



# Land Use and Building Department

520 East 2nd South Street  
Mountain Home, Id. 83647  
Phone: (208) 587-2142 ext. 1269  
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Admin Manager

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Permit Technician

**Alyssa Nieto**  
Admin Assistant

## ***Staff Report to the Planning and Zoning Commission***

**Meeting/Hearing Date:** 06/27/2024

**Date Report Compiled:** 06/21/2024

**Agenda Item:** Conditional Use Permit and Preliminary Plat for a 4-lot Subdivision.

**Applicant:** SIRP, LLC

**Case Number:** CUP-2024-15 and PP-2024-01

**Staff:** Kacey Ramsauer, Planner

**Location/Site:** Tax 22 in VAC Lot 91 Jerome Addition

**Zoning:** Agriculture (AG) within the City of Mountain Home Area of Impact.

**Parcel Numbers:** RP00076000091E

**Property Size:** Approximately 4.1 acres

### **BACKGROUND:**

CUP-2024-15 is an application for a conditional use permit for a 4-lot subdivision and PP-2024-01 is a Preliminary Plat for a 4-lot subdivision ("Applications"), Harvest Creek Subdivision in the Agriculture Zone (AG) within the City of Mountain Home Area of Impact as shown on the Preliminary Plat map but is not a contiguous parcel so land use permits or authorizations shall be vested in Elmore County. (Exhibit A). The parcel is located in Jerome's Addition which was platted in 1906 ("Site").

The applicant is SIRP, LLC ("Applicant"). Applicant had a preapplication meeting with the Land Use and Building Department (the "Department") on March 28<sup>th</sup>, 2024, pursuant to Zoning Ordinance §§ 10-1-3(A) and 7-3-2(A), 2018-03 (the "Zoning Ordinance") (Exhibit B). The Applicant sent out neighborhood meeting letters on February 29<sup>th</sup>, 2024, giving notice of the time, date, and location of the meeting to neighboring property owners within three hundred (300') feet, per Zoning Ordinance §§ 10-1-3(B) and 7-3-3(B) and conducted the required neighborhood meeting on March 19<sup>th</sup>, 2024, per Zoning Ordinance § 7-3-3 (Exhibit C). A conditional use permit ("CUP") and preliminary plat ("PP") application, along with the required fees (the "Application") were submitted to the Department, on March 28<sup>th</sup>, 2024, per Zoning Ordinance § 7-9-3 (Exhibit D). The Application was deemed complete on May 28<sup>th</sup>, 2024, and a Public Hearing date was set for June 27<sup>th</sup>, 2024 (Exhibit E). The public hearing notice was mailed to landowners within three hundred (300) feet of the property on May 28<sup>th</sup>, 2024, per Zoning Ordinance § 7-3-5(C). (Exhibit F). The public hearing notice was emailed to agencies on May 28<sup>th</sup>, 2024, per Zoning Ordinance § 7-3-4. (Exhibit G) The public hearing

notice was published in the Mountain Home News on June 12<sup>th</sup>, 2024, as required by Zoning Ordinance § 7-3-5(A). (Exhibit H). The public hearing notice was posted on the property on June 18<sup>th</sup>, 2024, per Zoning Ordinance § 7-3-5(B). (Exhibit I).

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

- North: Residences, large bare parcels, Zoned AG
- East: Residences, Zoned AG
- South: Interstate 84, some residences, Zoned AG
- West: Interstate 84, Residences Zoned C2 and Zoned AG

The Site of the proposed use is not located in a designated flood zone (Exhibit J).

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

- A. Preliminary Plat Map
- B. Pre-Application
- C. Neighborhood Meeting packets
- D. Applications with attachments
- E. Application Acceptance Letter
- F. Public Hearing notice neighbors
- G. Public Hearing notice agencies
- H. Newspaper Posting
- I. Photo of posting on property
- J. FEMA Flood map
- K. Agency Comments

The CUP record includes agency comments submitted to the Department by physical or electronic delivery by 5:00 p.m. on June 19<sup>th</sup>, 2024, for the Public Hearing scheduled for June 27<sup>th</sup>, 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 Commission .

**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 10 Chapter 1 Section 10-1-2 (A)(3) a Conditional Use Permit must be approved allowing the division of the parcel. Table 7-2-26 (B) also requires a Conditional Use Permit for residential subdivision in AG 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 proposal is in harmony with and accordance with the following Private Property Rights – public service objectives and goals of the Elmore County Comprehensive Plan 2014.

*Private Property Rights Goal Statement 2: The community goal is to acknowledge the responsibilities of each property owner as a steward of the land, to use their property wisely, maintain it in good condition and preserve it for future generations.*

*Private Property Rights Objectives # 3: Elmore County calls upon the federal and state land management and natural resource management agencies to coordinate in advance, with the Elmore County officials, any proposed actions which will impact either federally or state managed lands in Elmore County because of the relationship between public land actions and the corresponding impact on private and properties plus the historically developed custom and culture of the County.*

*Private Property Rights Objectives #7: The property owners shall not use their property in a manner that negatively impacts upon the surrounding neighbors or neighborhoods.*

*Private Property Rights Objectives #8: The property owners shall be responsible for maintaining their property in the best possible condition as circumstances allow.*

*Private Property Rights Objectives #9: The proposed owners must recognize they are only temporary stewards of the land and shall preserve and maintain their property for the benefit of future generations.*

*Private Property Rights Objectives #10: Property owners acknowledge and expect that Elmore County will preserve private property rights and values by enforcing regulations that will ensure against incompatible and detrimental neighboring land uses.*

*Private Property Rights Objectives #13: Elmore County will take appropriate measures to enforce all nuisance ordinances to protect quality of life and property rights.*

*Community Goal – Promote new affordable housing and rehabilitation of existing homes for residents of all income levels.*

*Community Goal – Continue to encourage development that supports the small community/ rural atmosphere of Elmore County.*

Furthermore, the proposed subdivision is reviewed per standards established in Zoning Ord. §§ 7-9-4 and 10-1-18 and staff finds the proposed use is consistent with those standards. The proposed subdivision will be consistent with the development goals of Elmore County and will have adequate setback from all permanent structures. The applicant has submitted a proposed site plan to demonstrate compliance with Conditional Use Permit standards and Preliminary Plat specifications. The proposal is conditioned to ensure compliance with its requirements.

**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 Agriculture (AG) base zone is found in Zoning Ordinance §7-2-5(A), providing:

The agriculture base zone is applied to most unincorporated areas of Elmore County and allows for a variety of land uses with a Conditional Use Permit when deemed appropriate.

The proposed subdivision is located in City of Mountain Home area of impact in Elmore County. The use is surrounded by active and inactive AG land as well as approved and proposed residential subdivisions. The proposal has followed all applicable procedural requirements of the Ag zone for a Conditional Use Permit.

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

**Staff Response:** The proposal is reviewed per standards established in Zoning Ord. §§ 7-9-4 and 7-2-26(B) and conditioned to meet safe access, services, setback, and permit requirements of Elmore County for a subdivision. Furthermore, the proposed subdivision application was transmitted to the following Elmore County agencies to ensure compliance with applicable County Ordinances. Their comments are incorporated in the Conditions of Approval.

- Elmore County Sheriff
- Elmore County Ambulance Service
- Elmore County Engineer
- Elmore County Assessor
- Elmore County Treasurer
- Mountain Home Highway District
- The City of Mountain Home
- Mountain Home Rural Fire District.

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

**Staff Response:** State and Federal agencies were notified of this Application. Their comments are integrated in the proposed conditions to ensure that this Application meets all applicable state and federal requirements.

- Central District Health
- Idaho Department of Water Resources
- Idaho Department of Environmental Quality
- Idaho Department of Lands

**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:** This proposal is surrounded by private residential, active agriculture lots, and is in a platted subdivision, Jerome Addition. Surrounding the proposed Site are primarily agriculture/residential lots whereas, lots have varying sizes. Therefore, this area is surrounded by low-density housing projects and is suitable for diverse housing types. Therefore, the proposed subdivision is harmonious and appropriate in appearance with the existing or intended character of the general vicinity.

Aesthetically, the proposed use will not change existing views from the west, east, north, or south. The Application, with the proposed Conditions of Approval, 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 subdivision is surrounded by dry grazing land with single dwelling neighbors. Furthermore, the preliminary plat application will require additional construction protocols that the Applicant will need to adhere to address this concern.

**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 – NW McMurtrey Road is maintained by the Mountain Home Highway District. (MHHD)

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 proposed subdivision will have private wells and septic systems which will be reviewed and approved by Central District Health (CDH).

The proposed CUP and Preliminary Plat have been transmitted to all applicable agencies. Their comments are integrated into the proposed conditions to ensure that this Application meets all applicable standards and requirement. 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 these Applications have been notified; at this time there have not been any notable comments submitted to the Department. The Applicant of the proposed subdivision will be financially responsible for developing the Site as indicated in the Applications. The proposed use shall be developed in a manner that will not create excessive additional requirements at public cost of public facilities and services.

**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 subdivision may involve uses, activities, processes, materials, equipment, and conditions of operation detrimental to some people, surrounding property or the general welfare by reason of added traffic, noise, smoke, fumes, glare or odors. However, the Conditions of Approval associated with this CUP as well as the Preliminary Plat will ensure that those impacts are mitigated.

**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 proposed site does not contain a natural or scenic site of major importance expressed in the application, the Department’s review of these Applications, and lack of public comment.

### **STAFF RECOMMENDATION**

The Application , with the proposed conditions of approval, will comply with the foregoing requirements. Subject to evidence being presented at the public hearing that would contradict facts included with Staff’s analysis above, Staff recommends **approval** of Conditional Use Permit CUP-2024-15 for a 4-lot subdivision in the agriculture (AG) zone subject to the following proposed conditions:

### **PROPOSED CONDITIONS OF APPROVAL**

1. A Conditional Use Permit (CUP-2024-15) shall be granted to the Applicant and property owner, SIRP, LLC, to subdivide 4.1 Acres of Agriculture (AG) in order to develop a 4-lot subdivision on parcel RP00076000091E.
2. Proposed use shall comply with all requirements of Title 7 Chapter 2 (“Zoning”) and Chapter 9 (“Conditional Use Permit”) of the Elmore County Zoning and Development Ordinance 2018-03.
3. The approval shall be contingent upon applicant obtaining all certificates, permits, and other approvals required by Federal, State, or Local authorities.
4. The Applicant shall create an easement for an access road to the proposed lot and **SHALL** be located ?? accessed ?? off NW McMurtrey Road.
5. The Applicant shall receive approval from the Mountain Home Rural Fire District for acceptable fire access to the proposed lots and other improvements necessary for fire suppression.
6. The Applicant shall obtain any applicable permits for any structures and/or other permissible projects on the property.
7. The Applicant shall construct, maintain, and operate the project Site in compliance with all federal, state, and local regulations at all times.
8. The Applicant shall ensure that all property taxes are kept current.
9. Failure to comply with any of the above conditions of approval may result in the revocation of the Conditional Use Permit.

### **REQUIRED FINDINGS FOR A PRELIMINARY PLAT 10-1-20(A):**

1. **The design conforms to the standards established in this Ordinance; and**

**Staff Response:** This Application is reviewed under Zoning Ordinance Title 10, Chapter 1 to ensure that the design conforms to the standards established in this subdivision development ordinance. PP-2024-01 is owned by the Applicant in its entirety. The Application proposes development in one phase. The Application is reviewed by Elmore County Engineer and Surveyor in addition to Department staff review to ensure that the design conforms to the standards established in the Zoning Ordinance. In conclusion, the necessary applications and review will be triggered by the Department as and when improvements are proposed

within the Site, and those will be subject to all standards and requirements of this Zoning Ordinance. Therefore, the proposed preliminary plat and all future development within it will conform to standards established in this ordinance.

**2. The design complies with the required improvements established in this Ordinance; and**

**Staff Response:** The proposed grading and internal road designs have been reviewed by the Mountain Home Rural Fire Department, Elmore County Ambulance Director, and Elmore County Engineer to ensure required road improvements and perpetual emergency access are designed to meet international fire code requirements. The design complies with the requirements of this ordinance, to ensure further compliance, the Applicant is required to submit as built drawings for required improvements to receive final approval by the County Engineer.

