



Elmore County Land Use and Building Department

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Building Inspector

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Code Enforcement/
Admin Manager

VACANT
Permit Technician

Alyssa Nieto
Admin Assistant

Staff Report to the Planning and Zoning Commission

Meeting/Hearing Date: 08/22/2024

Date Report Compiled: 08/09/2024

Agenda Item: Conditional Use Permit for a walk-through Archery Range

Applicant: Glens Ferry Frontsite Shooters Club, Inc.

Case Number: CUP-2024-11

Staff: Kacey Ramsauer, Planner

Location/Site: Sections 21, 28 and 29 Township 5 South Range 10 East

Zoning: Agriculture (AG)

Parcel Numbers: RP05S10E216010, RP05S10E283010 and RP05S10E290010

Property Size: Approximately 62 acres in total for all the parcels

BACKGROUND:

CUP-2024-11 is a Conditional Use Permit for a walk-through archery range on portions of three parcels that the applicant, Glens Ferry Frontsite Shooters Club Inc. ("Applicant") is leasing, owned by the city of Glens Ferry, and is the previous the site of the city dump. (Exhibit A)

On March 17th, 2022, the Applicant submitted a Zoning Permit application for an Administrative Decision for a Temporary Gun and Archery Range. A condition of approval for the Administrative Decision was to apply for a Conditional Use Permit within 12 months of the approval date, which was on April 29th, 2022.

Applicant had a preapplication meeting with the Land Use and Building Department (the "Department") on December 19th, 2023, pursuant to Zoning Ordinance , 2018-03 (the "Zoning Ordinance") (§ 7-3-2(A)) (Exhibit B). The Applicant sent out neighborhood meeting letters on January 23rd, 2024, and conducted the neighborhood meeting on January 26, 2024. The notification letters sent from the Applicant were dated January 23rd, 2024, and the neighborhood meeting was held on January 26th, 2024. § 7-3-3(B) states "*Notice of Neighborhood meeting must be mailed ten (10) days prior to the date of the neighborhood meeting.*" Staff brought this to the attention of the Applicant, and it was stated that the letters were mailed out accordingly and that everyone was notified beforehand. It was decided at that time to put the application on hold to give the Applicants time to conduct a new neighborhood meeting to comply with the zoning ordinance. The Applicant sent out new neighborhood meeting letters on May 15th, 2024, giving notice of the time, date, and location of the meeting to neighboring property owners within one thousand (1,000) feet, per Zoning

Ordinance § 7-3-3(B) and conducted the required neighborhood meeting on May 28th, 2024, per Zoning Ordinance § 7-3-3(Exhibit C). A conditional use permit (“CUP”) application, and the required four hundred (\$400) dollar fee for an Archery Range (the “Application”) was submitted to the Department, on March 4th, 2024, per Zoning Ordinance § 7-9-3 along with site photos of the property (Exhibit D). The Application was deemed complete on August 1st, 2024, and a Public Hearing date is set for August 22nd, 2024 (Exhibit E). Due to the size and number of parcels involved in this application the public hearing notice was mailed to landowners within one thousand (1,000) feet of the property on August 1st, 2024, per Zoning Ordinance § 7-3-5(C). (Exhibit F). The public hearing notice was emailed to agencies on August 1st, 2024, per Zoning Ordinance § 7-3-4. (Exhibit G) The public hearing notice was published in the Mountain Home News on August 7th, 2024, as required by Zoning Ordinance § 7-3-5(A). (Exhibit H). The public hearing notice was posted on the property on August 15th, 2024, per Zoning Ordinance § 7-3-5(B). (Exhibit I).

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

- North: Desert, Zoned AG State Property
- East: Interstate 84, Snake River, Zoned AG
- South: Interstate 84, Snake River, some residences, Zoned AG
- West: Desert, Zoned AG State Property

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

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. Property Lease
- B. Pre-Application Meeting
- C. Neighborhood Meeting packet
- D. Application and site photos
- E. Application Acceptance Letter
- F. Public Hearing notice neighbors
- G. Public Hearing notice agencies
- H. Newspaper Posting
- I. Photo of posting on property
- J. IDWR Flood map
- K. Agency Comments

The CUP record, that is a part of the staff report, includes agency and public comments submitted to the Department by physical or electronic delivery by 5:00 p.m. on August 14th, 2024, for the Public Hearing scheduled for August 22nd, 2024, (Exhibit K). 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 2, 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 AG. Elmore County Zoning Ordinance Title 7 Chapter 2 Table 7-2-26(B) an Archery Range requires a Conditional Use Permit approval in this zone.

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: The proposed is in harmony with and accordance with the with the following Recreation Goals of the Elmore County Comprehensive Plan 2014.

Recreation Goal #2: Promote the development of public and private recreational facilities in each of the communities within Elmore County.

The walk-through archery range will have events for archery activities in the Glenns Ferry area.

Recreation Objectives #1: Encourage development that will maintain the aesthetic and scenic value of the area with the least possible disturbance to soil, vegetation, and water.

The walk-through archery range will not have any permanent structures. The targets are temporary and will be removed after the archery events. There will be no vehicles used to access the targets.

Furthermore, the proposed walk-through archery range is reviewed per standards established in the Zoning Ord §7-9-4 and staff finds the proposed use is consistent with those standards. The Comprehensive Plan designates Agriculture “AG” as the base zone throughout Elmore County which contains areas of productive irrigated croplands, grazing lands, forestland, mining lands, public lands as well as rangeland. Furthermore, the proposed use and proposed conditions are consistent with the relevant Comprehensive Plan goals and objectives set forth above. As discussed further below, the proposed use will maintain the property consistent with surrounding lands in the base zone.

A. **Zoning and Development Ordinance:** The proposed use is in accordance with the Zoning Ordinance in the following areas:

1. Elmore County Land Use Table §7-2-26(B)-Archery Range (outdoor) requires a Conditional Use Permit in an Agriculture Zone.
2. Per §7-2-5(A): The “AG” land use designation is the base zone throughout the county and contains a variety of uses.

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 2 Title 7:

Staff Response: The Agriculture Zone (AG) is applied to specific areas of Elmore County and allows for a variety of land uses with a conditional use permit when development is appropriate. The proposal has followed and met all applicable procedural requirements of the AG zone for a Conditional Use Permit. The proposed walk-through archery range will be on the site of the former dump for the city of Glenns Ferry. The current location has hillsides that make the property unfavorable to key agricultural uses. The proposal is reviewed per special use standards established in Zoning Ordinance § 7-2-58 as discussed below.

