



Elmore County Land Use and Building Department

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Mountain Home, Id. 83647
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Staff Report to the Planning and Zoning Commission

Meeting/Hearing Date: 04/25/2024

Date Report Compiled: 4/19/2024

Agenda Item: Conditional Use Permit to install a Billboard Sign in C2 Zone.

Applicant: YESCO for Tim Oller

Case Number: CUP-2024-07

Staff: Dave Abrahamson, Planner

Location/Site: Section 33 Township 3 South Range 6 East

Zoning: Highway/Interstate C2

Parcel Number: RP03S06E333410

Property Size: 5.8 acres

BACKGROUND:

CUP-2024-07 is a Conditional Use Permit to install an Illuminated Billboard 35' in height in the C2 Zone along Airbase4 Road. The illumination is only for a static display on the Daktronics EMC Display with static Alpha-numeric text change once per 24 hours.

Applicant had a preapplication meeting with the Land Use and Building Department (the "Department") on December 18, 2023, pursuant to Zoning Ordinance § 7-3-2(A), 2018-03 (the "Zoning Ordinance"). The Applicant sent out neighborhood meeting letters on January 9, 2024, giving notice of the time, date, and location of the meeting to neighboring property owners within one mile, per Zoning Ordinance § 7-3-3(B) and conducted the required neighborhood meeting on January 25, 2024, per Zoning Ordinance § 7-3-3 (Exhibit A). A conditional use permit ("CUP") application, a master site plan, and the required four hundred (\$400) dollar fee to install an Illuminated Billboard 35' in height¹ (the "Application") was submitted to the Department, on February 15, 2024, per Zoning Ordinance § 7-9-3. Exhibits B and C. The Application was deemed complete on February 15, 2024, and a Public Hearing date is set for April 25, 2024. The public hearing notice was mailed to landowners within one mile of the property on March 28, 2024, per Zoning Ordinance § 7-3-5(C). Exhibit D. The public hearing notice was mailed to agencies on March 28, 2024, per Zoning Ordinance § 7-3-4. Exhibit E The public hearing notice was published in the Mountain Home News on April

10, 2024, as required by Zoning Ordinance § 7-3-5(A). Exhibit F. The public hearing notice was posted on the property on April 18, 2024, per Zoning Ordinance § 7-3-5(B). Exhibit G.

The surrounding uses and zones, of the property are the following:

- North: Desert, Zoned C2
- East: Shops and outbuildings Zoned C2
- South: Desert Zoned C2
- West: Home with outbuildings Zoned C2

The site of the proposed use is not located in a designated flood zone, seen in attached as Exhibit H.

The documents, recordings, and exhibits constituting the CUP record are numbered sequentially as they become available. This Report references the following portions of the CUP record, which are included as Exhibits:

- A. Neighborhood Meeting packet
- B. Application
- C. Master Site Plan
- D. Public Hearing notices
- E. Public Hearing notice
- F. Newspaper Posting
- G. Photo of posting on property
- H. FEMA Flood map

The CUP record includes all written public comments submitted to the Department by physical or electronic delivery by 5:00 p.m. on April 19, 2024, for the Public Hearing scheduled for April 25, 2024. The notices from the Elmore County Assessor and Treasurer indicate that all taxes have been paid. The CUP record also includes all documents obtained as part of staff's analysis and review of the Application, and all documents and exhibits submitted prior to the close of the public hearing as received by the Department.

REQUIRED FINDINGS FOR CONDITIONAL USE PERMITS, ZONING ORDINANCE SECTION 7-9-7:

1. The proposed use shall, in fact constitute a Conditional Use as determined in Chapter 28, Table 7-2-26 (B), Elmore County Land Use Table, as contained in Elmore County Zoning and Development Ordinance 2018-03:

Staff Response: The parcel is zoned C2. Elmore County Zoning Ordinance Title 7 Chapter 7 addresses Sign Standards and all billboard signs require a conditional use permit approval pursuant to Zoning Ordinance § 7-7-22 (F).

2. The proposed use shall be in harmony with and in accordance with the Elmore County Comprehensive Plan 2014 and Zoning and Development Ordinance (Title 7) 2018-03:

Staff Response: Staff analyzed relevant sections of the Comprehensive Plan for a Conditional Use Permit to install an Illuminated Billboard 35' in height in the C2 Zone. The Comprehensive Plan envisions large or intensive commercial and/or business establishments that are typically oriented to a major roadway or freeway interchange within the Highway/Interstate Commercial.