**3. If applicable, the proposed subdivision complies with the standards of an applicable overlay district as set forth in this Ordinance; and**

**Staff Response:** The proposed subdivision is located within the City of Mountain Home Area of Impact. The application and appendices for this Preliminary Plat have been submitted to the City of Mountain Home for review and comment per Title 11, Chapter 1, Elmore County/City of Mountain Home Area of City Impact Agreement, of the Zoning and Development Ordinance

**4. The design conforms to the topography and natural landscape features analysis as required by this Chapter and the master site plan, where the design demonstrates consideration for the location and function of land uses and structures to achieve this purpose; and**

**Staff Response:** The proposed subdivision does not contain slopes greater than 15%, the topography onsite is relatively flat. The Site is not located within a flood zone and there is no vegetation onsite considering the parcel has historically been farmland. Upon review of the owner's natural features analysis, the Department has determined the design meets this finding.

**5. The development would not cause undue damage, hazard, or nuisance to persons or property in the vicinity; and**

**Staff Response:** The proposed subdivision does not propose a use that would cause undue damage, hazard, or nuisance to persons in the vicinity. Property owners within the vicinity of the proposed use have single family residences on parcels ranging from 1 to 10 acres within the general vicinity.

**6. The internal street system is designed for the efficient and safe flow of vehicles and pedestrians without having a disruptive influence upon the activities and functions contained within the proposed subdivision, nor placing an undue burden upon existing transportation and other public services in the surrounding area; and**

**Staff Response:** The Applicant provided the Department with a preliminary record of survey showing all lots will be accessed by a common driveway and will meet the requirements and use standards for Ordinance section §10-8-4.

7. **The Community facilities such as parks, recreational, and dedicated open space areas are functionally related to all dwelling units and are easily accessible via pedestrian and/or bicycle pathways; and**

**Staff Response:** The lots will be accessed by a common driveway and is easily accessible via pedestrian and/or bicycle. The site is in a rural area, but a large city park is within walking and bicycling distance via NW McMurtrey Road.

8. **The proposal complies with the dimension standards set forth in this Ordinance for the applicable zoning district; and**

**Staff Response:**

The plan does not propose double facing lots and provides access to all lots by way of a private common driveway. Each private driveway is designed to provide enough width to meet emergency service requirements as well as the adequate number of dwelling units, both principle and accessory. The proposed subdivision meets the base zone dimensional standards set forth in §§10-1-5, 10-1-6, 10-1-7, 10-1-9 and the conditions of approval of CUP-2024-15.

- 9 **The overall plan is in conformance with:**

- i. **The applicable Comprehensive Plan(s); and**

The proposal is within the City of Mountain Home suburban vicinity and meets the community goals established in the 2014 Elmore County Comprehensive Plan. The proposed subdivision will provide housing that is harmonious with the existing rural lifestyle by proposing minimum of 1-acre lots while providing housing development within the Area of City Impact.

- a. ***Land Use Goal 1-Provide for the orderly growth and accompanying development of the resources within the County that is compatible with a rural lifestyle.***

The proposed subdivision offers future residents 1-acre sized lots which are consistent in size with abutting parcels and existing homesteads along NW McMurtrey Rd.

- b. ***Land Use Goal 2- Achieve a land use balance, which recognizes that existing agricultural and new residential development may occur in the same community.***

The proposed subdivision achieves adequate land use balance by offering large 1-acre parcels to allow future homeowners.

- d. ***Land Use Objective 12 – Encourage and support land use proposals that are constant with the community design objectives of all communities and districts within the County.***

The proposed subdivision is consistent with the objective and community design goals of Suburban Mountain Home set forth in the amended 2014 Comprehensive Plan.

- e. ***Housing Objective 9 – Support new housing developments near, adjacent to, or within Areas of City Impact.***

The proposed subdivision supports new single family housing options within the City of Mountain Home Area of Impact.



**ii. The future acquisition maps; and**

The City Area of Impact map indicates the parcel may be annexed into the City of Mountain Home in the future. However, the City staff did not have any comments at this time.

**iii. Any applicable Area of City Impact Ordinances including applicable.**

Ordinance Table §7-2-27(A) footnote #4 allows the County to adopt City setback requirements when a platted subdivision is being located within the City of Mountain Home's area of impact. However, the City staff did not have any comments for this proposal at this time.

**iv. Other pertinent Ordinances as applicable.**

The proposal is subject to review under Private Driveway Title 10 Chapter 8 of the Elmore County Zoning Ordinance. The Department and County Engineer have reviewed the Application in light of Chapter 8 and have provided recommended conditions of approval to ensure compliance.

**STAFF RECOMMENDATION**

The Application , with the conditions of approval, will comply with the foregoing requirements. Subject to evidence being presented at the public hearing that would contradict facts within Staff's analysis above, Staff recommends **approval** of Preliminary Plat PP-2024-01 for a 4-lot subdivision in the agriculture (AG) zone subject to the following proposed conditions:

**PROPOSED CONDITIONS OF APPROVAL**

1. Preliminary Plat approval shall be limited to two (2) years, in which the applicant shall apply for a Final Plat. If the use has not commenced at that time, then the Applicant will be required to reapply for the Conditional Use Permit and Preliminary-Plat application.
2. The Applicant shall receive approval of street names from the Elmore County Street Naming Committee prior to signature of the final plat.
3. The Applicant shall provide appropriate recorded access easements pertaining to the shared driveway prior to signature of the final plat per §10-1-12.
4. The Applicant shall submit a private road/ driveway application prior to construction of the private road and driveway to the Land Use and Building Department.
5. Each lot will construct a turnaround for emergency service vehicles prior to the issuance of any building permits.
6. No building permits for residential lots shall be issued until a final plat is recorded and parcel numbers have been issued by the County Assessor's Office.
7. The Applicant shall provide a subdivision application, engineering report, and test hole report to Central District Health and determine well and septic location prior to applying for a Final Plat.
8. 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.

9. The Applicant shall ensure all property taxes are kept current.
10. Failure to comply with any of the above conditions of approval may result in the revocation of the Preliminary Plat.

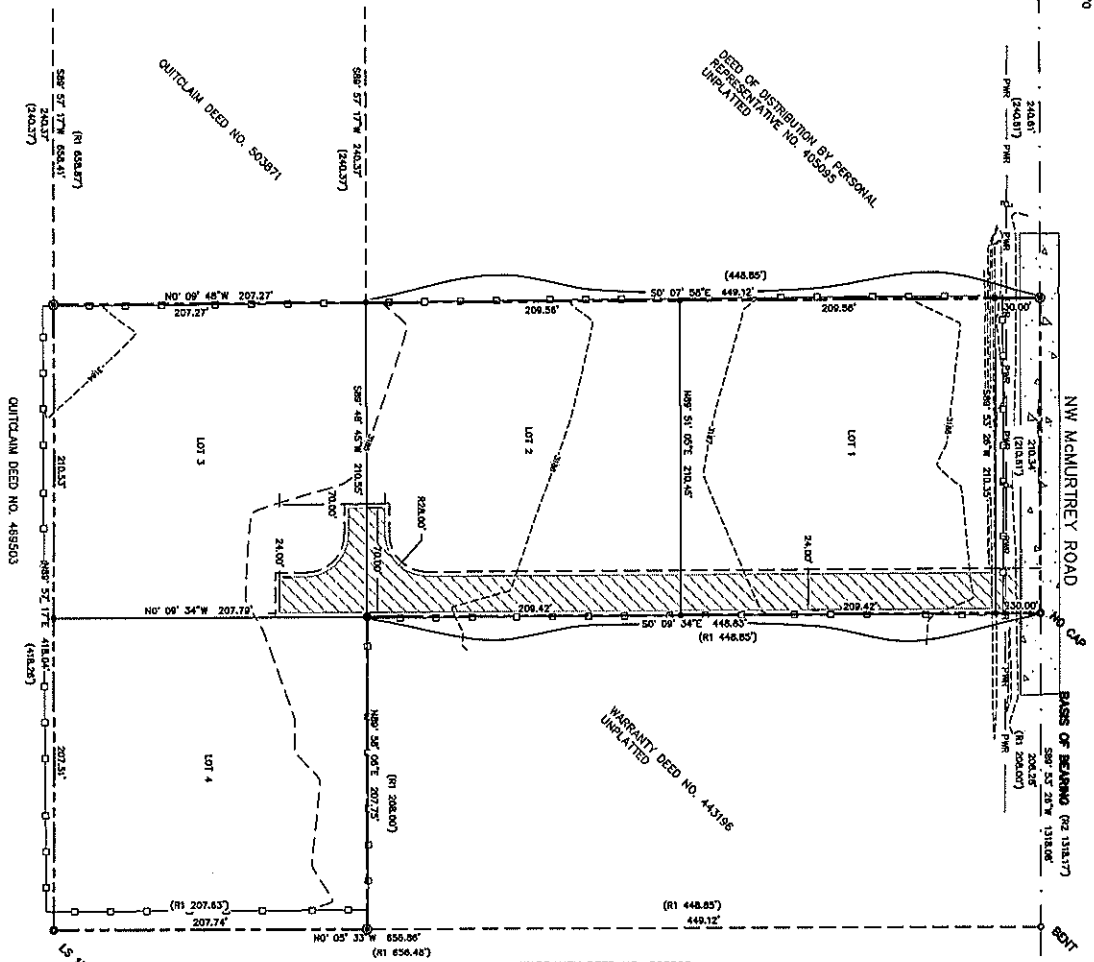
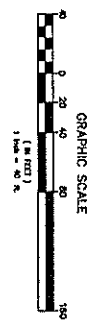
# Exhibit A

## Preliminary Plat Map



# HARVEST CREEK SUBDIVISION

A PARCEL OF LAND LYING IN A PORTION OF VACATED LOT 91,  
LEWIS ADDITION SUBDIVISION AND LYING IN THE NW 1/4 OF THE NW  
1/4 OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 5 EAST, BOKE  
MERIDIAN, GARKE COUNTY, IOWA, 2024



WARRANTY DEED NO. 508256  
UNPLATTED

WARRANTY DEED NO. 443196  
UNPLATTED

WARRANTY DEED NO. 508256  
UNPLATTED

WARRANTY DEED NO. 508256  
UNPLATTED

WARRANTY DEED NO. 508256  
UNPLATTED

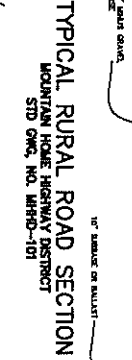
WARRANTY DEED NO. 508256  
UNPLATTED

**ABSTRACTS**  
COUNTY: GARKE  
SECTION: 23  
TOWNSHIP: 3 NORTH  
RANGE: 5 EAST  
MERIDIAN: BOKE

**AREA SUMMARY**  
TOTAL AREA: 4.01 ACRES

**NOTES**  
1. THIS PLAT IS MADE TO THE FOLLOWING:  
(A) SEC 200241  
(B) SEC 412773  
(C) SEC 200241  
WARRANTY DEED NO. 508256

**LEGEND**  
--- BOUNDARY LINE  
--- ORIGINAL PROPERTY LINE  
--- PROPOSED PROPERTY LINE  
--- EXISTING FENCE LINE  
--- EXISTING OVERHEAD POWER  
--- PROPOSED SHARED CANAL DRIVE  
--- EXISTING ROADWAY  
--- FOUND 1/2" X 24" RICH PM  
--- FOUND 5/8" X 24" RICH PM W/ CAP  
--- FOUND 5/8" X 24" RICH PM W/ CAP  
--- POWER POLE  
--- EXISTING 5" CONTOUR LINE RANDOM DATA  
--- EXISTING 1" CONTOUR LINE RANDOM DATA



**TYPICAL RURAL ROAD SECTION**  
MOUNTAIN HOME HIGHWAY DISTRICT  
STD OMC, NO. MRHD-101

SPONSOR: J.J. HOWARD, LLC  
OWNER/DESIGNER: J.J. HOWARD, LLC  
PROJECT NO.: 2024-04-0017  
DATE: 1/19/24

REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	1/19/24	JCH	ADD ROADWAY SECTION