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

Staff Response: The proposal is reviewed per standards established in Zoning Ordinance § 7-2-58 and § 7-2-26 (B). The Department Planner sent the official transmittal of the public hearing

notice on August 1st, 2024, to the following county entities to ensure compliance with other County Ordinances. Their comments are incorporated in the proposed conditions of approval for this project and provided herein as a record.

- Elmore County Sherriff -NO RESPONSE
- Elmore County Ambulance -RESPONDED
- City of Glenns Ferry -NO RESPONSE
- Glenns Ferry Highway District -NO RESPONSE
- King Hill Rural Fire District -NO RESPONSE
- Elmore County Engineer -NO RESPONSE
- Elmore County Assessor -NO RESPONSE
- Elmore County Treasurer -NO RESPONSE

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

Staff Response: The proposed CUP was emailed to the following State and Federal agencies on August 1st, 2024. Their comments are integrated in the proposed conditions to ensure that this application meets all applicable state and federal requirements.

- Central District Health -RESPONDED
- Bureau of Land Management -NO RESPONSE
- Idaho Department of Lands -NO RESPONSE

As a result, the Application is conditioned to be constricted and operated in compliance with local, state, and federal standards as recommended by these agencies.

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 Dump Road in a rural area outside the city of Glenns Ferry on a site previously used as the city dump. There are homes in the are more than 20 feet from any residence from where the mobile archery targets will be located. 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 aside from the targets that will be set up during archery activities and events. The site plan shows the approximate target locations. 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 walk-through archery range will not produce noise, odor, or glare. The facility will be unoccupied except for archery activities and events. The proposed use will provide recreational activities for the Glenns Ferry and Elmore County communities.

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 – off of Dump Road which is in the Glenns Ferry Highway District (GFHD)

Fire Protection – The Applicant’s property is in King Hill Rural Fire District. (KHRFD)

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 parcels have no existing septic or well onsite.

The proposed CUP was transmitted to affected agencies on August 1st, 2024. Their comments are integrated into the proposed conditions to ensure that this application meets all applicable standards. Therefore, the Application, 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.

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 proposed is located on Applicant’s leased parcels 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 AN ARCHERY RANGE, OUTDOORS, ZONING ORDINANCE SECTION 7-2-58:

Staff Response: There are no additional standards or requirements for this use.

STAFF RECOMMENDATION

The proposed use, along with proposed conditions, complies with the requirements of the Zoning Ordinance. Based on the evidence presented at the public hearing and staff’s analysis above,

staff recommends **approval** of the proposed Conditional Use Permit (CUP-2024-11), for a walk-through archery range on parcels RP05S10E216010, RP05S10E283010 and RP05S10E290010 with the following conditions:

PROPOSED CONDITIONS OF APPROVAL

1. Conditional Use Permit 2024-11 shall be granted to the Glenns Ferry Frontsite Shooters Club, for a walk-through archery range in the Agriculture Zone on parcels RP05S10E216010, RP05S10E283010 and RP05S10E290010 owned by the City of Glenns Ferry.
2. The use shall commence operations within a year of the CUP approval; otherwise, the Condition Use Permit approval expires.
3. The site is to be used as an archery range only and not a firearm range.
4. If the use changes to include using firearms a new Conditional Use Permit will be required.
5. Archers shall only shoot at designated targets.
6. Archers shall ensure that the area is clear before shooting.
7. All archers must be done shooting before arrows are retrieved.
8. Archery range will be open from sunrise to sunset.
9. The Applicant shall operate the use in compliance with all local, state, and federal regulations and requirements.
10. The Applicant shall ensure all property taxes are kept current.
11. Failure to comply with any of the above conditions of approval may result in the revocation of the Conditional Use Permit.

Exhibit A

Property Lease

USE AGREEMENT FOR GLENNS FERRY FRONTSITE SHOOTERS COMPLEX

THIS USE AGREEMENT made on the 5th day of April, 2023, by and between the City of Glenns Ferry, a consolidated municipality organized under the laws of the state of Idaho, herein referred to as "CITY", and the GLENNS FERRY FRONTSITE SHOOTERS CLUB, Inc., a nonprofit corporation organized under the laws of the State of Idaho, herein referred to as "GFFS".

WITNESSETH:

Whereas, GFFS is desirous of utilizing certain properties owned by the Federal Government and permitted to and possessed by the city of GLENNS FERRY, known as the GLENNS FERRY FRONTSITE SHOOTING COMPLEX, for the purpose of providing recreational facilities and educational shooting and archery programs; and

Whereas, CITY deems it beneficial to GLENNS FERRY and the inhabitants thereof that the GLENNS FERRY FRONTSITE SHOOTING COMPLEX be made available to the general public through the activities organized by GFFS, and that such an arrangement will provide the least possible financial burden to the citizens of GLENNS FERRY; and

WHEREAS, GFFS is willing to provide a substantial portion of the ongoing maintenance and repairs of the premises; and

WHEREAS, CITY believes that this arrangement would be in the best interest of the citizens of the city of GLENNS FERRY;

NOW, THEREFORE, in consideration of mutual covenants contained herein, the parties agree as follows:

1. **Description of premises:** CITY shall permit GFFS to construct and manage activities hereinafter described on the premises known as the GLENNS FERRY FRONTSITE SHOOTING COMPLEX, Dump Road, Glenns Ferry, Idaho 83623.
2. **Term:** The term of this Agreement shall be for **fifty (50) years** to commence on the date first above written, and terminate **fifty (50) years** later, unless sooner terminated by a breach of the terms and conditions of this Agreement by GFFS.

The Agreement shall be renewed for successive periods of 10 years on each anniversary date, unless either party serves by certified mail on the other party a written notice of termination, (3) three months prior to the expiration date. As used herein the words "expiration date" shall refer to the last day of the Agreement or the last day of any extended (3) three-year period under the terms of this Agreement.

3. **Use of premises:** GFFS shall submit any and all Articles of Incorporation and bylaws as they exist at the time of the Agreement to the mayor of Glenns Ferry for review and approval prior to commencing this Agreement. GFFS shall use the premises only in conjunction with its purpose stated in its Articles of Incorporation and Bylaws. The primary use of the premises shall be to promote, encourage, and foster recreational and educational archery and firearm programs and events. GFFS shall not have exclusive use of the premises and hereby understands that CITY may permit other uses to also occupy said premises. The CITY will coordinate other uses by written correspondence (1) one month prior to any activity to GFFS. GFFS must submit a schedule of activities and events annually for approval by the CITY. Any changes to the annual schedule

shall be submitted to the CITY (1) one month before the event for approval prior to the event or activity.

