Hofer, to approve Tax Cancellation No. 1346 Albert Glen Janoushek-\$30.11.

CORBUS **-AYE**
WOOTAN **-ABSENT**
HOFER **-AYE** **Motion carried and so ordered.**

Motion by Hofer, second by Corbus, to approve the payroll for December 2016 in the amount of \$482,270.00.

CORBUS **-AYE**
WOOTAN **-ABSENT**
HOFER **-AYE** **Motion carried and so ordered.**

Motion by Hofer, second by Hofer, to approve the expenses in the amount of \$477,877.56.

CORBUS **-AYE**
WOOTAN **-ABSENT**
HOFER **-AYE** **Motion carried and so ordered.**

Motion by Hofer, second by Corbus, to approve the Recorder’s Office Report for the record only.

CORBUS **-AYE**
WOOTAN **-ABSENT**
HOFER **-AYE** **Motion carried and so ordered.**

Motion by Corbus, second by Hofer, to approve the Certificate of Residency application for Elisha C. Hiddleston.

CORBUS **-AYE**

WOOTAN..... -ABSENT
HOFER -AYE

Motion carried and so ordered.

Motion by Corbus, second by Hofer, to approve the Pest Abatement District Expenses in the amount of \$5,606.36, Xerox Financial-\$342.00, Walmart Community-\$142.50, Office Value-\$258.21, Centurylink-\$107.43 and Elmore County-\$4,756.22.

CORBUS..... -AYE
WOOTAN..... -ABSENT
HOFER -AYE

Motion carried and so ordered.

Motion by Corbus, second by Hofer, to approve the Ambulance District Expenses in the amount of \$4,784.87, Terry’s Truck & RV Acc. Inc.-\$108.95, ITD Special Plates-\$23.00 and Elmore County-\$4,652.92.

CORBUS..... -AYE
WOOTAN..... -ABSENT
HOFER -AYE

Motion carried and so ordered.

Motion by Corbus, second by Hofer, to appoint Commissioner Hofer as chairman for 2017 effective at the conclusion of today’s meeting.

CORBUS..... -AYE
WOOTAN..... -ABSENT
HOFER -AYE

Motion carried and so ordered.

Commissioner department assignments were reviewed.

Motion by Corbus, second by Hofer, to appoint Commissioner Hofer to oversee the Solid Waste Department on a permanent basis.

CORBUS..... -AYE
WOOTAN..... -ABSENT
HOFER -AYE

Motion carried and so ordered.

Motion by Hofer, second by Corbus, to appoint Commissioner Hofer to oversee the Pest Abatement Department on a permanent basis.

CORBUS..... -AYE
WOOTAN..... -ABSENT
HOFER -AYE

Motion carried and so ordered.

A continuation of the public hearing was held regarding a request from Elmore Development, LLC for a zoning change and comprehensive plan amendment. Present at the hearing were Chairman Bud Corbus,

Commissioner Al Hofer, Civil Attorney Buzz Grant, Clerk Barbara Steele, Deputy Clerk Shelley Essl and Land Use and Building Department Director Alan Christy.

Chairman Corbus read the following into the record:

This is a continuation of the public hearing for a proposed zoning change from Agricultural to Light Industrial, a comprehensive plan amendment to amend the future land use map from Highway Interstate Commercial to Light Industrial and an application for a Development Agreement from Elmore Development, LLC. Verbal and written testimony regarding the foregoing matter will be accepted at this hearing. All written testimony will be required to be delivered at this time and will not be accepted after this time unless the board elects to continue the hearing to one or more future dates. If you have not already done so, please submit all written materials to the Deputy Clerk at this time. Copies of the written testimony will be copied and made available to the applicant and the public later in the hearing and I will announce when those materials are available.

No written testimony was presented.

Chairman Corbus asked the Commissioners to state at this time if they had any contact or communication outside of the hearing and/or record pertaining to the application or the applicant. The Commissioners stated that they had no contact to report.

Alan Christy gave a brief background of the application.