PRE PLAT

# HARVEST CREEK SUBDIVISION



**J.J. HOWARD**  
LAND SURVEYING  
3802 N. State St., Ste. D  
Boke, IA 50003-2002  
562-746-0070



# Exhibit B

## Pre Application



# 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: 3/28/24 Meeting Location: WB office

Elmore County Staff: Mitva Mehta-Cooper

Nancy Ramsauer

Applicant Name: SIRP LLC <sup>owner</sup> J. Howard representative

Applicant Email: Eric Howard erich@jhowardeng.com

Applicant Phone Number: 208-246-8937

Applicant Address: 5983 W. State St Ste-3 Boise, ID 83703

Property Owner: SIRP, LLC Mike Treer

Property Address: TBD McMurtrey Rd

Parcel Number: RP 00070000091E

Proposed Use/Application: Subdivided 4 acre parcel into 4 1/4 acre parcels

Application(s) required: CP, preliminary plat app, final plat app

Notification distance: 300 feet



Other requirements: public hearing for CWP and  
preplat app's - ~~neighborhood~~

Additional Meeting Required: public hearing

Case Number: CWP-2024-15

Additional Notes: ensure mailing radius for  
neighborhood meeting obtained  
by the applicant - Department did  
not obtain from assessor -



**Exhibit C**  
**Neighborhood**  
**Meeting Packet**



# ELMORE COUNTY LAND USE & BUILDING DEPARTMENT

520 East 2<sup>nd</sup> South • Mountain Home, ID • 83647 • Phone: (208) 587-2142

Fax: (208) 587-2120 • [www.elmorecounty.org](http://www.elmorecounty.org)

## Neighborhood Meeting Sign Up Sheet

Date of Neighborhood Meeting: 3/19/2024

Start Time of Neighborhood Meeting: 6:30 am

End Time of the Neighborhood Meeting: 7:00 pm

Location of Meeting: at project site

Description of the proposed project: 4 lot single family

Notice Sent to neighbors on: 2-29-2024

Location of the neighborhood meeting: at project site

### Attendees:

Name

Address

1. Eric Howard 5983 W State Suite D 83703
2. One Neighbor Stopped and talked and did not sign
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_

- 11. \_\_\_\_\_
- 12. \_\_\_\_\_
- 13. \_\_\_\_\_
- 14. \_\_\_\_\_
- 15. \_\_\_\_\_
- 16. \_\_\_\_\_
- 17. \_\_\_\_\_
- 18. \_\_\_\_\_
- 19. \_\_\_\_\_
- 20. \_\_\_\_\_

**Neighborhood Meeting Certification:**

Applicants shall conduct a neighborhood meeting for comprehensive plan amendments, variance, conditional uses, zoning ordinance map amendments and expansions or extensions of nonconforming uses as per Elmore County Zoning and Development Ordinance Title 7 Chapter 3 Section 7-3-3.

**Applicant:**

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

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with the Elmore County Zoning and Development Ordinance Title 7 Chapter 3 Section 7-3-3.

Erve Howard  
 \_\_\_\_\_

3-19-24  
 \_\_\_\_\_

Signature: (Applicant)

Date

February 28, 2024

To: Property Owner

You are invited to attend a neighborhood meeting on March 19<sup>th</sup>, located off of NW McMurtrey (see attached map) at 6:30 P.M. This meeting is to inform property owners of the proposed 4 lot subdivision located at the meeting site. Your comments are greatly appreciated as we move forward with our application. (see attached proposed subdivision plat)

Sincerely

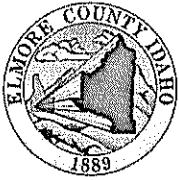
J J Howard

PM_PAR_15	PM_MAIL_NM	PM_MAIL_A1	PM_MAIL_A2	PM_MAIL_CT
RP03S06E147035A	MECKLIN, DONALD H	3205 NW PRINCESS PLACE		MTN HOME
RP03S06E220530A	DOG SPOT LLC	2956 NW CANAL ROAD		MTN HOME
RP03S06E220010A	VULETIC, MIKE	525 N MAIN		MTN HOME
RP03S06E220560A	FRAD, ANNER	525 N MAIN		MTN HOME
RP03S06E146320A	ORR, ERIC J	1355 S 10TH E		MTN HOME
RP03S06E146410A	WESTALL, THOMAS G	658 NW MCMURTREY ROAD		MTN HOME
RP03S06E159800A	SEXAUER, JIM R	685 N 4TH E		MTN HOME
RP03S06E146390A	WESTALL, THOMAS G	658 NW MCMURTREY ROAD		MTN HOME
RP00076000091FA	LINO MARIN, JOSE R &	P O BOX 801		GRANDVIEW
RP00076000091EA	SIRP LLC	703 N 14TH E		MTN HOME
RP00076000091CA	GROSSE, KRISTEN LEE	757 NW MCMURTREY ROAD		MTN HOME
RP00076000092AA	BURNS, CASEY LEE	2010 SUNSET STRIP		MTN HOME
RP00076000091BA	HIDALGO, VICTOR J	623 NW MCMURTREY ROAD		MTN HOME
RP00076000090BA	LANCASTER, CYNTHIA L	421 NW MCMURTREY ROAD		MTN HOME
RP00076000089BA	BURNS, CASEY LEE	2010 SUNSET STRIP		MTN HOME

# Exhibit D

## Applications with Attachments





# ELMORE COUNTY LAND USE & BUILDING DEPARTMENT

520 E 2<sup>nd</sup> South – Mountain Home, ID 83647 – (208) 587-2142

[www.elmorecounty.org](http://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: SIRP LLC

2. Address of applicant: 703 N 14th E

3. Daytime telephone number of applicant: 208 846-8937

4. Email Address: foley@jjhowardeng.com

5. Name, address, and daytime telephone number of developer: Malcom Freer, 703

N 14th E, Mountain Home Idaho 83647, (208)590-1766

6. Address of subject property: TBD

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

Same as above

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#RP00076000091E

9. Common directions of how to get to the proposed Conditional Use Permit property from a known beginning point: SE Corner of Mcmurtry NW Canal

Harvest Creek

10. a. Current zoning: AG 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: \_\_\_\_\_

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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 Residential East Residential  
South Residential West Residential

14. EXISTING USES and structures on the property are as follows: None

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

This parcel is currently in the platted Jeromes Addition to Mountain Home. The intent is to divide the existing 4 acre parcel into four 1 acre parcels. the site will have a private drive with an emergency turnaround.

16. a. The conditional use is requested to begin within 14  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: 1  days/ month/ years and be completed within 25  days/ months/ years.

17. Proposed Use(s): Residential Hours of Operation: None

Days of Operation: None Maximum Number of Patrons: None

Sewage disposal: municipal/individual septic: Individual

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

Number of employees during largest shift: 0 Proposed number of parking spaces: 0

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: 300  feet  mile(s)      Date: \_\_\_\_\_ Initial \_\_\_\_\_

21. Is this application submitted with any additional applications? Preliminary and Final Plat

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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?

Residential Subdivision

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

This subdivision fulfills Item 6 under Land Use Objective "to encourage orderly development of subdivision and individual parcel", together Item 9 in Housing Objectives "support new housing development near, adjacent or within area of city impact". The existing parcel is within an existing platted subdivision and near Bennett Mountain Subdivision, Jim Carrie Subdivision #2 and in the City of Mountain Home area of impact.

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

Under the Zoning Matrix subdivisions are allowed with a Conditional Use Permit.

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

This CUP and future subdivision complies with specific standards set forth in Chapter 10 title 1 of the Subdivision Ordinance.

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

All wells and septic systems will need to comply with State and Federal regulations and approval.

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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?

The existing parcel is within an existing platted subdivision and near Bennett Mountain Subdivision, Jim Carrie Subdivision #2 and within City of Mountain Home area of impact.

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

Surrounding parcels are currently used Single Family Homes with not major agricultural facilities.

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**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?**

Lots will be served by individual wells and septic systems and will be serviced by a private drive accessing an existing public road.

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**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?**

No additional services will be required to the public such as roads, water and sewer.

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**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?**

Residential subdivisions generally do not create the above conditions.

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**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?**

The existing parcel is not in a recreational, scenic feature identified by Elmore County Publications.

The existing parcel is within an existing platted subdivision and near Bennett Mountain Subdivision, Jim Carrie Subdivision #2 and within the City of Mountain Home area of impact.

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**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.**



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: _____			



# landproDATA PDF



43°09'10.05" N 115°42'43.92" W

Property ©2024 Airbus, CNES / Airbus, Maxar Technologies, USDA, JPAC, GEBCO





# CUP Approvals



## Elmore County Transmittal Division of Community and Environmental Health

RETURN TO:  
 Elmore Co.  
Land Use &  
Building Dept

Rezone # \_\_\_\_\_

Conditional Use # Harvest Creek Subdivision

Preliminary / Final / Short Plat 1

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
  - bedrock from original grade
  - waste flow characteristics
  - 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
  - interim sewage
  - individual sewage
  - community sewage system
  - central water
  - individual water
  - community water well
- 9 The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality
  - central sewage
  - sewage dry lines
  - community sewage system
  - central water
  - community 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
  - beverage establishment
  - swimming pools or spas
  - grocery store
  - child care center
- 13 Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDH

14 Subdivision application, fees, test holes and engineering report required

Reviewed By Brian Cooper  
Date: 2/28/14

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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

*Brian W. Cooper*

*2/28/24*

Central District Health (or other Sewer District) Sewer Permit (208-580-6003) Date

Comment Subdiv. sion application, fees, test holes and engineering report required

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 \_\_\_\_\_

Agency Comments & Signatures

Notes for agency signatures.

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4. Agencies may have additional comments and/or conditions at a later time.
5. If this a new residence, you will need to obtain signature from the following agencies.

\_\_\_\_\_  
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: \_\_\_\_\_



2-28-2024

\_\_\_\_\_  
Fire District (MHRFD 208-587-2117) (Oasis 208-796-2115) (GFFD 208-599-0000) Date  
(BGRFD 208-834-2511) (ARFD 208-864-2182)

Comment: HARVEST CREEK

\_\_\_\_\_  
Assessor (For Manufactured Homes Only) Date

Comment: \_\_\_\_\_

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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: \_\_\_\_\_

**Christopher Curtis**

Digitally signed by Christopher Curtis  
DN: C=US, E=ccurtis@mountain-home.us, OU=City of Mountain Home, CN=Christopher Curtis  
Date: 2024.03.04 09:51:41-0700

\_\_\_\_\_ • 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: \_\_\_\_\_

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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: \_\_\_\_\_

*Levi Law MHH*

*3-1-24*

• Roadway Jurisdiction (MHH 208-587-3211) (GFHD 208-366-7744) (AHD 208-864-2115) Date

Comment: *Must apply for approach permit to access from M<sup>o</sup> Mortray rd*

• Fire District Date

• (MHRFD 208-587-2117) (Oasis 208-796-2115) (GFFD 208-599-0000) (BGRFD 208-834-2511) (AFD 208-864-2182)

Comments: \_\_\_\_\_



# ELMORE COUNTY LAND USE & BUILDING DEPARTMENT

520 E 2<sup>nd</sup> South – Mountain Home, ID 83647 – (208) 587-2142 Ext 502

www.elmorecounty.org

## Preliminary Plat Application

**We are unable to accept facsimile copies.** (Subdivisions under 5 lots with no new streets, major widening of existing streets, that have no public improvements, or is not a special development **MAY** be considered as both a preliminary and final plat.)

**Application Must be completed in INK.** Please use addition sheets of paper if necessary.

The Preliminary Plat Application must be in compliance with Title 10 Chapter 1 of the Elmore County Zoning and Development Ordinance.

Preliminary Plats are required to have a pre-application meeting prior to submittal. 1 copy of all proposed plans and exhibits are required for a pre-application meeting. Pre-application meetings are by appointment only.