4. **Rent:** Rent shall be payable to the CITY in the amount of **\$100.00 (One Hundred Dollars) per Agreement Year** and is **due on** or before **October 1st of each year and 8% (Eight Percent) of any event registration that GFFS has on site** and is **due within 30 (Thirty) days of said event**. Time is of the essence in the payment of said Agreement obligations. Payment shall be made to the CITY at the address specified in paragraph 5 herein. Failure to timely pay shall be deemed a default inter this Agreement for which the CITY may immediately terminate the Agreement and seek all legal remedies under Chapter 3, Title 6, Idaho Code, and all other applicable provisions of law.
5. **Notice:** Any notice by either party to the other shall be in writing and shall be deemed duly given if only if delivered personally or mailed by registered or certified mail in a postage prepaid envelope addressed to the respective party at the address listed herein below, or at such other address as either party may designate in writing. Notice shall be deemed to have been duly give, if delivered personally, upon delivery thereof; and if mailed, upon the third day after the mailing thereof.

CITY: City of Glens Ferry
PO Box 910
110 E 2nd Ave
Glens Ferry, Idaho 83623

GFFS: Glens Ferry Frontsite Shooters Club, Inc
PO Box 713
Glens Ferry, Idaho 83623

6. **Restriction on use:** GFFS will not keep, use, or sell anything prohibited by any policy of fire insurance covering the premises, and shall comply with all requirements of the insurers, applicable to the premises, necessary to keep in force the fire and liability insurance. Additionally, GFFS agrees not to use the premises for any purpose other than those described in paragraph 3 of this Agreement. GFFS agrees to accept and assume liability for any negligent or intentional acts by any person or persons participating in an organized GFFS event at the facility.
7. **Waste, nuisance, or unlawful activity:** GFFS shall not allow any waste or nuisance on the premises, nor use or allow the facility to be used for any unlawful purpose. GFFS shall not use the premises for any purpose in violation of any federal, state, or municipal statute or ordinance, or of any regulation, order, or directive of any governmental agency, such as statutes, ordinances, regulations, orders, or directives now exist or hereinafter provide, concerning the use and safety of the premises. On the breach of any provision hereof by GFFS, CITY may, at its option, terminate this Use Agreement forthwith.
8. **Serving of Notices:** Whenever under this Agreement notice is required to be given by the CITY to GFFS, such notice shall be sent to Glens Ferry Frontsite Shooters Club,

Inc. PO Box 713, Glens Ferry, Idaho 83623. Whenever under this Agreement notice is required to be given by GFFS to the CITY, notice shall be sent to MAYOR, PO Box 910, Glens Ferry, Idaho 83623. Service of notice shall be by certified mail, return receipt requested, deposited in the United States Mail. Service of notice shall be complete upon mailing.

9. **Improvements:** All PERMANENT additions, changes, and other improvements, including structures, directed or places on the premises shall first be approved by the CITY and remain thereon and shall not be moved therefrom, and at the expiration of this Agreement all such improvements shall be the property of the CITY. Any structures hereinafter built on the premises by GFFS shall be constructed and maintained in compliance with the laws of the state of Idaho, and the fire, building, and health ordinance and rules of GLENN'S FERRY. and shall be built under the inspection and subject to the lawful requirements of the building department of GLENN'S FERRY, or of such other agency or office authorized by law to inspect or make rules covering the erection and inspection of buildings or structures.

10. **Repairs and Maintenance:**

- a. GFFS, at its own expense, shall do all property repairs and maintenance. This shall include all structures and grounds within the facility boundaries.
- b. The following repairs and upkeep shall be the responsibility of the CITY:
 1. Maintenance of the access road.

Repair and upkeep by CITY shall be limited to that which is necessary and not caused by the negligence of the GFFS.

11. **Utilities:** No utilities are required to the facility site at this time. Responsibility of future services to the GFFS will be addressed prior to any service installation commitments.

12. **Insurance:** GFFS shall be responsible for coordinating and scheduling of organized events at this facility and will verify that proper proof of liability insurance equaling ONE MILLION DOLLARS general liability is submitted to the city of GLENN'S FERRY prior to said activity or event, naming the CITY and GFFS as additional insured.

As a condition precedent to the effectiveness of this Agreement and in partial performance of GFFS obligation hereunder, GFFS shall obtain and maintain in full force and effect during the term of this agreement, a policy or policies of liability insurance in a form satisfactory to CITY with minimum limits of (\$500,000.00) FIVE HUNDRED THOUSAND DOLLARS Bodily Injury and (\$100,000.00) ONE HUNDRED THOUSAND DOLLARS property damage insurance, or equivalent. The CITY shall be named as additional insured on all policies. Proof of proper insurance must be submitted to the MAYOR of the city of GLENN'S FERRY annually.

GFFS shall maintain adequate fire and extended casualty insurance on the premises to cover replacement costs of any of the improvements placed on the premises by GFFS.

Any policy maintained in conformance with the provisions of the Agreement shall further provide that the same shall not be canceled or coverage reduced until a (30) day written notice of cancellation or amendment has been served upon the CITY.

The procuring of such policies of insurance shall not be construed to be a limitation upon the GFFS' liability, or as a full performance on its part of the indemnification provisions of the Agreement, GFFS' obligation being, notwithstanding said policies of insurance, for the full and

total amount of any damage, injury or loss caused by negligence or neglect or intentional act connected with GFFS' operations under this Agreement.

13. **Indemnity and Hold Harmless:** GFFS hereby agrees to indemnify and save harmless the CITY, its officer, employees, and agents from and against any and all liability, loss or damage, the CITY may suffer as a result of any claims, demands, costs, judgements, or damage to the CITY arising out of the negligent or intentional acts or omissions of GFFS in performing under this Agreement. GFFS agrees to bear all costs and expenses, including attorney's fees, which CITY may incur as a result of the above-referenced claims. GFFS shall not have to indemnify the CITY from any acts resulting from CITY's sole negligence.

14. **Non-liability of CITY for liens and assessments:** GFFS shall indemnify CITY against all liens and charges of any and every nature that may at any time be established against the premises or any improvements thereon or any part thereof as a consequence, direct or indirect, of the existence of GFFS' interest under this Agreement.

15. **Encumbrance, assignment, or license:** GFFS shall not encumber, or assign the rights or obligation arising from this Agreement, or any other right or privilege connected therewith without first obtaining the written consent of the CITY. A consent by CITY shall not be a consent to a subsequent encumbrance, or assignment. An unauthorized encumbrance, or assignment, by GFFS shall be void and shall terminate the Agreement at the option of the CITY. The interest of GFFS in this Agreement is not assignable by operation of law without the prior written consent of the CITY.