Attorney Ryan Armbruster, representing Elmore Development LLC, was first to speak. He thanked Mr. Christy and Attorney Grant for their help in working through the process. He stated that the applicant seeks to complete the Development Agreement as required. The matter was remanded back to the Planning and Zoning Commission for the Development Agreement. They have worked on the agreement and they feel that it now meets all of the required standards of the county ordinance. Planning and Zoning approved the issue in November and Mr. Christy has been working with them on some minor changes to the agreement. Attorney Armbruster wanted to point out that the applicant has no current plans for changes to the current use under the development agreement, but when he does get specific plans together they will file the necessary application and permit requirements and be bound by whatever the ordinance standards are at that time. Attorney Armbruster had nothing further and asked that the board grant the requests of the applicant.

Paula Riggs, City of Mountain Home Economic Development Director, was next to speak. Ms. Riggs wanted to voice her support of the project as Economic Development Director. As she has reported to the board in the past, the area has a lack of industrial property to bring in manufacturers and industrial companies. She feels that this will be a great opportunity not only for the county, but the City of Mountain Home. If the request is granted, then there will be the industrial land available for them to market, along with the location being right off Interstate 84.

There was no further testimony. The hearing was closed.

The board briefly deliberated the matter.

Motion by Corbus, second by Hofer, to approve the Finding of Facts Conclusion of Law and Order for REZ-2016-01: Elmore Development, LLC.

CORBUS -**AYE**
WOOTAN -**ABSENT**
HOFER -**AYE** **Motion carried and so ordered.**

Motion by Corbus, second by Hofer, to suspend the reading of Resolution No. 613-17 and refer to it in title only.

CORBUS -**AYE**
WOOTAN -**ABSENT**
HOFER -**AYE** **Motion carried and so ordered.**

Motion by Corbus, second by Hofer, to approve Resolution No. 613-17 Amendment to the Elmore County Zoning Map and Changing the Zoning Classification of Property from Agricultural to Light Industrial.

CORBUS -**AYE**
WOOTAN -**ABSENT**
HOFER -**AYE** **Motion carried and so ordered.**

RESOLUTION NO. 613-17

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF ELMORE COUNTY AMENDING THE 2014 ELMORE COUNTY COMPREHENSIVE PLAN.

WHEREAS, Title 67, Chapter 65 of the Idaho Code (“Local Land Use Planning Act) provides authority for Elmore County to adopt a comprehensive plan to set the direction of land use planning for the county; and

WHEREAS, the Board of Commissioners of Elmore County (the “Board”) adopted the 2014 Elmore County Comprehensive Plan on January 20, 2015 (the “2014 Comprehensive Plan”); and

WHEREAS, an application for amendment to the 2014 Comprehensive Plan was submitted by a property owner to the Elmore County Land Use and Building Department (the “Department”) requesting a change in the land use designation from C2 to M1 (the “Amendment”)

WHEREAS, the Elmore County Planning and Zoning Commission (the “Commission”) conducted a public hearing on the Amendment, and other matters on July 20, 2016 and November 30th and voted to recommend approval of the Amendment to the Board.

WHEREAS, The Board conducted the public hearing on the Amendment, and other matters on October 7, 2016 and January 6, 2017 and at the conclusion of the hearing moved to approve the Amendment.

NOW, THEREFORE, BE IT HEREBY RESOLVED, pursuant to Idaho Code §67-6509, the Board hereby adopts and amends the Comprehensive Plan, by replacing the Future Land Use – Map 4 attached thereto and a part there of with the Future Land Use – Map 4, which is attached hereto as Exhibit A and made a part hereof. There are no other changes to the 2014 Comprehensive Plan.

Dated this 6th day of January, 2017.

ELMORE COUNTY COMMISSIONERS

- /S/ FRANKLIN L. CORBUS, Chairman**
- /S/ WESLEY R. WOOTAN, Commissioner**
- /S/ ALBERT HOFER, Commissioner**
- ATTEST: /S/ BARBARA STEELE, Clerk**

Motion by Corbus, second by Hofer, to approve Ordinance No. 2017-01 Amendment to the Elmore County Comprehensive Plan.

CORBUS	-AYE	
WOOTAN	-ABSENT	
HOFER	-AYE	Motion carried and so ordered.