### 1. GENERAL INFORMATION

a. Name of subdivision: Harvest Creek

Note: All subdivision names must be approved by the Elmore County Assessor.

b. Name, address, and daytime phone numbers of all property owners (including lien holders):

Mike Freer 703 N 14<sup>th</sup> St, Mountain Home (SIRP, LLC)  
(928) 853-8935

c. Names, addresses, and phone numbers of developers:

SIRP - 703 N. 14<sup>th</sup> St. Mountain Home  
(928) 853-8935

d. Names, addresses, and phone numbers of surveyor and/or engineer:

SS Howard  
5989 W. State # D Boise ID 83703  
208-846-8937

e. Legal description of subdivision:

Lying in NW 1/4 of NW 1/4, Section 23, 35, 6E,

Tax 770 in Vacant lot 91, Jensen Addition

f. Common direction to get to subdivision from a known point:

Located 250' east of intersection of NW McMurtrey & NW Canal Road

g. Total contiguous acreage owned by subdivider and/or developer: 4.162

h. Adjacent property owned by owner(s) and/or developer (number of acres): N/A

i. Distance the closest part of subdivision is to incorporated city: 0.5 miles

j. Current zoning: AG1 k. Overlay Zone(s): MH Area of City Impact

l. Authorized use (Case Number) granting right to subdivide: \_\_\_\_\_

m. Elmore County Assessor Parcel number: RP 00076000019E

2. SUBDIVISION FEATURES

a. Total area (acres): 4.162 Area (%) open space 0  
Number of lots: 4 Number of buildable lots 4

b. Type of subdivision:  regular  residential cluster  commercial  industrial

c. Minimum lot size: width: 201.75 depth: 201.79 acres: \_\_\_\_\_

d. Maximum lot size: width: 216.55 depth: 201.27 acres: \_\_\_\_\_

3. IMPROVEMENTS

a. Proposed streets: (Must meet highway district standard) Highway District: \_\_\_\_\_

- paved  private  barrow pit
- curb  sidewalk

b. Existing streets:

- paved  graveled  private
- curb  barrow pit  sidewalk

c. street lights:  yes  no

d. Sewer system  public  private septic tanks  central system  
 other: \_\_\_\_\_

e. Water system  individual wells  central water system  
 other: \_\_\_\_\_

f. Storm water drainage: \_\_\_\_\_

g. Power:  underground  overhead

h. Gas:  yes  no

i. Proposed fire protection program (district if applicable) : \_\_\_\_\_

j. Property in flood plain:  yes  no Flood Insurance Rate Map # 1602120605C

4. **BUILDING PROGRAM:**  single family dwelling  duplex  multi-family  commercial

5. **REQUIRED INFORMATION** (this may be used a checklist)

Note: All maps, drawings, plats, etcetera, shall be drawn to a professional standard

A. \_\_\_\_\_ 1 paper copy 24 X 36" of **plat** (scale of not less than 1" equals 100') and 1 – 8.5 X 11" reduction to include but not limited to the following specifications: (This may be included or combined with other plans provided no confusion occurs on the plans)

- Boundary of subdivision based on an actual survey. The plat must be signed by a licensed professional land survey to certify that boundary is correct.
- Name of the property owner
- Name, address, and phone number of developer and engineer / surveyor
- Name of the proposed subdivision
- Date, graphic scale, north arrow, vicinity map, Section, Township, and Range
- Ties to all controlling corners
- Names and boundary lines of neighboring subdivisions, names and boundary lines of owners of neighboring property owners
- The name, location, width, direction of slope, centerline of right of way of all existing and proposed public streets and private roads
- Proposed offsite improvements pertaining to streets, water supply, sanitary sewer systems, storm water systems, fire protection facilities and proposed utilities
- Lot layout with lot and block numbers, all lot dimensions, and lot area in square feet or acres.
- Areas of special use, such as parks and schools, shall be appropriately labeled.
- All existing and future easements
- All existing structures and addresses

B. \_\_\_\_\_ Copy of Pre-Application meeting notes.

C. \_\_\_\_\_ **One (1) copy of proposed restrictive covenants (CC&Rs), if applicable**

D. \_\_\_\_\_ A site report as required by the Health Department

E. \_\_\_\_\_ 8 1/2" x 11" reduction of a **vicinity map** showing relationship of proposed plat and entire development to surrounding area (scale of 1/2 mile minimum optimal)

F. \_\_\_\_\_ 1 – copy of a topographical map showing topography at 2' intervals if land slope is greater than 10%, lines at 5' intervals if land slope is 10% or less, and 1 – 8 1/2' x 11' reduction (This may be included or combined with other plans provided no confusion occurs on the plans)

G. \_\_\_\_\_ **Phasing Plan** (if applicable.) (This may be included or combined with other plans provided no confusion occurs on the plans)

H. \_\_\_\_\_ Copy of Neighborhood Meeting sign in sheet and verification

I. \_\_\_\_\_ Copy of plat in digital form



J. \_\_\_\_\_ 1 copy of the **Natural Features Analysis** as specified in Title 10 Chapter 1 Section 10-1-3-D of the Elmore County Zoning and Development Ordinance. (This may be included or combined with other plans provided no confusion occurs on the plans)

K. \_\_\_\_\_ If irrigation rights exist on the property the applicant shall submit 1 copy of an **irrigation plan** that is consistent with Idaho Code Section 31-3805 (This may be included or combined with other plans provided no confusion occurs on the plans)

L. \_\_\_\_\_ 1 copy of the **Drainage Plan** as specified in Title 10 Chapter 1 Section 10-1-11-C of the Elmore County Zoning and Development Ordinance (This may be included or combined with other plans provided no confusion occurs on the plans)

M. \_\_\_\_\_ Copy of FCO granting approval to subdivide property

N. Special development Status:

- Hillside Subdivision
- Mobile Home Development
- Large Scale Development
- Cemeteries
- Subdivision within Area of Critical Concern
- Subdivision or part of subdivision within a floodplain
- Subdivision is within Area of City Impact

O. Once the preliminary plat has been approved by the County Engineer, must submit 15 copies of Drainage Plan, Natural Features, Topographical map, and Preliminary Plat.

The Land Use & Building Department Director and/or County Engineer may require additional information for special developments.

### **NOTICE TO APPLICANT**

This application must be submitted to the Land Use & Building Department complete with all required information. This application will be referred to the Elmore County Planning and Zoning Commission for its consideration.

• Failure to file and obtain certification of the acceptance of the final plat application by the Board of County Commissioners within two (2) years after Commission action on the preliminary plat shall cause all approvals of said preliminary plat to be null and void, unless an extension of time is applied for and granted by the Commission. MF (initial)

• Preliminary Plat applications are subject to review and approval by the Elmore County Surveyor. The Elmore County Surveyor is a consultant for the County. By signing and initialing this application you affirm that you the developer and/or property will pay all fees incurred by the County Engineer or any other consultant of Elmore County MF (initial)

The applicant hereby certifies the application is complete and all information contained herein is true and correct. The applicant hereby agrees to pay the fee established by the Board of County Commissioners and agrees to pay any additional fees (attorney, consultant, etc.) The initial applicant understands he/she/they or a representative who can legally bind the applicant with his/her/their

statements must be at the meeting on which agenda the application is placed to answer any questions the Commission or citizens may have. The applicant understands there could be a delay in decision if the application is incomplete and/or if there is no representative for the applicant at the meeting.

Land Use & Building Department's acceptance of the application and/or fee does not imply the application is complete, correct, or accurate. You will be notified by mail when the application is deemed complete and date the public hearing is scheduled.

Michelle Joly      3/27/24      \_\_\_\_\_      \_\_\_\_\_  
Signature of Developer/Applicant      Date      Signature of Property Owner      Date

**Agency Comments & Signatures**

Notes for agency signatures.

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*See CUP Application*

• 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: \_\_\_\_\_

**ADMINISTRATIVE USE ONLY**

Date of Acceptance 3/28/24 Accepted by KC/AN Receipt # 20-14506

SUB FEE: \$450.00+ \$10.00 a lot +Deposit(\$250 + \$30 per lot 1-10 lots, \$25 per lot 11-20 lots, \$20 per lot 21+ lots = Fee

\$ Case# SUB- \_\_\_\_\_
















Assessor's Office: \_\_\_\_\_ Date: \_\_\_\_\_

Comments: \_\_\_\_\_

Treasurer's Office: \_\_\_\_\_ Date: \_\_\_\_\_

Comments: \_\_\_\_\_



-  Boundaries
-  Counties
-  Parcels
-  Condos
-  Parcels
-  Roads
-  Railroad
-  Centerline
-  Interstate
-  Collector
-  Arterial
-  Local
-  Alley
-  Water
-  Water



43°09'07.35" N 115°42'36.36" W



# Harvest Creek Subdivision

## CC&Rs

1. All parcels within Harvest Creek Subdivision (hereafter referred to as “subdivision”) will be limited to single family dwellings with one accessory dwelling unit, neither to exceed 2 stories. Detached garages, carports and other outbuildings incidental to a suburban acreage will be allowed.
2. All residential and appurtenance buildings shall comply with any and all Elmore County zoning and development ordinances. No buildings will be placed within 10 feet of any parcel boundary/property line.
3. Buildings and fences will be constructed in a manner that will not obstruct the line of sight of any driveway or road entrance.
4. No parcel within the subdivision will be used to deposit any trash or other waste material, including non-working appliances and animal waste. Any and all trash or waste material will be removed by the parcel owner in a timely manner. Any and all dead animal carcass will be removed immediately.
5. All water for each parcel will originate from individual wells, drilled and excavated by a licensed company at the parcel owner’s expense. All wells will be permitted by the Idaho Department of Water Resources. Each parcel may have only one active well.
6. Private septic systems will be the responsibility of the owner at his/her expense. Septic systems will be permitted as approved by Central District Health.
7. All animals and livestock will be kept in a manner as to not produce offensive odors or sound to neighboring property owners. All animals will be contained within the owner’s parcel. No vicious or dangerous animals will be kept on any parcel. No parcel will contain a quantity of animals/ livestock beyond what is appropriate for personal use/pets.
8. All parcels will equally share in the maintenance cost of the private drive withing ingress egress easement. Said private drive will be to a standard set by local emergency services.

# Well Drillers Report from 1979

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES  
**WELL DRILLER'S REPORT**

RECEIVED  
USE PRE-PRINTED OR  
EALY POINT PEN

State law requires that this report be filed with the Director, Department of Water Resources  
within 30 days after the completion or abandonment of the well.