16. **Breach:** The failure of GFFS to comply with each and every term and condition of this Agreement shall constitute a breach of this Agreement. GFFS shall have (10) ten days after receipt of written notice from CITY of any breach to correct the conditions specified in the notice, or if the corrections cannot be made within the (10) ten-day period, GFFS shall have a reasonable time to correct the default as long as GFFS commences corrective action within (10) ten days after the receipt of the notice.

Upon breach of this Agreement by GFFS, CITY may terminate the Agreement on giving (30) thirty days written notice of termination to GFFS.

17. **Succession:** Each and all of the covenants, terms, agreements, and conditions contained herein intend and do bind the successors and assigns of the respective parties hereto.

18. **Independent Contractor:** It is understood and agreed that this Agreement is not a contract of employment. GFFS is not authorized to bind the CITY to any contracts or other obligations. CITY shall not be liable for acts of GFFS or its assistants or employees in performing the duties prescribed herein. Any questions regarding scope of duties or other facets of the Agreement shall be directed to the MAYOR who, in his capacity, has responsibility for the proper performance of this Agreement.

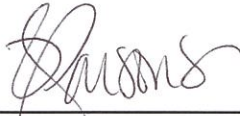
IN WITNESSETH WHEREOF, the said parties have executed this instrument the day and year first above written.

APPROVED by the Glens Ferry City Council, this 28th day of March, 2023.



William Galloska, Mayor

ATTEST:



Teresa Parsons, City Clerk



APPROVED by the Glens Ferry Frontsite Shooters, this 5 day of April, 2023.



GLENS FERRY FRONTSITE SHOOTERS CLUB

By



Christopher "Scott" Nichols,

Glens Ferry Frontsite Shooter Club President

SUBSCRIBED and SWORN TO before me:

Stephanie Harmon
Glens Ferry, ID 83623
Expires 1/4/2027

Exhibit B

Pre Application

Meeting



Elmore County Land Use & Building Department

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

Pre Applications are good for 90 days from the Pre Application Meeting Date.

Pre Application Meeting Form

Date: 12/19/23 Meeting Location: Land Use office

Elmore County Staff: Hacey Ramsauer

Applicant Name: Glenns Terry Frontsite Shooter Club

Applicant Email: _____

Applicant Phone Number: 208-599-4232

Applicant Address: PO Box 713, Glenns Terry 83623

Property Owner: City of Glenns Terry

Property Address: PO Box 910, Glenns Terry, ID 83623

Parcel Number: RPOSS10E216010, OSS10E283010, OSS10E290010

Proposed Use/Application: walk-inn archery range - archery only

Application(s) required: CWP, possible hillside

Notification distance: 1,000 ft

Other requirements: _____

Additional Meeting Required: _____

Case Number: _____

Additional Notes: _____

currently used for archery
will have porta potty, no permanent
restroom

A series of 20 horizontal lines for writing, spanning most of the width of the page.

Exhibit C
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: 28 May 2024

Start Time of Neighborhood Meeting: 5-8:00 pm. (City Hall until 9:00pm)

End Time of the Neighborhood Meeting: 9:00 pm was close up time.

Location of Meeting: Glenns Ferry City Hall

Description of the proposed project: Public Field Course Archery Range Walk Through Archery Range

Notice Sent to neighbors on: 16 May 2024

Location of the neighborhood meeting: Glenns Ferry City Hall
110 E. 2nd Ave, Glenns Ferry

Attendees:

<u>Name</u>	<u>Address</u>
1. <u>Frank Ferry</u>	<u>1910 N. Coblanitz Rd. KH</u>
2. <u>Kristie Ferry</u>	<u>1910 N. Coblanitz Rd. KH</u>
3. <u>Justin Wooten</u>	<u>500 N. Owl Rock Lane</u>
4. <u>Billy Galloster</u>	<u>384 E. Garfield Ave</u>
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: Glenns Ferry Frontsite Shooters Club
 Address: P.O. Box 7130 (Dump Road)
 City: Glenns Ferry State: ID. Zip: 83623
 Telephone: 208-599-4232 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)

16 May 2024

Date

Notes: Justin has commented about adding trees and beautifying the property to improve his view.

15 May 2024

To: **City of Glenns Ferry**

You are invited to attend a neighborhood meeting on *28* May 2024 at Glenns Ferry City Hall at 5:00 PM. This meeting is to inform property owners of "Glenns Ferry Frontsite Shooter Club Public Field Archery Course" to be located along Dump Road in Elmore County. Your comments on this proposed project are greatly appreciated as we move forward with our Conditional Use Permit application with Elmore County.

Sincerely,

A handwritten signature in cursive script that reads "Frank Ferry". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

Frank Ferry, President
Glenns Ferry Frontsite Shooters Club

15 May 2024

To: State of Idaho

You are invited to attend a neighborhood meeting on 28 May 2024 at Glens Ferry City Hall at 5:00 PM. This meeting is to inform property owners of "Glens Ferry Frontsite Shooter Club Public Field Archery Course" to be located along Dump Road in Elmore County. Your comments on this proposed project are greatly appreciated as we move forward with our Conditional Use Permit application with Elmore County.

Sincerely,

Frank Ferry, President
Glens Ferry Frontsite Shooters Club

A handwritten signature in black ink, appearing to read "Frank Ferry", written over a white background.

15 May 2024

To: **Elmore County**

You are invited to attend a neighborhood meeting on 28 May 2024 at Glens Ferry City Hall at 5:00 PM. This meeting is to inform property owners of "Glens Ferry Frontsite Shooter Club Public Field Archery Course" to be located along Dump Road in Elmore County. Your comments on this proposed project are greatly appreciated as we move forward with our Conditional Use Permit application with Elmore County.

Sincerely,

Frank Ferry, President
Glens Ferry Frontsite Shooters Club

A handwritten signature in black ink, appearing to read "Frank Ferry", written in a cursive style. The signature is positioned to the right of the typed name and extends slightly above and below the main line of text.