ORDINANCE NO. 2017-01

AN ORDINANCE OF ELMORE COUNTY, AMENDING THE ELMORE COUNTY ZONING MAP AND CHANGING THE ZONING CLASSIFICATION OF PROPERTY FROM AGRICULTURE (A) TO THE LIGHT INDUSTRIAL (M1) ZONING DESIGNATION; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Title 67, Chapter 65 of the Idaho Code (the “Local Land Use Planning Act”) and Article 12, Section 2 of the Idaho Constitution provide authority for Elmore County to adopt land use and regulation ordinances to protect the health, safety, and welfare of their citizens; and

WHEREAS, Idaho Code §67-6511 allows for the adoption and amending of a zoning ordinance;
and

WHEREAS, the Board of Commissioners of Elmore County (the “Board”) adopted the 2014 Elmore County Comprehensive Plan on January 20, 2015 (the “Comprehensive Plan”); and

WHEREAS, the Elmore County Zoning and Development Ordinance (the “Zoning Ordinance”) was adopted on March 21, 2012 as Ordinance 2012-01, which ordinance was subsequently amended on September 19, 2012, as Ordinance 2012-03 and on July 23, 2014 as Ordinance 2014-01; and

WHEREAS, The Board adopted the Elmore County Zoning Map on September 12, 2011 as Ordinance 2011-04, which ordinance was subsequently amended on May 13, 2013 as Ordinance 2013-02 (“Zoning Map”); and

WHEREAS, Elmore Development, LLC (the “Applicant”), filed an application (“Application”) for a change to the Zoning Map, an amendment to the Comprehensive Plan, and a Development Agreement for that real property (the “Property”) which is shown on the Exhibit C and which is legally described on Exhibit B, all such exhibits are attached hereto and made a part hereof; and

WHEREAS, the Planning and Zoning Commission and the Board have conducted public hearings pursuant to Idaho Code §67-6509 and the Zoning Ordinance concerning an amendment to the official Zoning Map.

WHEREAS, after complying with the due process requirements and having the requisite public hearings, the Board on January 6, 2017 approved the Application, including, *inter alia*, a change in the zoning classification for the Property from Agriculture (A) to Light Industrial / Manufacturing (M1), concurrent with the Board’s approval of an amendment to the Comprehensive Plan and a Development Agreement, pursuant to that certain written Findings of Fact, Conclusion of Law and Order (the “Findings”) on the Application; and

WHEREAS, pursuant to Resolution No. 613-17 the Board has approved the amendment to the Comprehensive Plan under the Application.

NOW, THEREFORE, BE IT ORDAINED BY THE ELMORE COUNTY BOARD OF COMMISSIONERS:

SECTION 1. LOCATION. The zoning classification of the Property is hereby amended from a zoning classification of Agriculture (A) to Light Industrial / Manufacturing (M1).

SECTION 2. ZONING MAP. The Zoning Map is hereby repealed and replaced in its entirety with the Zoning Map which is attached hereto as Exhibit A and made a part hereof. The Zoning Map attached hereto as Exhibit A is hereby adopted as the Official Elmore County Zoning Map for Elmore County, Idaho, pursuant to the Idaho Local Land Use Planning Act, Idaho Code Sections 67-6501 through - 6538 and the Zoning Ordinance.

SECTION 3. REPEAL OF CONFLICTING ORDINANCES. Any ordinance of Elmore County, Idaho in conflict with the terms of this Ordinance is hereby repealed to the extent of such conflict.

SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect and be in force after its passage, approval and publication as required by law. In lieu of publication of the entire Ordinance, a summary thereof in compliance with Idaho Code § 31-715A may be published.

Dated this 6th day of January 2017.