JAN 18 1979

Department of Water Resources

<p><b>1. WELL OWNER</b></p> <p>Name <u>Rod PETERSON</u></p> <p>Address <u>N OF MTN HOME (7-7968)</u></p> <p>Owner's Permit No. _____</p>	<p><b>7. WATER LEVEL</b></p> <p>Static water level <u>131</u> feet below land surface.</p> <p>Flowing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No G.P.M. flow _____</p> <p>Artesian closed-in pressure _____ p.s.i.</p> <p>Controlled by: <input type="checkbox"/> Valve <input type="checkbox"/> Cap <input type="checkbox"/> Plug</p> <p>Temperature _____ °F. Quality _____</p>																																																																													
<p><b>2. NATURE OF WORK</b></p> <p><input checked="" type="checkbox"/> New well <input type="checkbox"/> Deepened <input type="checkbox"/> Replacement</p> <p><input type="checkbox"/> Abandoned (describe method of abandoning) _____</p>	<p><b>8. WELL TEST DATA</b></p> <p><input type="checkbox"/> Pump <input type="checkbox"/> Bailor <input checked="" type="checkbox"/> Air <input type="checkbox"/> Other _____</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Discharge G.P.M.</th> <th>Pumping Level</th> <th>Hours Pumped</th> </tr> <tr> <td style="text-align: center;"><u>35</u></td> <td></td> <td style="text-align: center;"><u>10</u></td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	Discharge G.P.M.	Pumping Level	Hours Pumped	<u>35</u>		<u>10</u>																																																																							
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<p><b>4. METHOD DRILLED</b></p> <p><input checked="" type="checkbox"/> Rotary <input checked="" type="checkbox"/> Air <input type="checkbox"/> Hydraulic <input type="checkbox"/> Reverse rotary</p> <p><input type="checkbox"/> Cable <input type="checkbox"/> Dug <input type="checkbox"/> Other _____</p>	<p><b>5. WELL CONSTRUCTION</b></p> <p>Casing schedule: <input checked="" type="checkbox"/> Steel <input type="checkbox"/> Concrete <input type="checkbox"/> Other _____</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Thickness</th> <th>Diameter</th> <th>From</th> <th>To</th> </tr> </thead> <tbody> <tr> <td><u>350</u> inches</td> <td><u>6 7/8</u> inches</td> <td><u>1</u> feet</td> <td><u>98</u> feet</td> </tr> <tr> <td>_____ inches</td> <td>_____ inches</td> <td>_____ feet</td> <td>_____ feet</td> </tr> <tr> <td>_____ inches</td> <td>_____ inches</td> <td>_____ feet</td> <td>_____ feet</td> </tr> <tr> <td>_____ inches</td> <td>_____ inches</td> <td>_____ feet</td> <td>_____ feet</td> </tr> </tbody> </table> <p>Was casing drive shoe used? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Was a packer or seal used? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Perforated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>How perforated? <input type="checkbox"/> Factory <input type="checkbox"/> Knife <input type="checkbox"/> Torch</p> <p>Size of perforation _____ inches by _____ inches</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Number</th> <th>From</th> <th>To</th> </tr> </thead> <tbody> <tr> <td>_____ perforations</td> <td>_____ feet</td> <td>_____ feet</td> </tr> <tr> <td>_____ perforations</td> <td>_____ feet</td> <td>_____ feet</td> </tr> <tr> <td>_____ perforations</td> <td>_____ feet</td> <td>_____ feet</td> </tr> </tbody> </table> <p>Well screen installed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Manufacturer's name _____</p> <p>Type _____ Model No. _____</p> <p>Diameter _____ Slot size _____ Set from _____ feet to _____ feet</p> <p>Diameter _____ Slot size _____ Set from _____ feet to _____ feet</p> <p>Gravel packed? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Size of gravel _____</p> <p>Placed from _____ feet to _____ feet</p> <p>Surface seal depth <u>65</u> Material used in seal: <input type="checkbox"/> Cement grout <input checked="" type="checkbox"/> Well cuttings</p> <p><input type="checkbox"/> Puddling clay</p> <p>Sealing procedure used: <input type="checkbox"/> Slurry pit <input type="checkbox"/> Temp. surface casing <input checked="" type="checkbox"/> Overbore to seal depth</p> <p>Method of joining casing: <input checked="" type="checkbox"/> Threaded <input type="checkbox"/> Welded <input type="checkbox"/> Solvent Weld</p> <p><input type="checkbox"/> Cemented between strata</p> <p>Describe access port _____</p>	Thickness	Diameter	From	To	<u>350</u> inches	<u>6 7/8</u> inches	<u>1</u> feet	<u>98</u> feet	_____ inches	_____ inches	_____ feet	_____ feet	_____ inches	_____ inches	_____ feet	_____ feet	_____ inches	_____ inches	_____ feet	_____ feet	Number	From	To	_____ perforations	_____ feet	_____ feet	_____ perforations	_____ feet	_____ feet	_____ perforations	_____ feet	_____ feet																																													
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# Soils Report





United States  
Department of  
Agriculture

**NRCS**

Natural  
Resources  
Conservation  
Service

A product of the National  
Cooperative Soil Survey,  
a joint effort of the United  
States Department of  
Agriculture and other  
Federal agencies, State  
agencies including the  
Agricultural Experiment  
Stations, and local  
participants

# Custom Soil Resource Report for Elmore County Area, Idaho, Parts of Elmore and Owyhee Counties



# Preface

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Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist ([http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2\\_053951](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951)).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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# How Soil Surveys Are Made

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Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

## Custom Soil Resource Report

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

## Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

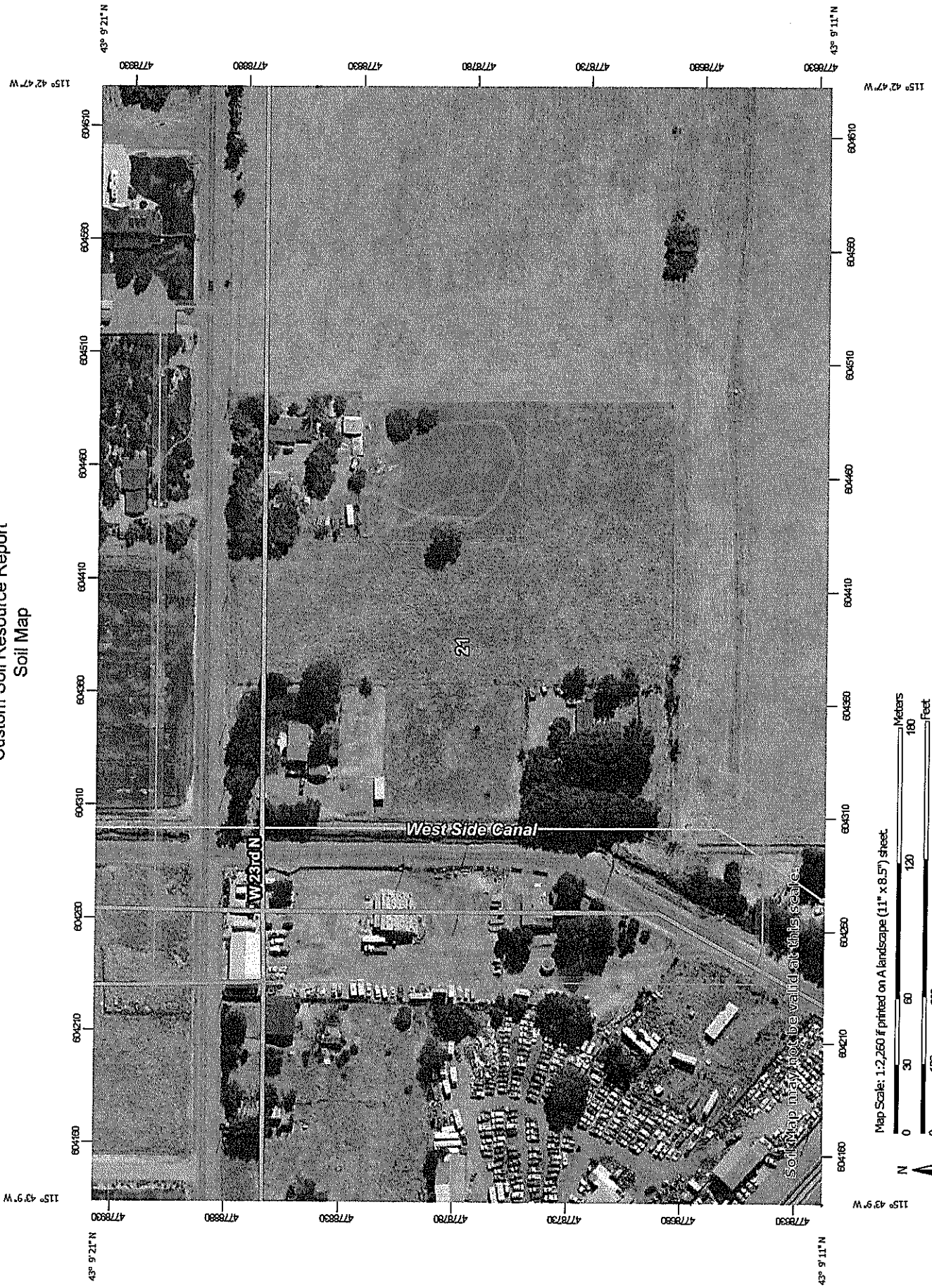
# Soil Map

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The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.



Custom Soil Resource Report  
Soil Map



Map Scale: 1:2,260 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge lbs: UTM Zone 11N WGS84

## MAP LEGEND

	Area of Interest (AOI)		Spoil Area
	Soils		Stony Spot
	Soil Map Unit Polygons		Very Stony Spot
	Soil Map Unit Lines		Wet Spot
	Soil Map Unit Points		Other
	Special Point Features		Special Line Features
	Blowout		Water Features
	Borrow Pit		Streams and Canals
	Clay Spot		Transportation
	Closed Depression		Rails
	Gravel Pit		Interstate Highways
	Gravelly Spot		US Routes
	Landfill		Major Roads
	Lava Flow		Local Roads
	Marsh or swamp		Background
	Mine or Quarry		Aerial Photography
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Elmore County Area, Idaho, Parts of Elmore and Owyhee Counties  
Survey Area Data: Version 11, Aug 31, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 25, 2022—Jul 29, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

**MAP LEGEND**

**MAP INFORMATION**

imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
21	Buko fine sandy loam, 1 to 4 percent slopes	19.7	100.0%
<b>Totals for Area of Interest</b>		<b>19.7</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

## Custom Soil Resource Report

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

## Elmore County Area, Idaho, Parts of Elmore and Owyhee Counties

### 21—Buko fine sandy loam, 1 to 4 percent slopes

#### Map Unit Setting

*National map unit symbol:* 2qzp  
*Elevation:* 2,500 to 4,600 feet  
*Mean annual precipitation:* 8 to 11 inches  
*Mean annual air temperature:* 48 to 54 degrees F  
*Frost-free period:* 110 to 140 days  
*Farmland classification:* Prime farmland if irrigated

#### Map Unit Composition

*Buko and similar soils:* 75 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Buko

##### Setting

*Landform:* Stream terraces, fan remnants  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Mixed alluvium

##### Typical profile

*A - 0 to 7 inches:* fine sandy loam  
*Bw - 7 to 24 inches:* loam  
*2Bkq - 24 to 28 inches:* cemented very gravelly sand  
*2C - 28 to 60 inches:* extremely cobbly sand

##### Properties and qualities

*Slope:* 1 to 4 percent  
*Depth to restrictive feature:* 20 to 36 inches to duripan  
*Drainage class:* Well drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high (0.20 to 0.60 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Calcium carbonate, maximum content:* 10 percent  
*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)  
*Available water supply, 0 to 60 inches:* Low (about 4.1 inches)

##### Interpretive groups

*Land capability classification (irrigated):* 3e  
*Land capability classification (nonirrigated):* 6c  
*Hydrologic Soil Group:* C  
*Ecological site:* R011XY014ID - Sandy Loam 8-12 PZ ARTRW8/ACHY-HECOC8  
*Hydric soil rating:* No

# References

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American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.

American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.

Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of wetlands and deep-water habitats of the United States. U.S. Fish and Wildlife Service FWS/OBS-79/31.

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

National Research Council. 1995. Wetlands: Characteristics and boundaries.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2\\_054262](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_054262)

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service, U.S. Department of Agriculture Handbook 436. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2\\_053577](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053577)

Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2\\_053580](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053580)

Tiner, R.W., Jr. 1985. Wetlands of Delaware. U.S. Fish and Wildlife Service and Delaware Department of Natural Resources and Environmental Control, Wetlands Section.

United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.

United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2\\_053374](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374)

United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

## Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2\\_054242](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242)

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# Surveyors Letter regarding Natural Features Analysis



2/21/2024

To: Mitra Mehta-Cooper  
Elmore County Land use and Building Department  
520 East 2<sup>nd</sup> South  
Mountain Home, ID 83647

Subject: Harvest Creek Plat Natural Features Analysis

Mitra,

The Harvest Creek subdivision that is planned for the parcel currently known as RP00076000091E, is located off of NW McMurtrey Rd. with the closest intersection road is NW Canal Road and is west of property. The parcel is dry grazing land, but will have 4 single family residences in the future. The neighboring parcels are single family residences on large acreages or dry grazing grounds.

1. Hydrology – the site is relatively flat high desert with no flood channels identified by Federal Emergency Management Agency. NRCS classifies the soil as well drained with an average precipitation between 8 and 12 inches.
2. Soils – Soil survey of Elmore County provided by the NRCS identifies the site as 21- Buko fine sandy loam. See attached documentation
3. Topography – High desert with gradual slope running south-southeast. See Attached USGS Quadrangle Map.
4. Vegetation – the site was not inspected for vegetation types.
5. Sensitive Plant and Wildlife Species – In review of the U.S. Department of the Interior Rare Plants of Idaho, Slickspot pepper grass is found in the southern regions of Elmore County. No Specific wildlife has been studied on this site and a list of Idaho Classification of Wildlife has been provided. See attached documents.
6. Historic Resources – Contacted Elmore County and they could not identify where to located Elmore County Historic Resources Inventory.
7. Hazardous Areas – This site is not prone to flooding as identified on the Federal Emergency Management Agency map of index.
8. Impact on Natural Features – Construction of Single Family Housing.
9. Map – See attached Preliminary Plat.