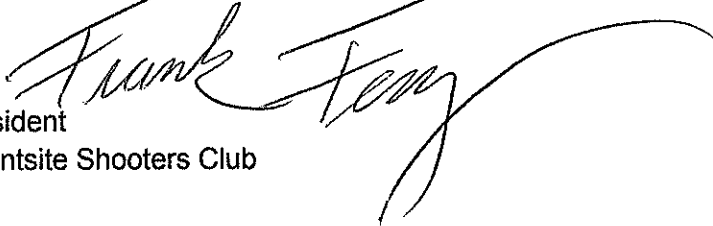
15 May 2024

To: **Justin Wootan**

You are invited to attend a neighborhood meeting on 23 May 2024 at Glens Ferry City Hall at 5:00 PM. This meeting is to inform property owners of "Glens Ferry Frontsite Shooter Club Public Field Archery Course" to be located along Dump Road in Elmore County. Your comments on this proposed project are greatly appreciated as we move forward with our Conditional Use Permit application with Elmore County.

Sincerely,

Frank Ferry, President
Glens Ferry Frontsite Shooters Club

A handwritten signature in black ink, reading "Frank Ferry". The signature is written in a cursive style with a long, sweeping flourish extending to the right.

15 May 2024

To: **Cody Pollard**

You are invited to attend a neighborhood meeting on ~~22~~ May 2024 at Glens Ferry City Hall at 5:00 PM. This meeting is to inform property owners of "Glens Ferry Frontsite Shooter Club Public Field Archery Course" to be located along Dump Road in Elmore County. Your comments on this proposed project are greatly appreciated as we move forward with our Conditional Use Permit application with Elmore County.

Sincerely,

Frank Ferry, President
Glens Ferry Frontsite Shooters Club

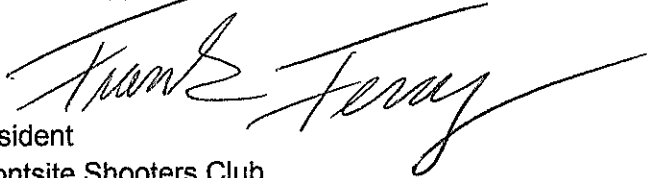
A handwritten signature in black ink, appearing to read "Frank Ferry", written in a cursive style. The signature is positioned to the right of the typed name and extends upwards and to the right.

15 May 2024

To: **Flopet Inc**

You are invited to attend a neighborhood meeting on *22* May 2024 at Glens Ferry City Hall at 5:00 PM. This meeting is to inform property owners of "Glens Ferry Frontsite Shooter Club Public Field Archery Course" to be located along Dump Road in Elmore County. Your comments on this proposed project are greatly appreciated as we move forward with our Conditional Use Permit application with Elmore County.

Sincerely,

A handwritten signature in black ink, appearing to read "Frank Ferry", written in a cursive style. The signature is positioned to the right of the word "Sincerely," and above the typed name.

Frank Ferry, President
Glens Ferry Frontsite Shooters Club

15 May 2025

To: **Alyson Michie**

You are invited to attend a neighborhood meeting on *28* May 2024 at Glens Ferry City Hall at 5:00 PM. This meeting is to inform property owners of "Glens Ferry Frontsite Shooter Club Public Field Archery Course" to be located along Dump Road in Elmore County. Your comments on this proposed project are greatly appreciated as we move forward with our Conditional Use Permit application with Elmore County.

Sincerely,

Frank Ferry, President
Glens Ferry Frontsite Shooters Club

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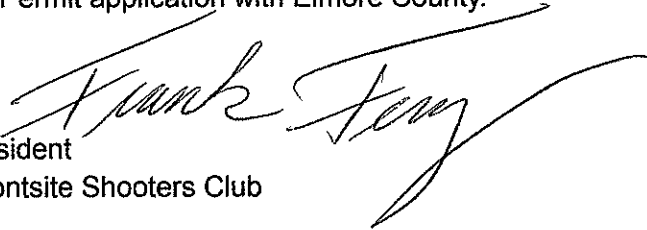
15 May 2024

To: **Jay Wilde**

You are invited to attend a neighborhood meeting on 28 May 2024 at Glens Ferry City Hall at 5:00 PM. This meeting is to inform property owners of "Glens Ferry Frontsite Shooter Club Public Field Archery Course" to be located along Dump Road in Elmore County. Your comments on this proposed project are greatly appreciated as we move forward with our Conditional Use Permit application with Elmore County.

Sincerely,

Frank Ferry, President
Glens Ferry Frontsite Shooters Club

A handwritten signature in black ink, appearing to read "Frank Ferry", written in a cursive style. The signature is positioned to the right of the typed name and extends upwards and to the right.

15 May 2024

To: **Richard Colby Drake**

You are invited to attend a neighborhood meeting on ~~18~~ May 2024 at Glens Ferry City Hall at 5:00 PM. This meeting is to inform property owners of "Glens Ferry Frontsite Shooter Club Public Field Archery Course" to be located along Dump Road in Elmore County. Your comments on this proposed project are greatly appreciated as we move forward with our Conditional Use Permit application with Elmore County.

Sincerely,

Frank Ferry, President
Glens Ferry Frontsite Shooters Club

A handwritten signature in cursive script, appearing to read "Frank Ferry". The signature is written in black ink and is positioned to the right of the typed name and title.

PM_PAR_15	PM_MAIL_NM	PM_MAIL_A1	PM_MAIL_A2
✓ RP05S10E283010A	CITY OF GLENNS FERRY	P O BOX 910	
✓ RP05S10E291410A	STATE OF IDAHO	P O BOX 8028	BOISE ITD 83707-2028
✓ RP05S10E290010A	CITY OF GLENNS FERRY	P O BOX 910	
✓ RP05S10E214950A	USA	IDAHO STATE OFFICE	1387 SOUTH VINNELL WAY BOISE (BLM)
✓ RP05S10E216010A	CITY OF GLENNS FERRY	P O BOX 910	
✓ RP05S10E213600A	ELMORE COUNTY	150 S 4TH E STE 3	MTN HOME, ID 83647
✓ RP05S10E283715A	WOOTAN, JUSTIN	185 N KANSAS AVE	GF
✓ RP05S10E291880A	WOOTAN, JUSTIN	185 N KANSAS AVE	GF
✓ RP05S10E283725A	POLLARD, CODY	P O BOX 418	GF
✓ RP05S10E291870A	POLLARD, CODY	P O BOX 418	GF
✓ RP05S10E216910A	FLOPET INC	P O BOX 229	GF
RP05S10E290600A	USA	IDAHO STATE OFFICE	1387 SOUTH VINNELL WAY BOISE
RP05S10E210600A	USA	IDAHO STATE OFFICE	1387 SOUTH VINNELL WAY 83709
RP05S10E200010A	USA	IDAHO STATE OFFICE	1387 SOUTH VINNELL WAY
✓ RP05S10E218920A	MICHIE, ALYSON	691 N PORTER DR	GF
✓ RP05S10E283030A	WOOTAN, JUSTIN W	185 N KANSAS AVE	GF
✓ RP05S10E290025A	WOOTAN, JUSTIN	185 N KANSAS AVE	GF
✓ RP05S10E294215A	WILDE, JAY	P O BOX 351	GF
✓ RP05S10E282420A	FLOPET INC	P O BOX 229	GF
✓ RP05S10E283025A	WOOTAN, JUSTIN	185 N KANSAS AVE	GF
✓ RP05S10E280660A	DRAKE, RICHARD COLBY	P O BOX 877	GF