ELMORE COUNTY COMMISSIONERS
/S/ FRANKLIN L. CORBUS, Chairman
/S/ WESLEY R. WOOTAN, Commissioner
/S/ ALBERT HOFER, Commissioner
ATTEST: /S/ BARBARA STEELE, Clerk

Exhibit "A"

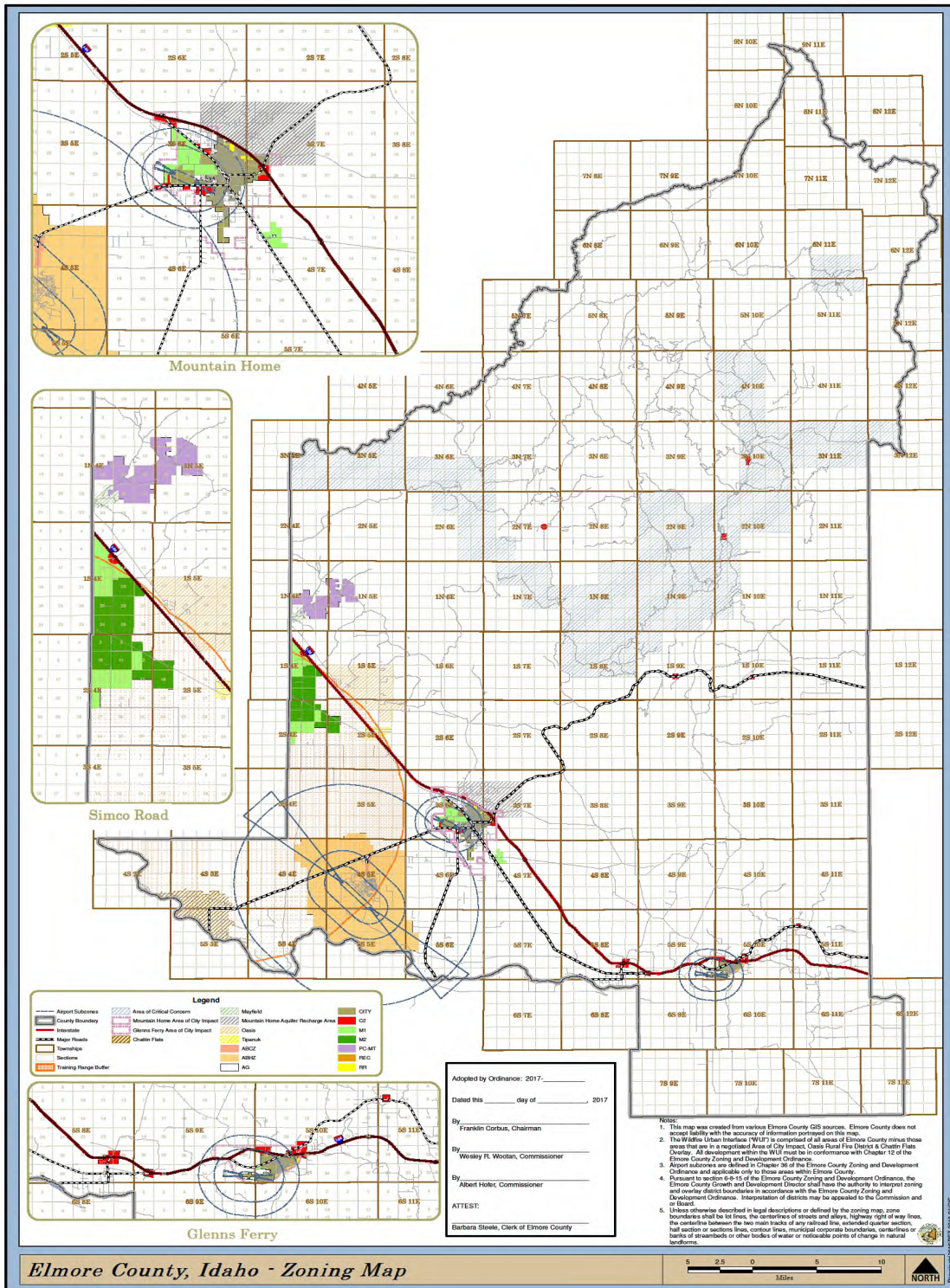


Exhibit "B"

The following is an addition to the Light Industrial ("M-1") zoning legal description:

The Southwest Quarter of the Southwest Quarter of Section 5, Township 4 South, Range 7 East, Boise Meridian.