After review of these documents, it is our opinion that a natural features analysis is unnecessary for this subdivision.

Respectfully,

Eric Howard, PLS

**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](http://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**  
Code Enforcement

**Kamiah McDaniel**  
Permit Technician

**Alyssa Nieto**  
Administrative Assistant

May 28<sup>th</sup> , 2024

SIRP, LLC  
703 N 14<sup>th</sup> E  
Mountain Home, ID 83647

Mike,

The purpose of this letter is to inform you that your application for a Conditional Use Permit for Case Number CUP-2024-15 and a Preliminary Plat for Case Number PP-2024-02, have 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 June 27<sup>th</sup>, 2024, at 7:00 p.m. at the War Memorial American Legion Hall, located at 515 E. 2<sup>nd</sup> 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](mailto:kramsauer@elmorecounty.org)

**Exhibit F**  
**Public Hearing Notice**  
**Neighbors**



# Elmore County Land Use and Building Department

520 East 2<sup>nd</sup> South Street  
Mountain Home, ID 83647  
Phone: (208) 587-2142 ext.1254  
Fax: (208) 587-2120  
[www.elmorecounty.org](http://www.elmorecounty.org)

**Mitra Mehta-Cooper**  
Director

**David Abrahamson**  
Planner

**Kacey Ramsauer**  
Planner & ADA  
Coordinator

**Johnny Hernandez**  
Building Official

**Colton Janousek**  
Building Inspector

**James Roddin**  
Administrative  
Manager, Code  
Enforcement

**Kaniah McDaniel**  
Permit Technician

**Alyssa Nieto**  
Admin Assistant

Date: May 28<sup>th</sup>, 2024

To: Whom It May Concern

Subject: Notice of Public Hering

Applicant: SIRP, LLC

Proposal: SIRP, LLC, for a Conditional Use Permit and Preliminary Plat for Harvest Creek Subdivision. The proposed is 4-lot subdivision is zoned Agriculture (AG). Case Number: CUP-2024-15. The parcel number is RP00076000091E. A Common way of locating the property from Mountain Home is to take Old U.S.30 West. Turn right on NW Canal Rd. Turn right on the first cross street onto NW McMurtrey Road and the destination will be on your right.

Case #: CUP-2024-15 and PP-2024-01

This public hearing will be held before the Elmore County Planning and Zoning Commission on the enclosed application. The hearing is scheduled for Thursday, June 27<sup>th</sup>, 2024, at 7:00 p.m. in the War Memorial (American Legion) Hall at 515 East 2<sup>nd</sup> 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 2<sup>nd</sup> South Street, Mountain Home, ID, 83647, by 5 p.m. on Wednesday June 19<sup>th</sup>, 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](mailto:kramsauer@elmorecounty.org), or in person at 520 East 2<sup>nd</sup> South, Mountain Home, Idaho.

Sincerely,



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

Enclosures : Site Plan

*[Faint, illegible text, likely bleed-through from the reverse side of the page]*

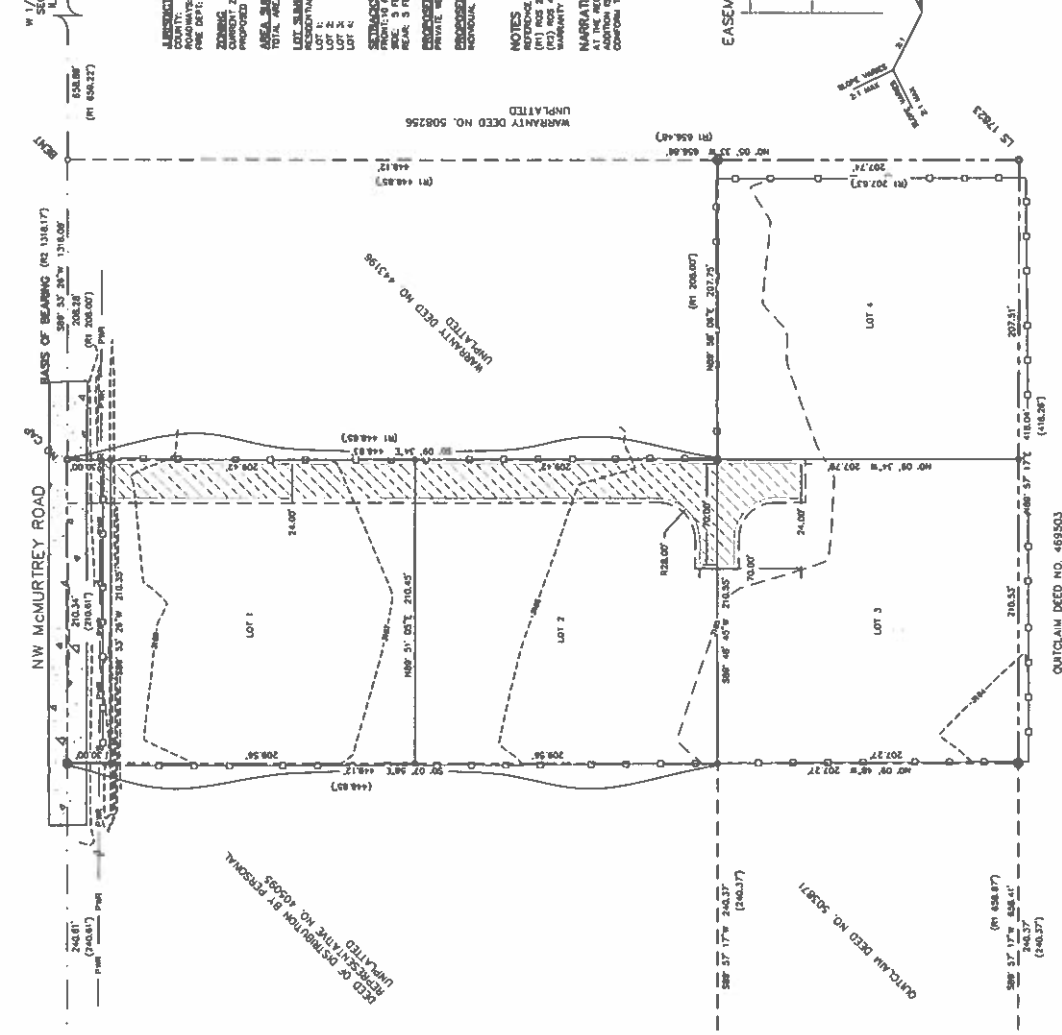




**HARVEST CREEK SUBDIVISION**

PORTION OF LAND LAYING IN A PORTION OF VACATED LOT 81, SECTION 23, TOWNSHIP 3 SOUTH, RANGE 8 EAST, BOISE, MENDHAM, CLATSOP COUNTY, OREGON, 2024

OP&P NO. 356470  
NO CAP



**ABSTRACTS**  
CLATSOP COUNTY, MOUNTAIN HOME HIGHWAY DISTRICT  
FILE 1871; MOUNTAIN HOME FIRE DEPARTMENT

**ZONING**  
CURRENT ZONING: AG  
PROPOSED ZONING: AG

**AREA SUMMARY**  
TOTAL AREA: 4.01 ACRES

**LOT SUMMARY**  
RESIDENTIAL: 4  
ACRES  
LOT 1: 1.00 ACRES  
LOT 2: 1.00 ACRES  
LOT 3: 1.00 ACRES  
LOT 4: 0.99 ACRES

**SETBACKS (FEET)**  
FRONT: 5 FEET  
REAR: 5 FEET

**PROPOSED WATER**  
PRIVATE WELL

**PROPOSED SEWER**  
INDIVIDUAL SEPTIC SYSTEMS

**NOTES**  
REFERENCE IS MADE TO THE FOLLOWING  
WARRANTY DEED NO. 508270  
WARRANTY DEED NO. 413778

**NARRATIVE**  
AT THE REQUEST OF MACE FREER, A PORTION OF LOT 81 OF ENVUWAS  
WAS DIVIDED INTO FOUR LOTS. ALL BOUNDARIES WERE  
CORRECTED TO THE CLATSOP COUNTY RECORDS THROUGH SUBDIVISIONS.



**REVISIONS**

NO.	DATE	DESCRIPTION
1	1/18/24	INITIAL SUBDIVISION

**PRELIMINARY**

**C.1.0**

**J.J. HOWARD**  
LAND SURVEYING  
3830 S. 28th St., Ste. 2  
Boise, ID 83720 (208) 344-8433

**HARVEST CREEK**  
SUBDIVISION

**PRELIMINARY**

**C.1.0**

**REVISIONS**

**DATE**

**DESCRIPTION**

**NO.**

**DATE**

**DESCRIPTION**

**NO.**

**DATE**

**DESCRIPTION**



**Exhibit G**

**Public Hearing Notice**

**Agencies**



# Elmore County Land Use and Building Department

520 East 2<sup>nd</sup> South Street  
Mountain Home, ID 83647  
Phone: (208) 587-2142 ext.1254  
Fax: (208) 587-2120  
[www.elmorecounty.org](http://www.elmorecounty.org)

**Mitra Mehta-Cooper**  
Director

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Planner

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Manager, Code  
Enforcement

**Kaniah McDaniel**  
Permit Technician

**Alyssa Nieto**  
Admin Assistant

Date: May 28<sup>th</sup>, 2024

To: Whom It May Concern

Subject: Notice of Public Hering

Applicant: SIRP, LLC

Proposal: SIRP, LLC, for a Conditional Use Permit and Preliminary Plat for Harvest Creek Subdivision. The proposed is 4-lot subdivision is zoned Agriculture (AG). Case Number: CUP-2024-15. The parcel number is RP00076000091E. A Common way of locating the property from Mountain Home is to take Old U.S.30 West. Turn right on NW Canal Rd. Turn right on the first cross street onto NW McMurtrey Road and the destination will be on your right.

Case #: CUP-2024-15 and PP-2024-01

This public hearing will be held before the Elmore County Planning and Zoning Commission on the enclosed application. The hearing is scheduled for Thursday, June 27<sup>th</sup>, 2024, at 7:00 p.m. in the War Memorial (American Legion) Hall at 515 East 2<sup>nd</sup> 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 2<sup>nd</sup> South Street, Mountain Home, ID, 83647, by 5 p.m. on Wednesday June 19<sup>th</sup>, 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](mailto:kramsauer@elmorecounty.org), or in person at 520 East 2<sup>nd</sup> South, Mountain Home, Idaho.

Sincerely,



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

Enclosures : Site Plan

Mountain Home Highway District  
Mountain Home Rural Fire Department  
Elmore County Sheriff  
Elmore Ambulance Service  
Elmore County Assessor  
Elmore County Engineer  
Central District Health  
Mountain Home Highway District  
Central District Health  
Idaho Department of Water Resources  
Department of Environmental Quality  
Idaho Department of Lands

### PLAT of HARVEST CREEK SUBDIVISION

A PARCEL OF LAND LYING IN A PORTION OF  
VACATED LOT 91 OF JEROME ADDITION, AND LYING  
IN THE NW 1/4 OF THE NW 1/4 OF SECTION 23,  
T.35S., R.6E., ELMORE COUNTY, IDAHO. 2024

CP&F NO. 356470  
NO. CAP



NW McMURTREY ROAD

NO. CAP

W 1/16 CORNER SECTION 23 ILLEGIBLE

GRAPHIC SCALE (in FEET) 1 inch = 50 ft.