PM_MAIL_CT	PM_MAIL_ST
GLENN'S FERRY	ID
BOISE	ID
GLENN'S FERRY	ID
BOISE	ID
GLENN'S FERRY	ID
MTN HOME	ID

GLENN'S FERRY	ID
GLENN'S FERRY	ID
GLENN'S FERRY	ID
GLENN'S FERRY	ID
SUN VALLEY	ID

BOISE	ID
BOISE	ID
BOISE	ID
KING HILL	ID
GLENN'S FERRY	ID
GLENN'S FERRY	ID
GLENN'S FERRY	ID
SUN VALLEY	ID
GLENN'S FERRY	ID
GLENN'S FERRY	ID

Exhibit D
Application
and site
Photos



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: Glenns Jerry Frontsite Shooters Club
2. Address of applicant: P.O. Box 710 Glenns Jerry, Idaho 83623
3. Daytime telephone number of applicants: 208-598-0886
4. Email Address: gfFrontsite@gmail.com
5. Name, address, and daytime telephone number of developers: _____
Frank Ferry - 208-599-4232 / Phil Acord - 208-598-0883
6. Address of subject property: Dump Road, Glenns Jerry
7. Name, address, and daytime telephone number of property owner (if different from applicant): _____
City of Glenns Jerry - 208-366-7418 Ext 4 (mayor)

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# _____

9. Common directions of how to get to the proposed Conditional Use Permit property from a known beginning point: (Hwy 30 exit.) 1-84 toward Twin Falls, Exit 121, head toward King Hill, go straight at the 1st curve.

10. a. Current zoning: _____ 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 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 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: ?

City has used this site as a dump site for years.

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? _____

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

13. ADJACENT PROPERTIES have the following uses:

North _____ East _____
South _____ West _____

14. EXISTING USES and structures on the property are as follows: parking area

15. A written narrative stating the specific PROPOSED USE. Include as much detail as possible (use additional sheets of paper if necessary):
Site of a 30 target public archery walk through range with a Con-Box (40ft) for storage, a parking area, and foot trails to the mobile targets throughout site.
Location of Hunter's Education training up to 2x a year.
Location of multiple archery events per year.

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 50 years or perpetuity.

b. Construction or improvements associated with conditional use is expected to begin within: 1 days/ month/ years and be completed within 365 days/ months/ years.

17. Proposed Use(s): Public Archery Range Hours of Operation: Dawn to Dusk
Days of Operation: Monday-Sunday Maximum Number of Patrons: 200
Sewage disposal: municipal/individual septic: None n/a
Water: municipal supply/community well/individual well: n/a
Number of employees during largest shift: 8 Proposed number of parking spaces: 50

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: _____ feet mile(s) Date: _____ Initial _____ *Done*

21. Is this application submitted with any additional applications? _____ *No*

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?

Archery can be in an agricultural zone

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

This land use can be temporary (all units proposed are mobile) except for property fencing.

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

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

Archery can be in an agricultural zone as a recreational activity.

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

Archery is a recreational activity that does not contaminate the site.

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?

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

The neighbors and city have been involved with the development of the range. The lease agreement with the city outlines the details of the future use of the 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?

A porta john has been purchased by the club and will be serviced 1x/month depending on usage. No other utilities are provided. CFHD has been notified, GFED has been notified.

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?

The proposed use is for a walk through archery range. A range follows a natural foot path (not a lot of disturbance) and is a shoot at your own risk range, except for events.

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?

Only during scheduled events will there be massive amounts of people utilizing this site.

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?

Our group is cleaning up a derelict dump site that belongs to the city of Glenasmerry and putting it to use. This will generate revenue for the city.

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

[Signature] _____ [Signature] _____
Property Owner Signature Date Applicant Signature Date
23 Feb. 2023

ADMINISTRATIVE USE ONLY	
Date of Acceptance: <u>3/22/2024</u>	Accepted by: <u>[Signature]</u>
CUP FEE: \$400.00	Fee \$ <u>400.00</u> (<input type="checkbox"/> Pd) Receipt # _____
Date Paid: <u>3/4/2023</u>	Case# CUP- <u>CUP-2024-11</u>

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	(580-6003)	Date
Comment: _____			
•	Roadway Jurisdiction (MHHD 587-3211) (GFHD 366-7744) (AHD 864-2115)		Date
Comment: _____			
•	Fire District (MHRFD 587-2117) (Oasis 796-2115) (GFFD 599-0000) (BGRFD 834-2511) (AFD 864-2182)		Date
Comments: _____			
•	Assessor's Office (Verify Legal Description) (ext. 247)		Date
Comments: _____			
•	Treasurer's Office (Verify Tax Status) (ext. 501)		Date
Comments: _____			



Walk thru
is Est.

20 to 100
Year range



FENCED AREA

FUTURE BUILDING
portable john
CONEX PACKING AREA
MOBILE TRAILER

- TARGET
- SHOOTING STAKE
- SHOOTING PATH
- WALKING PATH
- FENCE LINE



Walk thru is Est

20 to 100 Yard Range



First Map





Our bags
are larger!









Exhibit E
Application
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

Mitra Mehta-Cooper
Director

David Abrahamson
Planner I

Kacey Ramsauer
Planner I
Permit Technician

Johnny Hernandez
Building Official

Colton Janousek
Building Inspector

James Roddin
Administrative
Manager/Code
Enforcement

Kamiah McDaniel
Permit Technician

Alyssa Nieto
Administrative
Assistant

March 22nd, 2024

Glenns Ferry Frontsite Shooters Club
PO Box 710
Glenns Ferry, ID 83623

The purpose of this letter is to inform you that your application for a Conditional Use Permit for Case Number CUP-2024-11 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 scheduled for Thursday May 23rd, 2024, at 7:00 p.m. at the War Memorial American Legion Hall, located at 515 E. 2nd Street, Mountain Home, ID 83647. Your attendance is required.