All of the Northwest Quarter, the Southwest Quarter of the Southeast Quarter and all of the Southwest Quarter of Section 8; that part of the East Half of the Southeast Quarter and that part of the South Half of the Northeast Quarter, all in Section 7, lying North and East of the Oregon Short Line Railroad Company right of way, all in Township 4 South, Range 7 East, Boise Meridian,

SAVING and EXCEPTING and EXCLUDING the following described portions of said property, to wit:

- (a) A tract of land in the Southwest Quarter of the Northwest Quarter of Section 8, Township 4 South, Range 7 East, Boise Meridian, bounded as follows:

Beginning at the north quarter of Section 8, Township 4 South, Range 7 East, Boise Meridian, and running thence South 0°10'21" West a distance of 2574.76 feet to a brass right-of-way marker on the north right-of-way line of the Elmore County Road; thence North 89°34'22" West along the northerly right-of-way line of the Elmore County Road a distance of 1379.60 feet to an iron pin, the true point of beginning North 9°14'22" East 514 feet to an iron pin; thence North 58°35'38" West 42.4 feet to an iron pin; thence North 1°25'38" West 162.6 feet to an iron pin; thence South 89°34'12" West 674.6 feet to an iron pin; thence South 3°24'12" East 266.3 feet to an iron pin; thence South 16°44'12" East 315.3 feet to an iron pin; thence South 12°07'08" West 117.65 feet to an iron post on the northerly right-of-way line of the Elmore County Road a distance of 550.4 feet to an iron pin, the true point of beginning;

- (b) That portion thereof taken by Eminent Domain proceedings by the State of Idaho, designated as Project No. F-FG-3022 (19) Highway Survey as shown on the plans thereof in the office of the Department of Highways of the State of Idaho, including Parcel No. 8; and Parcel No. 8A and Parcel No. 8-E-2, being a permanent easement for a ditch, and including the temporary easements described in said Eminent Domain proceedings.

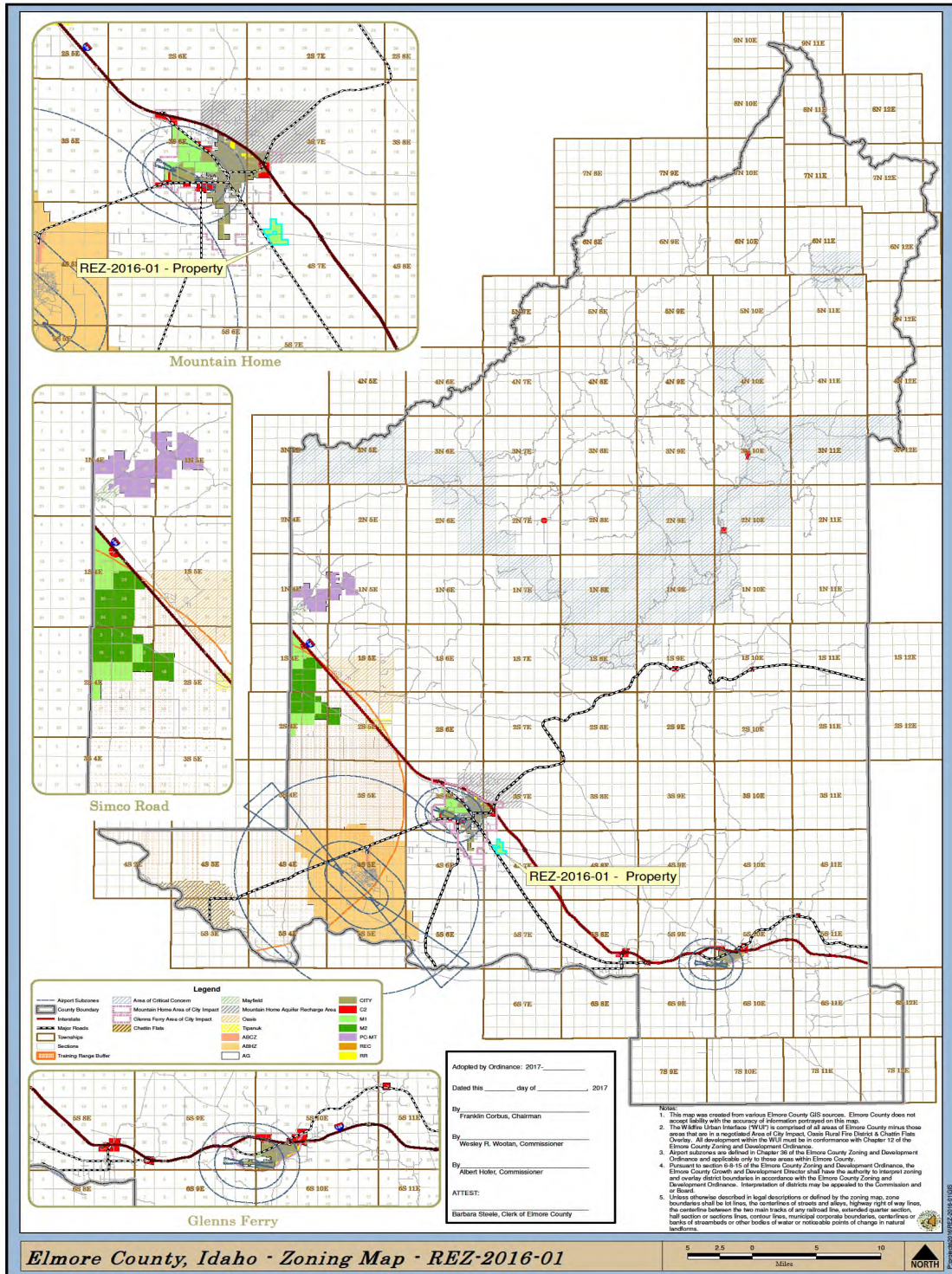
- (c) A parcel of land located in the SW1/4NE1/4 Section 7, Township 4 South, Range 7 East, Boise Meridian, Elmore County, Idaho, more particularly described as follows: Commencing at the intersection of the Easterly Right-of-Way of a County Road and the North boundary of the SW1/4NE1/4 Sec. 7, T4S, R7E, and running thence East along said North Boundary a distance of 359 feet to a point; running thence South 512 feet to a point of the East Right-of-Way of a County Road; running thence Northwesterly along said Right-of-Way Boundary a distance of 625.3 feet to the REAL POINT OF BEGINNING.