Furthermore, the proposed use and conditions are consistent with the Comprehensive Plan goals and objectives set below.

Staff Response: Staff analyzed relevant sections of the Zoning Ordinance and concludes that the proposed use is in compliance with Sign Standards outlined in Title 7 Chapter 7. Billboard signs require a Conditional Use Permit pursuant to Zoning Ordinance § 7-7-22(F). Staff has required this Application.

3. The proposed use complies with the purpose statement of the applicable base zone and with the specific use standards as set forth in this Chapter:

Staff Response: The purpose statement for the Highway/Interstate Commercial base zone is found in Zoning Ordinance §7-2-5(E), providing:

Highway/Interstate Commercial: The purpose of the C2 district is to permit the establishment of general business and commercial uses that have direct access to State Highways and convenient access to the Interstate. Shopping centers will be encouraged, and strip development shall be discouraged. This district may also be located on arterial thoroughfares or in areas where general commercial business is compatible with surrounding land uses. The Highway/Interstate Commercial category is needed to accommodate large or intensive commercial and/or business establishments that are typically oriented to a major roadway or freeway interchange.

The Highway/Industrial zone allows a variety of commercial uses through a Conditional Use Permit. The proposed billboard sign is consistent with the above-mentioned purpose of C2 zoning district due to the conditions of approval. The Application is reviewed for its compliance with Zoning Ordinance § 7-7-22(G) for Billboard Signs as discussed further below.

4. The proposed use shall comply with all applicable County Ordinances:

Staff Response: The proposed CUP was discussed at an agency meeting on April 4, 2024, and the following county agencies were notified of this hearing. Their comments are integrated in the proposed conditions to ensure that this Application meets all applicable County Ordinances.

- Mountain Home Rural Fire District – No issues.
- Idaho Transportation Department – Did not attend.
- Central District Health – No issues.

5. The proposed use shall comply with all applicable State and Federal regulations:

Staff Response: The proposed CUP was discussed at an agency meeting on April 4, 2024 and the following State and Federal agencies were notified of this hearing. Their comments are integrated in the proposed conditions to ensure that this application meets all applicable state and federal requirements.

- Mountain Home Air Force Base – No issues
- Central District Health – No Issues
- Idaho Transportation Department – Did not attend.

6. The proposed use shall be designed, constructed, operated, and maintained in such a way as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity; and that such use shall not change the essential character of said area:

Staff Response: The project site is off Airbase Road/Highway 67 and is surrounded by predominantly light and heavy industrial businesses. The property is zoned C2. Staff believes the proposed use does not present significant impacts or substantial changes to the essential character of the said area.

Aesthetically, the proposed use will not change existing views from the west, east, north, or south. The site plan shows the sign to be installed on the northwest corner of the facility's lot. The Application, with the proposed Conditions, will be operated and maintained in such a way as to be harmonious and appropriate in appearance with the existing and intended character of the general vicinity and will not change the essential character of the area.

7. The proposed use shall not be hazardous or disturbing to existing neighboring uses or impede their normal development:

Staff Response: The proposed use will not impede normal development within the area. This area is Zoned C2 which is designated for Highway/Interstate Commercial uses. Most commercial uses utilize some variation of signage to promote their business. The proposed dimension of the sign complies with the Zoning Ordinance. The location of the sign will not hinder passing vehicles, or nearby businesses.

8. The proposed use shall be served adequately by available public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewer, or that the person responsible for the establishment of the proposed conditional use shall be able to provide adequately any such services:

Staff Response: The proposed use is served by the following public facilities:

Highways/Roads – Airbase Road/Highway 67 is maintained by the Idaho Transportation Department. (ITD)

Fire Protection – The Applicant's property is in Mountain Home Rural Fire District. (MHRFD)

Drainage Structures – No drainage structures for the proposed use are planned or required at this time.

Refuse Disposal – Applicant will be responsible for obtaining and maintaining appropriate refuse disposal.

Water/Sewer –The existing structure has a private well and septic system. which will be reviewed and approved by Central District Health (CDH).

The proposed CUP was discussed at an agency meeting on April 4, 2024, and is reviewed by the ITD, MHRFD and CDH. Their comments are integrated in the proposed conditions to ensure that this application meets all applicable. Therefore, the Applications, and its proposed use, will be adequately served by available public facilities and services such as highways, streets, law enforcement, fire protection, and emergency services.

9. The proposed use shall not create excessive additional requirements at public cost for public facilities and services and the proposed use shall not be detrimental to the economic welfare of the County:

Staff Response: All on-site improvements will be funded by the applicant.