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

Thank you,

Kacey Ramsauer

Planner I

Elmore County Land Use and Building

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

Exhibit F

**Public Hearing Notice
for Neighbors**



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: August 1st, 2024

To: Whom It May Concern

Subject: Notice of Public Hearing

Applicant: Glens Ferry Frontsite Shooters

Proposal: consider an application from Glens Ferry Frontsite Shooters Club, for a Conditional Use Permit for a walk-through archery range ; the property is zoned Agriculture (AG). Case Number: CUP-2024-11. The parcel numbers are RP05S10E216010, RP05S10E283010 and RP05S10E290010. A Common way of locating the property from Mountain Home is to take I-84 east towards Twin Falls. Take exit 121 towards Glens Ferry/King Hill. Turn left onto 1-84/Old U.S.30 east then take a slight left onto north Dump Road.

Case #: CUP-2024-11

A public hearing will be held before the Elmore County Planning and Zoning Commission on the enclosed application. The hearing is scheduled for Thursday, August 22nd, 2024, at 7:00 p.m. in the War Memorial (American Legion) Hall at 515 East 2nd South Street, Mountain Home, Idaho.

Please review 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 Wednesday, August 14th, 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 208-598-5247, extension 1254, or via email kramsauer@elmorecounty.org, or in person at 520 East 2nd South, Mountain Home, Idaho.

Sincerely,

Mitra Mehta-Cooper
Director

Kacey Ramsauer
Planner
Permit Technician

David Abrahamson
Planner

Johnny Hernandez
Building Official

Colton Janousek
Building Inspector

James Roddin
Administrative
Manager
Code
Enforcement

VACANT
Permit Technician

Alyssa Nieto
Admin Assistant



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

Enclosures : Vicinity Map

Exhibit G

**Public Hearing Notice
for Agencies**



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

Kacey Ramsauer
Planner
Permit Technician

David Abrahamson
Planner

Johnny Hernandez
Building Official

Colton Janousek
Building Inspector

James Roddin
Administrative
Manager
Code
Enforcement

VACANT
Permit Technician

Alyssa Nieto
Admin Assistant

Date: August 1st, 2024

To: Whom It May Concern

Subject: Notice of Public Hearing

Applicant: Glens Ferry Frontsite Shooters

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Sincerely,



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

Enclosures : Vicinity Map
CC:
Elmore County Sherriff
Elmore County Ambulance
City of Glens Ferry
Glens Ferry Highway District
King Hill Rural Fire District
Elmore County Engineer
Elmore County Assessor
Elmore County Treasurer
Central District Health Department
Bureau of Land Management
Idaho Department of Lands

Exhibit H

Newspaper Posting

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 the continuation of a PUBLIC HEARING at 7:00 p.m. on Thursday, August 22nd, 2024 in the War Memorial Hall (American Legion) 515 East 2nd South Street, Mountain Home, Idaho, to accept testimony and consider an application from Glens Ferry Frontsite Shooters Club, for a Conditional Use Permit for an a walk through archery range; the property is zoned Agriculture (AG). Case Number: CUP-2024-11. The parcel numbers are RP05S10E216010, RP05S10E283010 and RP05S10E290010. A Common way of locating the property from Mountain Home is to take I-84 east towards Twin Falls. Take exit 121 towards Glens Ferry/King Hill. Turn left onto 1-84/Old U.S.30 east then take a slight left onto north Dump Road. 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

Wednesday, August 14th, 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 .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@elmorecounty.org.

One publication: Wednesday, August 7th, 2024

Kacey Ramsauer, Planner
Elmore County Land Use and Building Department

Exhibit I

Property Posting



PUBLIC HEARING NOTICE

Elmore County, Idaho

Hearing Day: 4th Thursday of Every Month
At 7:00 pm
American Legion, War Memorial Hall
515 E Second South Street, Mountain Home, Idaho

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

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



Exhibit J

IDWR Flood Map

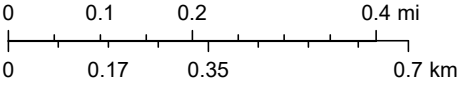
Archery Range Location



8/1/2024, 11:24:09 AM

1:18,056

- FIRM: Flood Zone
- 1% Annual Chance Flood Hazard
- FIRM: Flood Zone AE
- 1% Annual Chance Flood Hazard
- Flood Hazard Zones
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard



Esri, HERE, iPC, Esri, HERE, Garmin, iPC, Maxar

Exhibit K

Agency Comments

From: [Alan Roberts](#)
To: [Kacey Ramsauer](#)
Subject: RE: Glens Ferry Frontsite Shooters
Date: Friday, August 2, 2024 11:03:31 AM
Attachments: [image001.png](#)

No issues from EMS

Thanks!

Alan

From: Kacey Ramsauer <kramsauer@elmorecounty.org>
Sent: Friday, August 2, 2024 9:00 AM
To: Mike Hollinshead <mhollinshead@elmorecounty.org>; Greg Berry <gberry@elmorecounty.org>; Alan Roberts <aroberts@elmorecounty.org>; lorifreeman@rtci.net; mayorgf@rtci.net; gffd@rtci.net; jim@gfhd.net; angie@ewsid.com; Joshua Dison <jdison@elmorecounty.org>; Amber Sloan <asloan@elmorecounty.org>
Cc: bcopes@cdh.idaho.gov; blm_id_stateoffice@blm.gov; idl_jurisdictional@idl.idaho.gov
Subject: Glens Ferry Frontsite Shooters

Good Morning,

Here is the public hearing notice for a Conditional Use Application for a walk-thru archery range on 3 parcels owned by the city of Glens Ferry that were previously home to the city dump. Parcels are accessed from Dump Road. Please feel free to reach out should you have any questions, concerns, or recommendations for this proposed use.

Thank you and have a great day!!

Kacey Ramsauer

Planner I

Permit Technician

ADA Coordinator

Elmore County Land Use and Building Department

208.587.2142 Ext.1254

Fax 208.587.2120

520 E. 2nd S.

Mountain Home, ID 83647





Elmore County Transmittal
Division of Community and Environmental Health

RETURN TO:

Elmore Co
Land Use &
Building Dept

Rezone # _____

Conditional Use # CUP-2024-11

Preliminary / Final / Short Plat _____

Mtn Home
 Glens Ferry

- 1 We have No Objections to this Proposal
- 2. We recommend Denial of this Proposal.
- 3 Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal
- 4 We will require more data concerning soil conditions on this Proposal before we can comment
- 5 Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - high seasonal ground water waste flow characteristics
 - bedrock from original grade other _____
- 6 This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters
- 7 This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability
- 8 After written approvals from appropriate entities are submitted we can approve this proposal for:
 - central sewage community sewage system community water well
 - interim sewage central water
 - individual sewage individual water
- 9 The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality
 - central sewage community sewage system community water
 - sewage dry lines central water
- 10 This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval
- 11 If restroom facilities are to be installed then a sewage system MUST be installed to meet Idaho State Sewage Regulations
- 12. We will require plans be submitted for a plan review for any:
 - food establishment swimming pools or spas child care center
 - beverage establishment grocery store
- 13 Infiltration beds for storm water disposal are considered shallow injection wells An application and fee must be submitted to CDH
- 14. CDH has no objection for a CUP for a walk-through archery range.