- (d) Commencing at the Northeast corner of Section 7, Township 4 South, Range 7 East, Boise Meridian, thence South 0°06'28" West along the East line of said Section 7, a distance of 2632.86 feet to a point in line parallel with and 25.0 feet Southeasterly from the centerline and

bears South $14^{\circ}26'24''$ East from Station 16+97.05 of the Bonecher Road and Bennett Road Connector Survey as shown on plans of U.S. Highway No.'s 20, 26, and 30, Project No. F-FG-3022 (19) Highway Survey and being the REAL POINT OF BEGINNING; thence South $75^{\circ}33'36''$ West along said parallel line 538.50 feet to a point opposite Station 22+35.55 of said Bonecher and Bennett Road Connector Survey; thence South $75^{\circ}33'36''$ West leaving said last parallel line 18.0 feet, more or less, to a point in the Southerly right of way line of existing Bennett Road; thence Westerly along said existing Southerly right of way line and the Southerly right of way line extended 704.0 feet, more or less, to a point of intersection with said Southerly right of way line extended and the Northeasterly right of way line of the Oregon Short Line Railroad; thence South $30^{\circ}52'06''$ East along said Northeasterly Railroad right of way line 426.0 feet, more or less to a point in a line parallel with and 100.0 feet Northwesterly from the centerline and bears North $30^{\circ}52'06''$ West from Station 75+32.32 of said U.S. Highway No.'s 20, 26 and 30, Project No. F-FG-3022 (19) Highway Survey; thence North $59^{\circ}07'54''$ East along said parallel line 190.55 feet to a point opposite Station 77+22.87 of said Highway Survey; thence North $64^{\circ}08'07''$ East 306.27 feet to a point that bears North $27^{\circ}07'06''$ West 80.0 feet from Station 80+22.87 of said Highway Survey; thence North $68^{\circ}13'25''$ East-183.16 feet to a point in a line parallel with and 70.0 feet Northwesterly from the centerline and bears North $22^{\circ}41'24''$ West from Station 82+00 of said Highway Survey; thence Northeasterly along said parallel line being a 2361.83 foot radius curve right 360 feet more or less, to a point in a line parallel with and 25.0 feet Westerly from the centerline of said Bonecher Road and Bennett Road Connector Survey, which point bears North $8^{\circ}18'54''$ West 70.0 feet from Station 87+75.00 of said U.S. Highway No.'s 20, 26 and 30, Project No. F-FG-3022 (19) Highway Survey; thence North 100 feet more or less, to the POINT OF BEGINNING.