NOTES  
REFERENCE IS MADE TO THE FOLLOWING:  
(R1) ADS 200341  
(R1) ADS 413276  
(R1) WARRANTY DEED NO. 504370

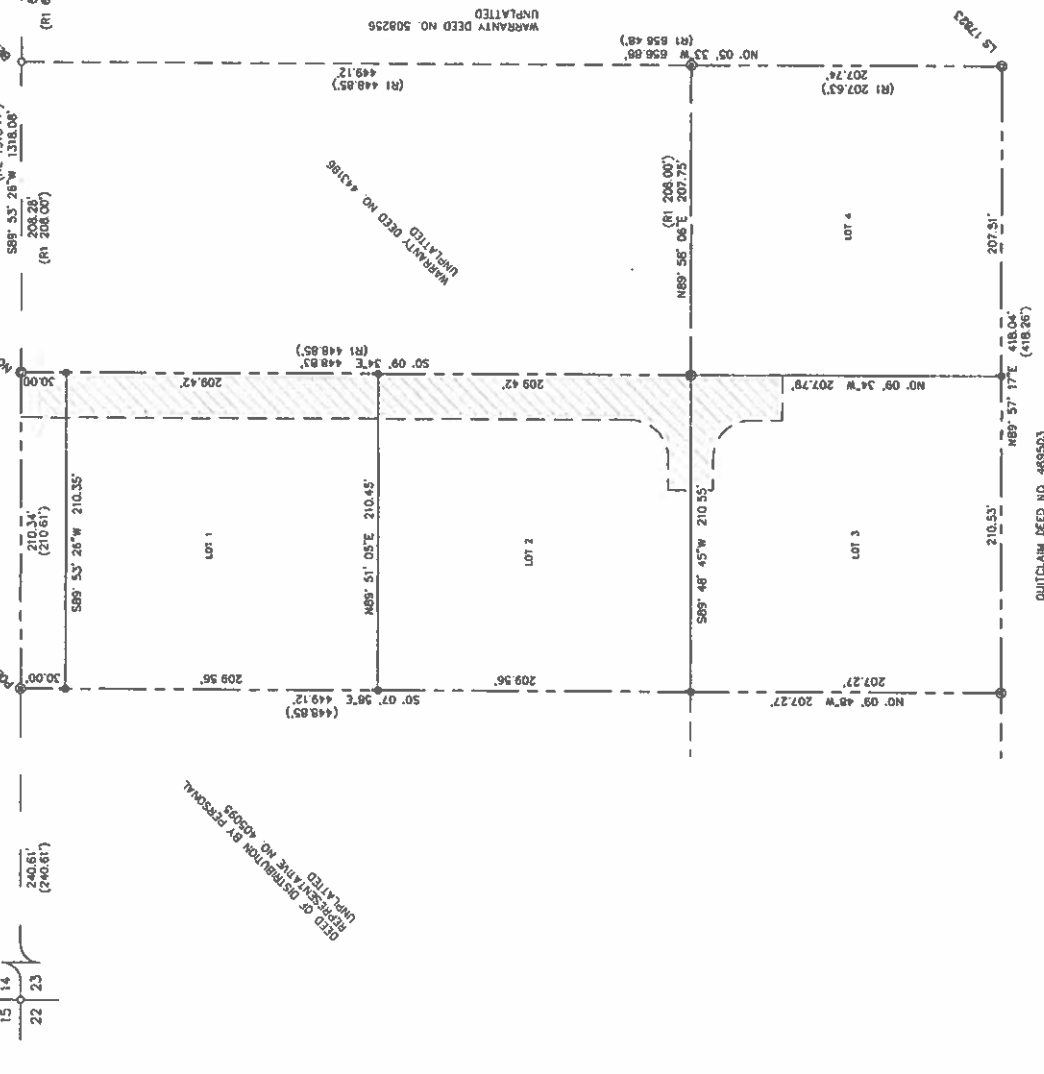
NARRATIVE  
AT THE REQUEST OF MIKE FEEER, A PORTION OF LOT 91 OF JEROME ADDITION IS TO BE DIVIDED INTO FOUR LOTS. ALL BUILDINGS WILL CONFORM TO THE ELMORE COUNTY BUILDING SETBACK ORDINANCES.

LEGEND  
BOUNDARY LINE  
SECTION LINE  
ORIGINAL PROPERTY LINE  
PROPOSED PROPERTY LINE  
EASEMENT LINE  
FOUND 1/2" IRON PIN  
SET 1/2" X 24" IRON PIN W/ CAP  
FOUND 5/8" IRON PIN

SURVEYOR  
J.J. HOWARD, LLC.  
5883 W. STATE ST., STE. D  
BOISE, ID 83703  
PHONE: 208.686.8937

OWNER/DEVELOPER  
MICHAEL FEEER  
100 W. STATE ST.  
BOISE, IDAHO 83725  
PHONE: 928.853.8935

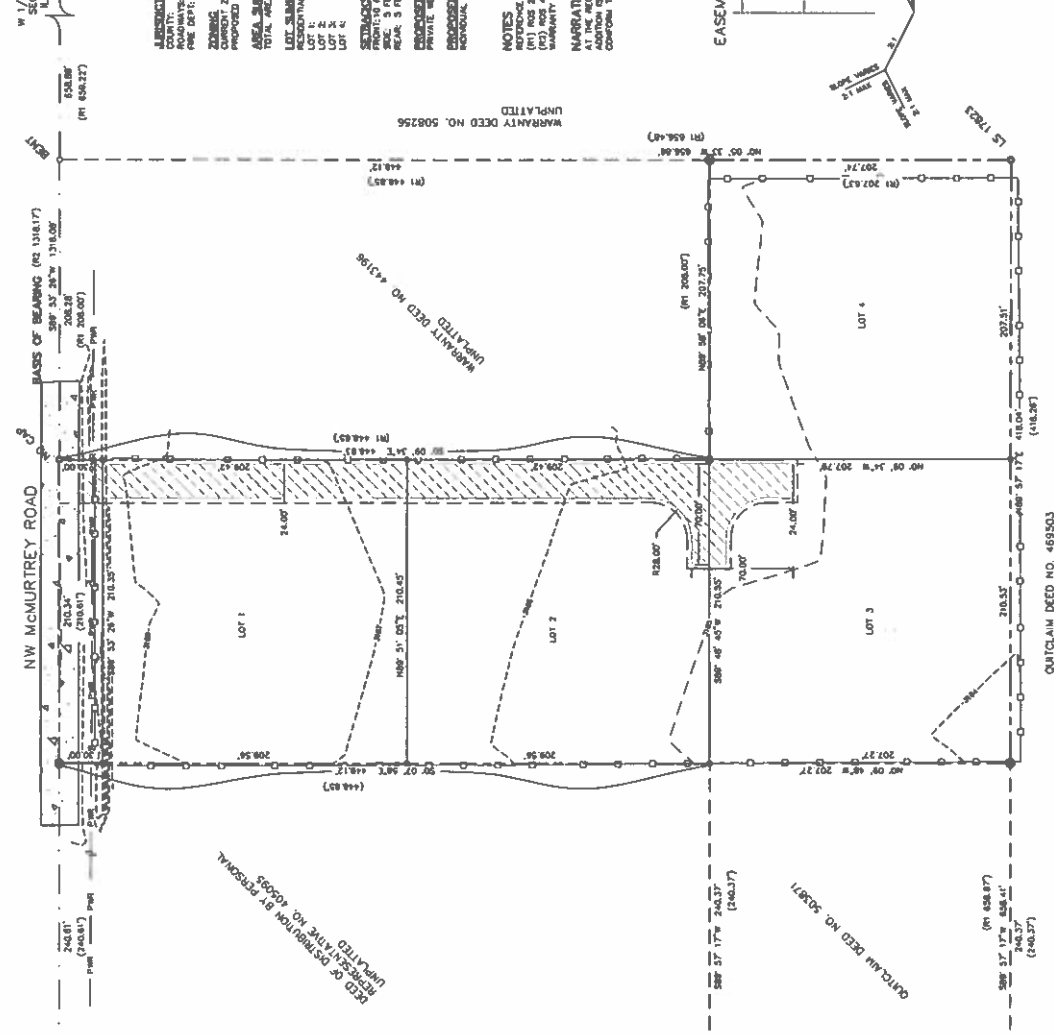
Sheet 1 of 3



**HARVEST CREEK SUBDIVISION**

PARCEL OF LAND LAYING IN A PORTION OF VACATED LOT 31, SECTION 23, TOWNSHIP 3 SOUTH, RANGE 8 EAST, BOISE MERIDIAN, CLATSOP COUNTY, OREGON, 2024

CP&P NO. 356470  
NO CAP



WARRANTY DEED NO. 469503

WARRANTY DEED NO. 50871

WARRANTY DEED NO. 469503

WARRANTY DEED NO. 50871

WARRANTY DEED NO. 469503

WARRANTY DEED NO. 50871

WARRANTY DEED NO. 469503

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WARRANTY DEED NO. 469503

WARRANTY DEED NO. 50871

WARRANTY DEED NO. 469503

WARRANTY DEED NO. 50871

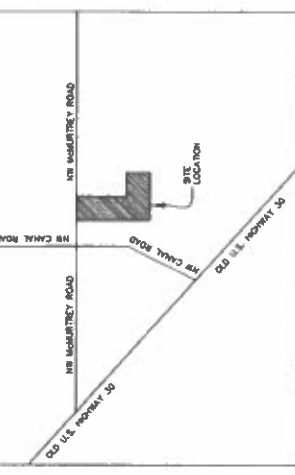
WARRANTY DEED NO. 469503

WARRANTY DEED NO. 50871

WARRANTY DEED NO. 469503

WARRANTY DEED NO. 50871

WARRANTY DEED NO. 469503



**VICINITY MAP**  
MOUNTAIN HOME @ - NOT TO SCALE

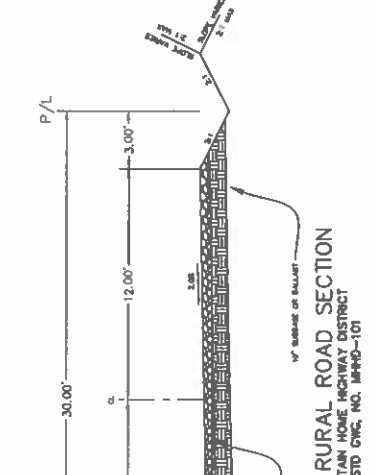
- LEGEND**
- BOUNDARY LINE
  - ORIGINAL PROPERTY LINE
  - PROPOSED PROPERTY LINE
  - EASEMENT LINE
  - EXISTING FENCE LINE
  - EXISTING OVERHEAD POWER
  - PROPOSED SHARED DRIVE/DRIVE
  - EXISTING ROADWAY
  - ROADS 12" MIN W/
  - SET 1/2" x 24" HIGH P/W CAP
  - ROADS 3/8" HIGH P/W
  - SET 3/8" x 24" HIGH P/W CAP
  - POWER POLE
  - EXISTING 5' CONTOUR LINE RANDOM DATUM
  - EXISTING 1' CONTOUR LINE RANDOM DATUM

**NOTES**

REFERENCE IS MADE TO THE FOLLOWING:  
WARRANTY DEED NO. 50870  
WARRANTY DEED NO. 413778  
WARRANTY DEED NO. 413779

**NARRATIVE**

AT THE REQUEST OF WISE FREE, A PORTION OF LOT 31 OF ANVORE COUNTY, OREGON, IS BEING DIVIDED INTO FOUR LOTS. ALL BOUNDARIES WILL BE SURVEYED TO THE CLATSOP COUNTY RECORDS THROUGH SUBDIVISIONS.