Reviewed By: Brad Cople
Date: 8/15/24



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

Kacey Ramsauer
Planner
Permit Technician

David Abrahamson
Planner

Johnny Hernandez
Building Official

Colton Janousek
Building Inspector

James Roddin
Administrative
Manager
Code
Enforcement

VACANT
Permit Technician

Alyssa Nieto
Admin Assistant

Date August 1st 2024

To Whom It May Concern

Subject Notice of Public Hearing

Applicant Glens Ferry Frontsite Shooters

Proposal consider an application from Glens Ferry Frontsite Shooters Club, for a Conditional Use Permit for a walk-through archery range , the property is zoned Agriculture (AG) Case Number CUP-2024-11 The parcel numbers are RP05S10E216010 RP05S10E283010 and RP05S10E290010 A Common way of locating the property from Mountain Home is to take I-84 east towards Twin Falls Take exit 121 towards Glens Ferry/King Hill Turn left onto 1-84/Old U S 30 east then take a slight left onto north Dump Road

Case # CUP-2024-11

A public hearing will be held before the Elmore County Planning and Zoning Commission on the enclosed application The hearing is scheduled for Thursday, August 22nd, 2024, at 7 00 p m in the War Memorial (American Legion) Hall at 515 East 2nd South Street, Mountain Home, Idaho

Please review 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 Wednesday, August 14th, 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 208-598-5247, extension 1254, or via email kramsauer@elmorecounty.org, or in person at 520 East 2nd South, Mountain Home Idaho

Sincerely,

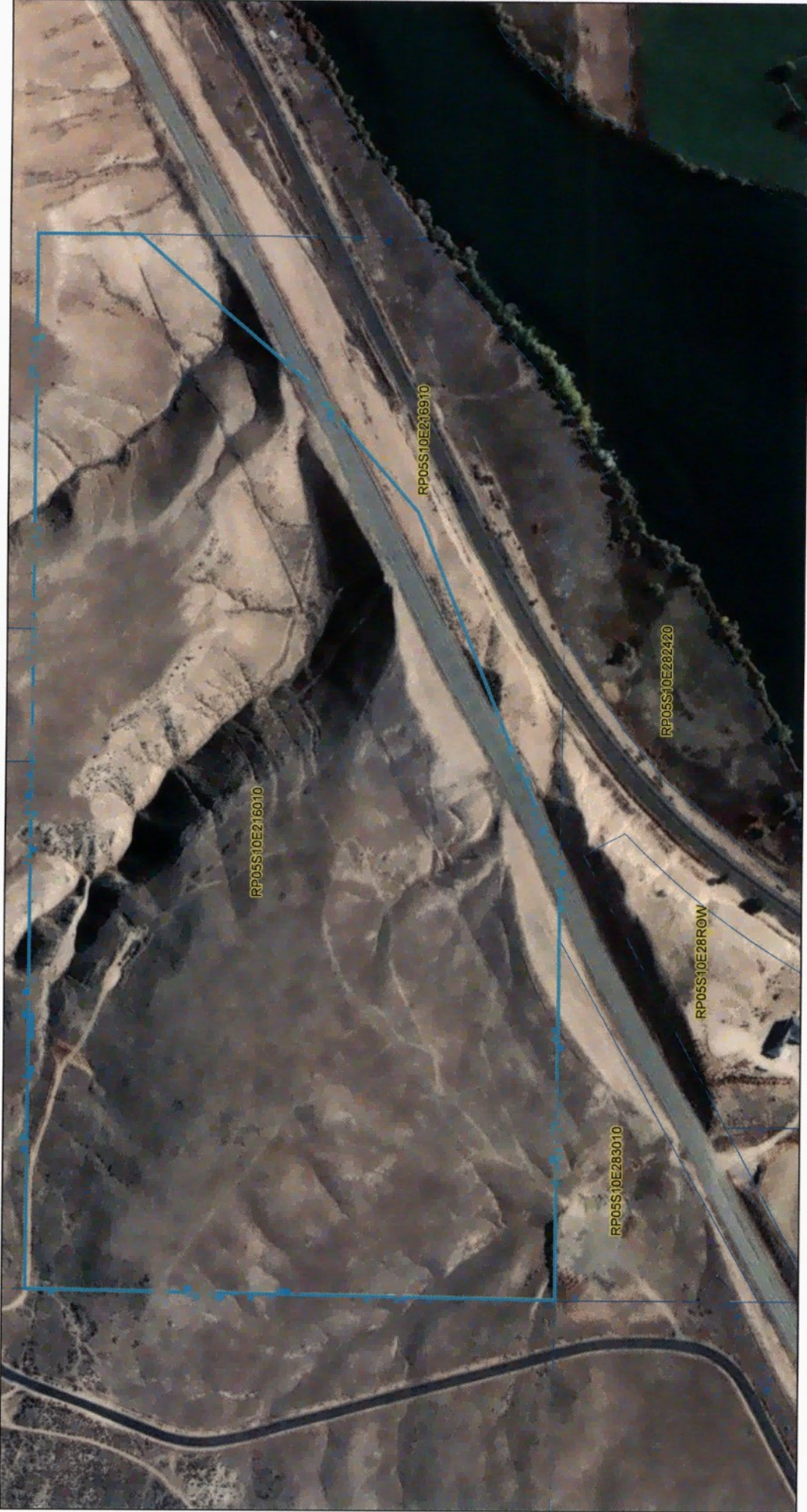


Kacey Ramsauer

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

Enclosures Vicinity Map
CC
Elmore County Sherriff
Elmore County Ambulance
City of Glens Ferry
Glens Ferry Highway District
King Hill Rural Fire District
Elmore County Engineer
Elmore County Assessor
Elmore County Treasurer
Central District Health Department
Bureau of Land Management
Idaho Department of Lands

Glenns Ferry Frontsite Shooters



8/1/2024 2:24:20 PM

1:3,909
0 0.04 0.07 0.1 0.14 mi
0 0.05 0.1 0.2 km

Maxar