Agencies that could potentially be impacted by this Conditional Use have been notified; at this time there have not been any notable comments submitted to the Department except for Idaho Transportation Department which stated there is no objection to the proposed sign and its location.

10. The proposed use shall not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors:

Staff Response:

The billboard is located on Applicant's personal property and will not be detrimental to any persons, property, or the general welfare.

11. The proposed use shall not result in the destruction, loss, or damage of a natural or scenic feature of major importance:

Staff Response: The property is not on or near a scenic feature of major importance.

REQUIRED FINDINGS FOR BILLBOARD SIGNS, ZONING ORDINANCE SECTION 7-7-22(G):

1. That the location and placement of the billboard will not endanger motorists or pedestrians and does not interfere with the clear vision triangle at street, railroad, or street driveway intersections:

Staff Response: The proposed location of the sign to be installed is in the northwest corner of the lot. The site plan states the sign will be located twenty (20') feet from the right of way and twenty (20') from the West side property line. The location does not interfere with the clear vision triangle, as there is no public street, railroad or intersection near the proposed sign location.

2. The Billboard will not cover or blanket any prominent view of a structure or façade of historical or architectural significance:

Staff Response: The location of the proposed billboard has no significant historical or architectural buildings or views in the area of the proposed billboard.

3. The billboard will not obstruct the view of the users of adjacent buildings to side yards, yards, or to nearby open space. This requirement does not include views of distant vistas:

Staff Response: The height and location of the proposed sign will not obstruct views of adjacent buildings side yards, yards, or nearby open space.

4. The billboard will not negatively impact the visual quality of a public open space such as a recreation facility, square, plaza, courtyard, and the like:

Staff Response: There are no recreation facilities, squares, plaza, or court yards in the vicinity. The area is predominantly light and heavy industrial uses.

5. The height of the billboard, spacing, dimensional requirements, and setbacks are compliant with the requirements of this section:

Staff Response: The thirty-five (35') feet total height of the proposed billboard is under the maximum height of signs erected upon the ground, shall not exceed forty (40') feet above grade, and is compliant with Zoning Ordinance § 7-7-22(D)(8). Zoning Ordinance § 7-7-22(D)(1) for painted billboards shall not exceed eleven (11') feet in height and thirty-six (36') feet in horizontal length, nor exceed three hundred seventy-eight (378') square feet in area. The height of the billboard face is ten (10') feet in height. Thirty-five (35') feet in length, making the total area of the billboard three hundred fifty (350') square feet in area.

6. The billboards lighting will not cause hazardous or unsafe driving conditions for motorists and will not glare, reflect, or spill onto adjacent property:

Staff Response: Staff required Applicant to discuss the proposed illuminated billboard sign with Idaho Transportation Department ("ITD"). ITD provided a letter stating there is no objection to the size, location or use of the billboard.

STAFF RECOMMENDATION

The proposed use, with the conditions of approval, will comply with the foregoing requirements. Subject to evidence being presented at the public hearing that would constitute facts with Staff's analysis above, Staff recommends **approval** of Conditional Use Permit CUP-2024-07, to install an illuminated billboard on private property in the Highway/Interstate Commercial Zone, subject to the following proposed conditions:

PROPOSED CONDITIONS OF APPROVAL

1. Conditional Use Permit 2024-07 shall be granted to Tim Oller for YESCO, to install an Illuminated Billboard Sign 35' in height in the Highway/Interstate Commercial Zone on Parcel RP03S06E333410.
2. The 35' illuminated billboard shall only be a double face static (not digital) billboard.
3. The Billboard Sign shall be installed and operational within a year of CUP-2024-07 approval and all necessary site improvements shall be completed per Elmore County Zoning Ordinance.
4. The Billboard Sign shall comply with all requirements of Title 7 Chapter 2 ("Zoning"), Chapter 7 ("Sign") and Chapter 9 ("Conditional Use Permit") of the Elmore County Zoning and Development Ordinance 2018-03 at all times.
5. The Applicant shall obtain any applicable permits for any structures and/or other permissible projects on the property to include any required state permits and a sign building permit.
6. The Applicant shall ensure all property taxes are kept current.
7. Failure to comply with any of the above conditions of approval may result in the revocation of the Conditional Use Permit.