**TYPICAL RURAL ROAD SECTION**  
MOUNTAIN HOME HIGHWAY DISTRICT  
STD DWG. NO. MHMD-101

**REVISIONS**

NO.	DATE	DESCRIPTION
1	1/17/24	ISSUE FOR PERMIT
2	1/17/24	ISSUE FOR PERMIT
3	1/17/24	ISSUE FOR PERMIT
4	1/17/24	ISSUE FOR PERMIT
5	1/17/24	ISSUE FOR PERMIT
6	1/17/24	ISSUE FOR PERMIT
7	1/17/24	ISSUE FOR PERMIT
8	1/17/24	ISSUE FOR PERMIT
9	1/17/24	ISSUE FOR PERMIT
10	1/17/24	ISSUE FOR PERMIT

**PRE PLAT**

**C.1.0**

SURVEYOR  
J. J. HOWARD, LLC  
1000 N. 10TH ST., STE. 8  
BOISE, IDAHO 83702  
PHONE: 208.848.8837

OWNER/PROCESSION  
MICHAEL FREE  
MOUNTAIN HOME, ID 83647  
PHONE: 724.633.8833

J. J. HOWARD  
LAND SURVEYING  
880 S. 10TH ST., STE. 8  
BOISE, IDAHO 83702



**HARVEST CREEK SUBDIVISION**

**REVISIONS**

NO.	DATE	DESCRIPTION
1	1/17/24	ISSUE FOR PERMIT
2	1/17/24	ISSUE FOR PERMIT
3	1/17/24	ISSUE FOR PERMIT
4	1/17/24	ISSUE FOR PERMIT
5	1/17/24	ISSUE FOR PERMIT
6	1/17/24	ISSUE FOR PERMIT
7	1/17/24	ISSUE FOR PERMIT
8	1/17/24	ISSUE FOR PERMIT
9	1/17/24	ISSUE FOR PERMIT
10	1/17/24	ISSUE FOR PERMIT

**PRE PLAT**

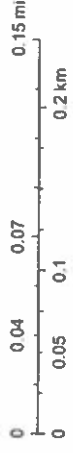
**C.1.0**

# Harvest Creek 4 Lot Subdivision



6/3/2024, 11:51:48 AM

1:4,084



Maxar



# Exhibit H

## Newspaper Posting

**ELMORE COUNTY**  
**PLANNING AND ZONING COMMISSION**

---

520 East 2<sup>nd</sup> South Street  
Mountain Home, ID 83647  
Telephone 208-587-2142, ext. 502 Fax 208-587-2120

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN pursuant to the laws of the State of Idaho and Ordinances of Elmore County, that the Elmore County Planning and Zoning Commission will hold a PUBLIC HEARING at 7:00 p.m. on Thursday, June 27<sup>th</sup>, 2024, in the War Memorial Hall (American Legion) 515 East 2<sup>nd</sup> South Street, Mountain Home, Idaho, to accept testimony and consider an application from SIRP, LLC, for a Conditional Use Permit and Preliminary Plat for a 4-lot platted subdivision; the property is zoned Agriculture (AG). Case Numbers: CUP-2024-15 and PP-2024-01. The parcel number is RP00076000091E. A Common way of locating the property from Mountain Home is to head northeast on E 2<sup>nd</sup> N Street toward American Legion Blvd for 0.1 miles, take a sharp left onto American Legion Blvd for 0.3 miles, turn right onto Old U.S. 30 W for 1.8 miles then turn right onto NW Canal Road for 0.2 miles then turn right onto NW McMurtrey road and the destination will be on your right. 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 2<sup>nd</sup> South Street, Mountain Home, Idaho 83647. Written testimony must be

received by 5:00 p.m. on Wednesday, June 19<sup>th</sup>, 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 2<sup>nd</sup> South Street, Mountain Home, Idaho 83647 or email [anieto@elmorecounty.org](mailto:anieto@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 2<sup>nd</sup> South, Mountain Home, Idaho 83647 or email [kramsauer@elmorecounty.org](mailto:kramsauer@elmorecounty.org).

One publication: Wednesday, June 12<sup>th</sup>, 2024

Kacey Ramsauer, Planner  
Elmore County Land Use and Building Department

# Exhibit I

## Property Posting



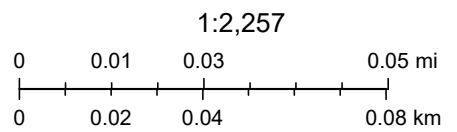
# Exhibit J

## FEMA Flood Map

# Harvest Creek Plat



6/13/2024, 1:31:25 PM



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

# Exhibit K

## Agency Comments



**From:** [Brenda Ellis](#)  
**To:** [Kacey Ramsauer](#); [Christopher Curtis](#); [breed@mountain-home.us](mailto:breed@mountain-home.us)  
**Subject:** Re: CUP and Preliminary Plat  
**Date:** Saturday, June 22, 2024 10:45:27 AM  
**Attachments:** [image001.png](#)

---

Kacey,

I have reviewed the application for the Harvest Creek Subdivision. While this property is within the City of Mountain Home Area of Impact, according to City Code 9-9-16, Subdivision within the Area of impact and/or one mile A/PR: states, when subdivision development in the A/PR zone occurs contiguous to the City Limits, it shall develop to City Standards. It does not appear that this parcel of Land is contiguous to the city limits of the City of Mountain Home.

Sent from my Verizon, Samsung Galaxy smartphone  
Get [Outlook for Android](#)

---

**From:** Kacey Ramsauer <kramsauer@elmorescounty.org>  
**Sent:** Monday, June 3, 2024 12:58:09 PM  
**To:** Mike Hollinshead <mhollinshead@elmorescounty.org>; Alan Roberts <aroberts@elmorescounty.org>; angie@ewsid.com <angie@ewsid.com>; Joshua Dison <jdison@elmorescounty.org>; Amber Sloan <asloan@elmorescounty.org>; llasuen@earthlink.net <llasuen@earthlink.net>; pmeyers2@mindspring.com <pmeyers2@mindspring.com>; Brenda Ellis <bellis@mountain-home.us>; Christopher Curtis <ccurtis@mountain-home.us>; Brian Reed <breed@mountain-home.us>; bcopes@cdh.idaho.gov <bcopes@cdh.idaho.gov>; idl\_jurisdictional@idl.idaho.gov <idl\_jurisdictional@idl.idaho.gov>; westerninfo@idwr.idaho.gov <westerninfo@idwr.idaho.gov>; bro.admin@deq.idaho.gov <bro.admin@deq.idaho.gov>  
**Subject:** CUP and Preliminary Plat

Good afternoon,

Here is a proposed Conditional Use and Preliminary Plat for SIRP, LLC. Please Contact me with any questions or concerns.

Thanks,

*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. 2<sup>nd</sup> S.

Mountain Home, ID 83647



# CUP Approvals



## Elmore County Transmittal Division of Community and Environmental Health

RETURN TO:  
 Elmore Co.  
Land Use &  
Building Dept

Rezone # \_\_\_\_\_

Conditional Use # Harvest Creek Subdivision

Preliminary / Final / Short Plat 1

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
  - bedrock from original grade
  - waste flow characteristics
  - 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
  - interim sewage
  - individual sewage
  - community sewage system
  - central water
  - individual water
  - community water well
- 9 The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality
  - central sewage
  - sewage dry lines
  - community sewage system
  - central water
  - community 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
  - beverage establishment
  - swimming pools or spas
  - grocery store
  - child care center
- 13 Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDH
- 14 Subdivision application, fees, test holes and engineering report required

Reviewed By: Brian Cooper  
Date: 2/28/24

## Kacey Ramsauer

---

**From:** Angie Michaels <angie@ewsid.com>  
**Sent:** Thursday, June 6, 2024 10:27 AM  
**To:** Eric Howard  
**Cc:** Kacey Ramsauer; ChristineS  
**Subject:** Re: Grading and Drainage

Eric,

You are correct, Chapter 8 does apply in this case. My apologies. Chapter 8 does require the inside radius of the turn around to be 30'. I don't see a radius called out at the approach into the public street. Might check with the MHHD on what their standards are.

Thanks,

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

On Tue, Jun 4, 2024 at 1:26 PM Eric Howard <[erich@jjhowardeng.com](mailto:erich@jjhowardeng.com)> wrote:

Thank you, Angie

Reading chapter 8 utilizes 24' width with an undescribed easement width, if we propose 5 or more lots then we would use chapter 5 with the 26' road width along with the 60' easement. I am not to worried about the road width however I am a little concerned about the easement width. Could either of you clarify why 4 lots are pushing us into the more restrictive standard?

We do have some wiggle room on the lot dimensions as it is most likely rounding error. We have been in contact with CDH and still need to dig test holes before we can lift the sanitary restrictions.

Eric Howard

**JJ Howard LLC**

5983 W State St. Suite D

Boise, Idaho 83703

Phone (208) 846-8937

---

**From:** Angie Michaels <[angie@ewsid.com](mailto:angie@ewsid.com)>

**Sent:** Tuesday, June 4, 2024 12:15 PM

**To:** Eric Howard <[erich@jjhowardeng.com](mailto:erich@jjhowardeng.com)>

**Cc:** Kacey Ramsauer <[kramsauer@elmocounty.org](mailto:kramsauer@elmocounty.org)>; ChristineS <[christines@jjhowardeng.com](mailto:christines@jjhowardeng.com)>

**Subject:** Re: Grading and Drainage

Hi Eric,

I haven't looked at Rattlesnake yet - I'll do that today. I just emailed the following to Kacey about Harvest Creek:

1. The road section on the pre-plat doesn't meet county standards. The standards for a private drive are:

26' wide road with 2% slope

60' easement

10" subbase

4" - 3/4" base

must accommodate drainage (ditch)

The width shown on the plat is 24' and the easement is 30'.

2. The ditch along the property line shouldn't be centered on the property line as this won't allow for maintenance of the ditch. The ditch on the west side needs to be designed to accommodate all of the drainage from the road.

3. Grading plan. The parcel is very flat and a simple grading plan showing a grade for the road can be shown on the plat along with drainage notes/details. We do need drainage calcs for the swale and/or drainage structures. No lot grading is required.

4. The application doesn't include any kind of sign off or meeting info with the health department. Their smallest lot is 0.99 acres. I don't know if the health department will buy off on that or not. Best to double check.

Let me know if you have any questions.

Thanks,

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

On Tue, Jun 4, 2024 at 11:38 AM Eric Howard <[erich@jjhowardeng.com](mailto:erich@jjhowardeng.com)> wrote:

Angie,

I am working with Kacey at Elmore County with a couple of plats where we possibly need to add some grading and drainage plans as it is part of the checklist. I have talked to our Engineer; these are not major drainage issues however we should run through the numbers to verify them. To give you some background I have attached a PDF of the two Preliminary plats. Rattlesnake is a lot split in plat form, Harvest creek has a 24' gravel drive to meet the fire code, we will check the number to see if the barrow can handle and worst case we might add some drainage windows.

Are you looking for lot grading or driveway/roadway drainage?

Eric Howard

**JJ Howard LLC**

5983 W State St. Suite D

Boise, Idaho 83703

Phone (208) 846-8937

## Kacey Ramsauer

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**To:** Eric Howard  
**Cc:** Kacey Ramsauer; ChristineS  
**Subject:** Re: Grading and Drainage

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Boise, Idaho 83703

Phone (208) 846-8937

## Kacey Ramsauer

---

**From:** Mike Hollinshead  
**Sent:** Monday, June 3, 2024 1:22 PM  
**To:** Kacey Ramsauer; Alan Roberts; angie@ewsid.com; Joshua Dison; Amber Sloan; llasuen@earthlink.net; pmeyers2@mindspring.com; 'Brenda Ellis'; Christopher Curtis; breed@mountain-home.us; bcopes@cdh.idaho.gov; idl\_jurisdictional@idl.idaho.gov; westerninfo@idwr.idaho.gov; bro.admin@deq.idaho.gov  
**Subject:** RE: CUP and Preliminary Plat

I currently see no issues from my end.

*Sheriff Mike Hollinshead  
Elmore County  
2255 East 8<sup>th</sup> North  
Mountain Home, Idaho 83647  
Phone: 208-587-3370 Ext. 1028*



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---

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**To:** Mike Hollinshead <mhollinshead@elmorecounty.org>; Alan Roberts <aoberts@elmorecounty.org>; angie@ewsid.com; Joshua Dison <jdison@elmorecounty.org>; Amber Sloan <asloan@elmorecounty.org>; llasuen@earthlink.net; pmeyers2@mindspring.com; 'Brenda Ellis' <BEllis@mountain-home.us>; Christopher Curtis <ccurtis@mountain-home.us>; breed@mountain-home.us; bcopes@cdh.idaho.gov; idl\_jurisdictional@idl.idaho.gov; westerninfo@idwr.idaho.gov; bro.admin@deq.idaho.gov  
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Planner I

Permit Technician

ADA Coordinator

Elmore County Land Use and Building Department

208.587.2142 Ext.1254

Fax 208.587.2120

520 E. 2<sup>nd</sup> S.

Mountain Home, ID 83647