- (e) Commencing at the West Quarter corner of Section 8, thence North $75^{\circ}33'36''$ East 72.32 feet; thence Southeasterly along a 75.0 foot radius curve 126.55 feet, thence South approximately 77° west and 232.50 feet more or less, thence North 100 feet more or less to the POINT OF BEGINNING.

Exhibit "C"



Elmore County, Idaho - Zoning Map - REZ-2016-01

Adopted by Ordinance: 2017-
 Dated this _____ day of _____, 2017
 By: Franklin Corbus, Chairman
 By: Wesley R. Woolan, Commissioner
 By: Albert Hober, Commissioner
 ATTEST:
 Barbara Steink, Clerk of Elmore County

- Notes:
- This map was created from various Elmore County GIS sources. Elmore County does not accept liability with the accuracy of information portrayed on this map.
 - The Wildlife Urban Interface (WUI) is comprised of all areas of Elmore County minus those areas that are in a regulated Area of City Impact, Castle Rural Fire District & Chatsin Flats Overlay. All development within the WUI must be in conformance with Chapter 12 of the Elmore County Zoning and Development Ordinance.
 - Airport subzones are defined in Chapter 38 of the Elmore County Zoning and Development Ordinance and applicable only to those areas within Elmore County.
 - Pursuant to section 6-8-15 of the Elmore County Zoning and Development Ordinance, the Elmore County Growth and Development Director shall have the authority to interpret zoning and overlay district boundaries in accordance with the Elmore County Zoning and Development Ordinance. Interpretation of districts may be appealed to the Commission and/or Board.
 - Unless otherwise described in legal descriptions or defined by the zoning map, zone boundaries shall be lot lines, the centerlines of streets and alleys, highway right of way lines, the centerlines between the two main tracks of any railroad line, subdivided quarter sections, half section or section lines, contour lines, municipal corporate boundaries, centerlines or banks of streambeds or other bodies of water or noticeable points of change in natural topography.

Motion by Hofer, second by Corbus, to approve the Development Agreement between Elmore County and Elmore Development, LLC.

CORBUS..... **-AYE**
WOOTAN..... **-ABSENT**
HOFER **-AYE** **Motion carried and so ordered.**

Motion by Hofer, second by Corbus, to approve and sign the zoning map for REZ-2016-01 Elmore Development, LLC.

CORBUS..... **-AYE**
WOOTAN..... **-ABSENT**
HOFER **-AYE** **Motion carried and so ordered.**

Commissioner Wootan joined the meeting.

Chairman Corbus swore in Commissioner Wootan as Commissioner of District 2.

A short recess was taken. Regular session resumed.

City of Mountain Home Mayor Rich Sykes, City Councilman Jeff Schroeder, Dave Fisher representing Republic Services and Dewey Crane and Geri Brennan representing Snake River Rubbish, appeared to discuss the transition of the county taking over the daily operations of the Bennett Road Landfill and the process and disposal fees for dumping the commercial waste. A lengthy discussion followed regarding the haulers definitions of commercial waste, weekly tonnage amounts collected and where the commercial waste will be hauled and dumped once the county takes over operations at the Bennett Road landfill.

Motion by Hofer, second by Corbus, to adjourn.

CORBUS..... **-AYE**
WOOTAN..... **-AYE**
HOFER **-AYE** **Motion carried and so ordered.**

/S/ FRANKLIN L. CORBUS, Chairman
ATTEST: /S/ BARBARA STEELE, Clerk