EXHIBIT A

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: Jan 25 2024

Start Time of Neighborhood Meeting: 6:00pm

End Time of the Neighborhood Meeting: 8:00pm

Location of Meeting: Discount Muffler (site location) 5225 Airbase RD ^{mt Home} _{ID, 83647}

Description of the proposed project: New Billboard (Static Faces)
(NOT Digital)

Notice Sent to neighbors on: Jan 9 2024

Location of the neighborhood meeting: ON Site of Project: Discount Muffler
5225 Airbase RD, MT Home, ID 83647

Attendees:

	<u>Name</u>	<u>Address</u>
1.	<u>Steve Bagley (YESCO)</u>	<u>1605 Gramercy RD, SLC, UT 84104</u>
2.	<u>MIA OLIVER</u>	<u>5225 AIRBASE RD,</u>
3.	<u>DON GUST</u>	<u>705^{NW} FOSTER DR</u>
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: Steve Bagley
Address: 1605 Gramercy RD
City: Salt Lake City State: UT Zip: 84104
Telephone: 801 464 6428 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)

Jan 25, 2024
Date

EXHIBIT B
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 **INK**. 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: Steve Bagley - YESCO Outdoor Media

2. Address of applicant: 1605 S. Gramercy Rd. Salt Lake City, UT 84104

3. Daytime telephone number of applicant: 801 663 3801

4. Email Address: sbagley@yesco.com

5. Name, address, and daytime telephone number of developer: YESCO Outdoor

Media, 1605 S. Gramercy Rd. Salt Lake City, UT 84104, 801-464-6428

6. Address of subject property: 5225 Airbase Rd, Mountain Home, ID 83647

RP# 3306E333410

7. Name, address, and daytime telephone number of property owner (if different from applicant): _____

Tim Oller, 5225 Airbase Rd, Mountain Home, ID 83647, 208 870 4422

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# RP03S06E333410 *C-2*

9. Common directions of how to get to the proposed Conditional Use Permit property from a known beginning point: From the entrance of the Mt Home Air Force Base, go North and follow Air Base Rd to the East for

approximately 7 miles and the proposed site will be on the right located on the North West corner of the same parcel as Discount Muffler / Uhaul rentals.



10. a. Current zoning: Commercial b. Current district (if applicable): _____

11. a. Is the proposed location within an Area of Critical Concern (ACC) or Community Development Overlay (CDO)? Yes No If in a CDO, what CDO? _____
If in an ACC or CDO, technical studies, an environmental assessment, or an environmental impact statement may be required.

b. Is the proposed development within any city's impact area? Yes No

c. Is the proposed site within an Airport Hazard Zone or Air Port Sub Zone? Yes No
If yes, applicant shall provide approval from the Federal Aviation Administration and/or the Idaho Department of Aeronautics and Transportation.

d. Is any portion of the property located in a Floodway or 100-year Floodplain? Yes No
If yes submit map showing location of floodway and/or floodplain in relation to the property and/or proposal.

e. Does any portion of this parcel have slopes in excess of 10%? Yes No If yes, submit contour map.

f. The impacts of a proposed development and/or land use on adjacent land uses and transportation facilities must be considered. The applicable Highway District or Transportation Department may require a Traffic Impact Study (TIS) if the proposed development or land use has associated with its special circumstances deemed by the district or department to warrant a study. A notation and signature from the applicable district or department stating no study is required or a copy of this study must be submitted with this application.

g. The impacts of the CUP on existing public services and facilities (such as the fire department, emergency services, sheriff's department, schools, etc.) must be considered. A letter from the applicable agency governing the public service or facility stating how the developer will provide for said services with plans and/or drawings or that said services are not required may need to be submitted with the application.

h. Are there any known hazards on or near the property (such as canals, hazardous material spills, soil or water contamination, etc.)? Yes No If yes, describe and give location: _____

i. Are there hazardous materials and/or wastes involved either in your operation or generated off site and brought onto the property? Yes No

12. Does any other agency require a permit (DEQ, EPA, IDWR, FAA, state, federal, etc.)? Yes
 No If yes, who? Idaho Dept of Transportation. IDOT doesn't issue state permits until the local/county permit has been issued. Typically the county or city issues preliminary approval so we can apply for the IDOT permit

Proof of having applied for or acquired other agency(ies) permit(s) submitted with CUP application.

13. ADJACENT PROPERTIES have the following uses:

North C2 East C2 - currently vacant
South C2 West C2

14. EXISTING USES and structures on the property are as follows: Muffler repair & Uhaul rental

15. A written narrative stating the specific PROPOSED USE. Include as much detail as possible (use additional sheets of paper if necessary):

An off-premise commercial advertising billboard sign on a monopole structure with 10ftx40ft static (not digital) faces (2)

16. a. The conditional use is requested to begin within 1 days/ 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: 2 days/ month/ years and be completed within 3 days/ months/ years.

17. Proposed Use(s): Outdoor Advertising Hours of Operation: _____ 24hrs can put lights on a timer if needed during certain hours

Days of Operation: 365 Maximum Number of Patrons: 2

Sewage disposal: municipal/individual septic: NA

Water: municipal supply/community well/individual well: NA

Number of employees during largest shift: NA Proposed number of parking spaces: NA

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 Environmental 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: _____

20. **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.

**Radius extended to: 1 (list attached) feet mile(s) Date: 1/9/2024 (Letter Mailed) Initial _____

21. Is this application submitted with any additional applications? No
similar applications and this one will be bundled with those applications as well for the CUP Council

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?

It is a 10ftx30ft double face static (not digital) billboard that will advertise mostly local with few national advertising. The ads will help community members know of products or services in the area. This billboard will comply will all County billboard sign codes and regulations to comply with the matrix as well as we always maintain beautiful structures as we never want to become an eyesore on the community.

B. How will the proposed land use be in harmony and accordance with the Comprehensive Plan and the Ordinance?

We are complying with all county codes and ordinances pertaining to billboard signs.

C. How will the proposed land use comply applicable base zone and with the specific standards as set forth in the Ordinance?

We will follow all county codes for the entire construction of the billboard sign which includes setbacks, right of way, overall height and size of the billboard.
The parcel is zoned commercial

D. How does the propose land use comply with all applicable County Ordinance?

The parcel is zoned commercial. The billboard sign well past the footage of another billboardsign across the street as well as linear feet.
The billboard sign is out of the right of way set back as well as neighboring property line setbacks.

E. How does the propose land use comply with all applicable State and Federal regulation?

We strictly follow all State/Federal off-premise sign codes as well as local off-premise sign codes county/city

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?

Across Air Base Rd and over 600ft to the East there is an older rusty LAMAR off premise sign of similar size and construction. The difference is that our YESCO off-premise sign will be of new made of high quality materials that will be well maintained to be a beautiful piece of the community and not an eye-sore.

G. Why or how will the proposed land use not be hazardous or disturbing to existing or future neighboring uses?

We do not use hazardous materials and we will not disturb the existing or future use of neighboring properties as they are mostly large parcels that are not active use. The few active parcels in use are large open frontages that our sign will not obstruct in anyway.

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?

We typically do not fence our monopole base/footing area so any of the listed services will have easy access. We do not obstruct the road right of way or vision triangle. We follow all setback codes and adhere to all building, safety and environmental codes/regulations.

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?

YESCO will pay the taxes of our sign and we will pay for an electrical box and electrical hookups as well as the monthly electrical meter bill. The property owner and taxpayers will not have to pay anything regarding our sign as YESCO assumes all financial responsibility of this off-premise sign.

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?

Our Off-Premise signs do have 2 or 3 LED lights to light the advertising. These lights are specifically engineered and designed for billboards. The light spray is directionally focused on the advertising and will not have any light spray overage into traffic or businesses. We can put the lights on a timer so they can turn off after certain hours if needed.

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?

There proposed site is barren with no vegetation, scenic features or land of major importance.

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

DocuSigned by:
Tim Olsen
2/7/2024 | 10:04 PM
Property Owner Signature Date

DocuSigned by:
Steve Bagley
2/6/2024 | 11:07 AM MST
Applicant Signature Date

ADMINISTRATIVE USE ONLY	
Date of Acceptance: <u>02/15/2024</u>	Accepted by <u>ANNETO</u>
CUP FEE: \$400.00	Fee \$ <u>400</u> . 00 (Pd) Receipt # <u>20-14499</u>
Date Paid: <u>02-15-2024</u>	Case# CUP- _____

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.

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 (208-580-6003) Date _____
 Comment: _____

• Roadway Jurisdiction (MHHD 208-587-3211) (GFHD 208-366-7744) (AHD 208-864-2115) Date _____
 Comment: _____

• Fire District _____ Date _____
 • (MHRFD 208-587-2117) (Oasis 208-796-2115) (GFFD 208-599-0000) (BGRFD 208-834-2511) (AFD 208-864-2182)
 Comments: _____

EXHIBIT H

Master Site Plan



1605 S Gramercy Road
Salt Lake City, UT 84014

Steve Bagley
Real Estate Associate
Phone: 801-663-3801
Email: sbagley@yesco.com



Hwy 67

35ft Driveway Entrance (across)

508'

12ft Setback

12ft setback

50ft between buildings

20ft
20ft

**PROPOSED
10'x30' SIGN**

20ft setback from right of way & 20ft setback from West property line

700'

499'

415'

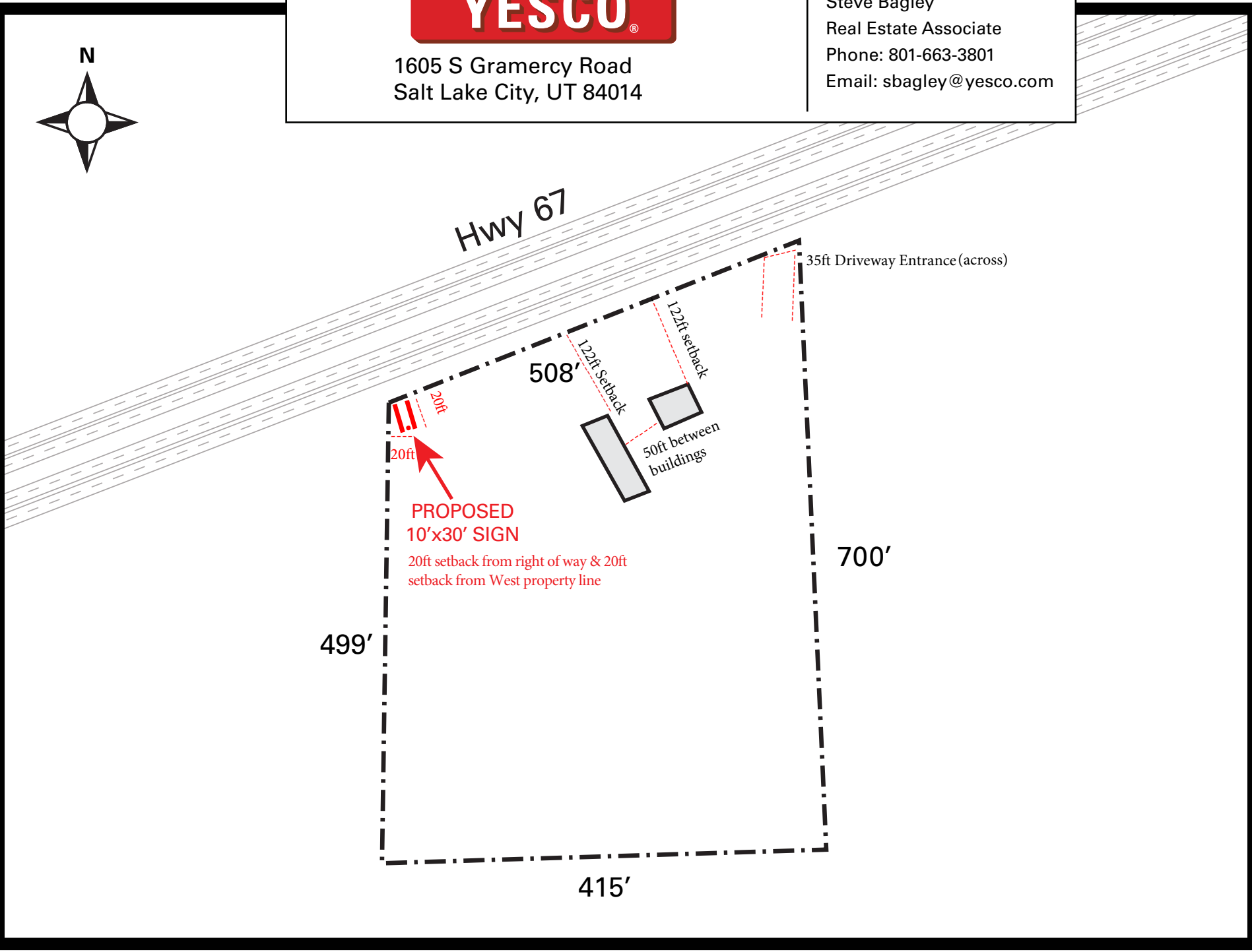


EXHIBIT D

Public Hearing Notices



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

Date: March 29, 2024

To: Whom It May Concern

Subject: Notice of Public Hearing

Applicant: Yesco Outdoor Media – Steve Bagley

Proposal: Yesco is asking for a Conditional Use Permit to put in a Billboard on a property zoned Highway/Interstate Commercial (C2). Case Number: CUP-2024-07. The parcel numbers are RP03S06E333410. A Common way of locating the property from Mountain Home is to take Airbase Road (Hwy 67) 2.9 miles West, on left hand side of Airbase Road (Hwy 67). 5225 Airbase Rd

Case #: CUP-2024-07

A public hearing will be held before the Elmore County Planning and Zoning Commission on the enclosed application. The hearing is scheduled for Thursday, April 25th, 2024, 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 Friday, February 16th, 2024, so your comments are included in the record. If you prefer, please come to the hearing to testify before the Commission.

The Elmore County Board of Commissioners is 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 208-587-2142, extension 1254, or via email kramsauer@elmorecounty.org, or in person at 520 East 2nd South, Mountain Home, Idaho.

Mitra Mehta-Cooper
Director

Dave Abrahamson
Planner

Kacey Ramsauer
Planner & ADA
Coordinator

Johnny Hernandez
Building Official

Colton Janousek
Building Inspector

James Roddin
Administrative
Manager, Code
Enforcement

Kamiah McDaniel
Permit Technician

Alvssa Nieto

Sincerely,



Dave Abrahamson
Land Use and Building Department
Planner
520 E 2nd S Street
Mountain Home, Idaho 83647
208-587-2142 ext. 502

Enclosures: Site Plan

EXHIBIT E

Public Hearing Notices



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

Mitra Mehta-Cooper
Director

Dave Abrahamson
Planner

Kacey Ramsauer
Planner & ADA
Coordinator

Johnny Hernandez
Building Official

Colton Janousek
Building Inspector

James Roddin
Administrative
Manager, Code
Enforcement

Kamiah McDaniel
Permit Technician

Alvssa Nieto

Date: March 29, 2024

To: Whom It May Concern

Subject: Notice of Public Hearing

Applicant: Yesco Outdoor Media – Steve Bagley

Proposal: Yesco is asking for a Conditional Use Permit to put in a Billboard on a property zoned Highway/Interstate Commercial (C2). Case Number: CUP-2024-07. The parcel numbers are RP03S06E333410. A Common way of locating the property from Mountain Home is to take Airbase Road (Hwy 67) 2.9 miles West, on left hand side of Airbase Road (Hwy 67). 5225 Airbase Rd

Case #: CUP-2024-07

A public hearing will be held before the Elmore County Planning and Zoning Commission on the enclosed application. The hearing is scheduled for Thursday, April 25th, 2024, 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 Friday, February 16th, 2024, so your comments are included in the record. If you prefer, please come to the hearing to testify before the Commission.

The Elmore County Board of Commissioners is 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 208-587-2142, extension 1254, or via email kramsauer@elmorecounty.org, or in person at 520 East 2nd South, Mountain Home, Idaho.

Sincerely,



Dave Abrahamson
Land Use and Building Department
Planner
520 E 2nd S Street
Mountain Home, Idaho 83647
208-587-2142 ext. 502

Enclosures: Site Plan

EXHIBIT F

Newspaper Public Notice

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, April 25, 2024, in the War Memorial Hall (American Legion) 515 East 2nd South Street, Mountain Home, Idaho, to accept testimony and consider an application from Steve Bagley - Yesco Outdoor Media, for a Conditional Use Permit for an Lighted Billboard ; the property is zoned Highway Commercial (C2). Case Number: CUP-2024-07. The parcel numbers are RP03S06E333410; A Common way of locating the property from Mountain Home is to take Alrbase Road to the west and go approximately 3 miles. Turn left on Sky Blue Ave then turn right into Discount Muffler property. 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. To provide public testimony, please provide your name, address, and comments via email, physical delivery 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 Friday, April 18th 2024. You can submit testimony by attending the hearing.

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 anlato@elmorecounty.org. 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 208-587-2142 ext. 1254, or 520 East 2nd South, Mountain Home, Idaho 83647 or email kramsauer@elmore-county.org.

Dave Abrahamson,
Planner
Elmore County
Land Use and
Building Department

One publication:
April 10, 2024.

**13.75
108 Lines**

Please review, sign and return by fax or e-mail with any corrections by Noon the Friday prior to run date.

Total cost will be 77.76. If signed proof and prepayment (if required) is not received by deadline, this legal will not run.

Thank you,
Legal Department
Mountain Home News
ph (208) 587-3331
fax (208) 587-9205
legaldept@mountainhomenews.com

Proofed
Date <u>4/10/24</u> - 208M
<input type="radio"/> Ok, with changes
<input checked="" type="radio"/> Ok, no changes
<input type="radio"/> Re-proof
Proofed by: <u>JK</u>

*Legals canceled prior to publication will incur a \$10 processing/typesetting fee

Prepayment Charge

Thank you, Swana

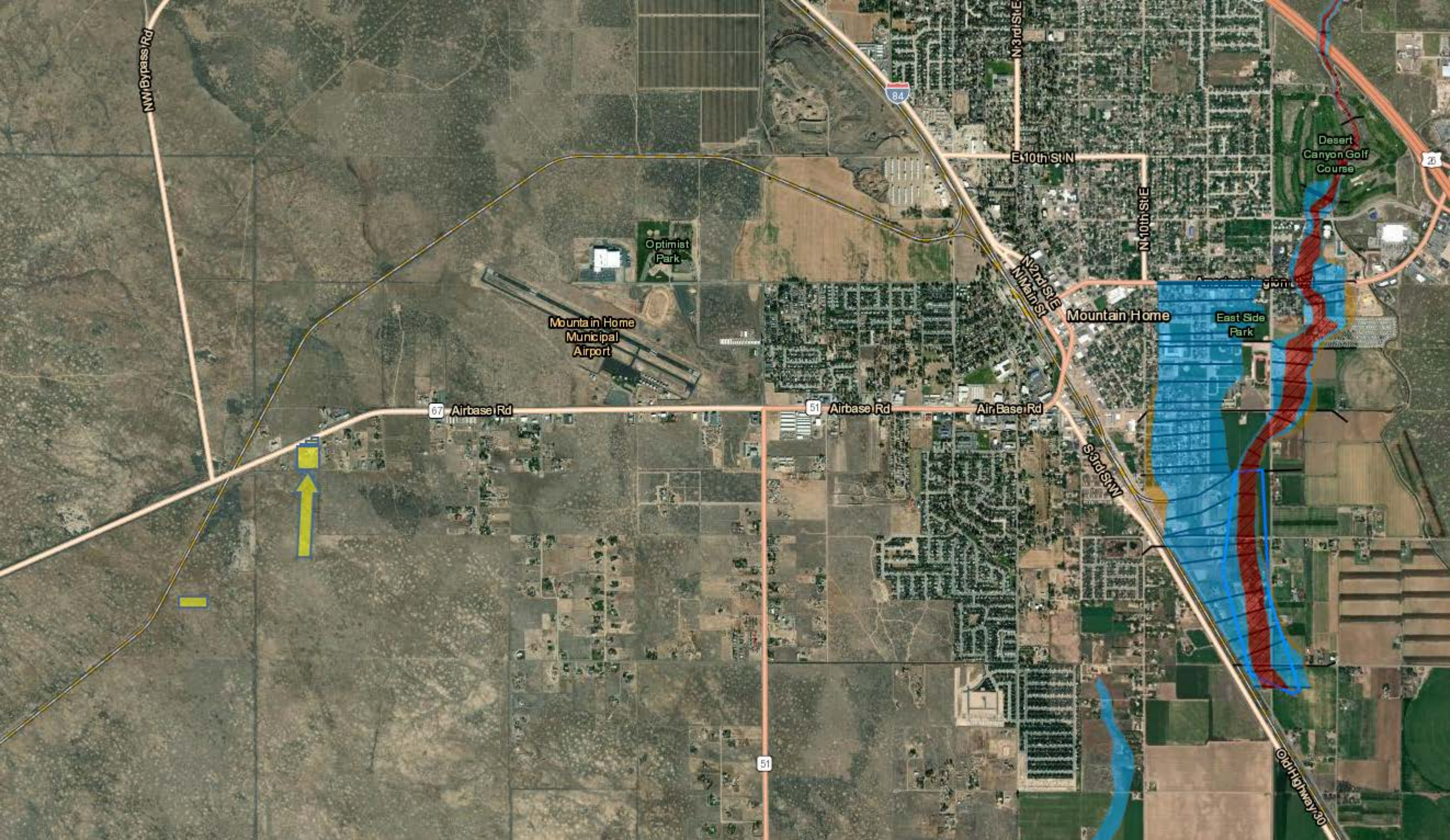
EXHIBIT G

Photo of Posted Property



EXHIBIT H

Fema Flood Plain



NW Bypass Rd

84

N 3rd St E

E 10th St N

N 10th St E

Optimist Park

Mountain Home Municipal Airport

51 Airbase Rd

51 Airbase Rd

Air Base Rd

Mountain Home

East Side Park

Desert Canyon Golf Course

N 2nd St E
N Main St

S 3rd St W

51

Old Highway 30