



Land Use and Building Department

Findings of Fact, Conclusions of Law, and Order

Application: Conditional Use Permit 2025-30 with Master Site Plan
and CAFO Siting Permit 2025-01
Hearing Date: August 27, 2026

BEFORE THE ELMORE COUNTY PLANNING AND ZONING COMMISSION

In the matter of a Conditional Use Permit with	)	CUP-2025-30 with Master Site
Master Site Plan and Confined Animal Feeding	)	Plan and CAFO-2025-01
Operation Siting Permit to expand an existing	)	
Dairy Confined Animal Feeding Operation on	)	
portions of five (5) parcels with a site area	)	FINDINGS OF FACT,
totaling approximately 646.8 acres (Parcels	)	CONCLUSIONS OF LAW,
RP05S06E067210, RP05S06E070010,	)	AND ORDER
RP05S06E080100, RP05S06E082000, and	)	
RP05S06E081800)	)	
	)	

In Re: Conditional Use Permit (CUP) 2025-30 (CUP-2025-30) with Master Site Plan and Confined Animal Feeding Operation (CAFO) Site Permit (CAFO-2025-01): This matter having come before the Planning and Zoning Commission of Elmore County, Idaho (**Commission**), on July 23, 2026, and continued to August 27, 2026, for a public hearing held pursuant to public notice as required by law on a request from Sunview Dairy (**Applicant**), for a CUP 2025-30 with Master Site Plan and CAFO Siting Permit 2025-01 (**Application**) located on Assessor's Parcel Numbers RP05S06E067210, RP05S06E070010, RP05S06E080100, RP05S06E082000, and RP05S06E081800 (**Site**).

The Site consists of approximately 646.8 acres of unincorporated area within Elmore County with a zoning designation of General Agriculture (Ag) with Wildfire Urban Interface Overlay (WUI). The Application originally included a proposal to modify an existing CUP to expand the existing Sunview Dairy to increase animal units (AUs) from 11,703 to 26,000, change herd composition, add two milk parlors, add two cross-vent barns, and modify corrals over three phases (**Expansion**). The Commission heard from Elmore County Land Use and Building Department staff (**Staff**) and the Applicant in support of the Application. No public testimony was offered at the hearings. Upon conclusion of the public hearing on August 27, 2026, the Commission closed the public hearing and the record to further evidence and began deliberations on the Application. After making the required findings in accordance with applicable law, the Commission moved to approve the Application, with Phase 2 and 3 removed and AUs decreased to 20,000, with conditions, as defined in this document.

FINDINGS OF FACT

If any of these findings of fact are deemed to be conclusions of law, they are incorporated into the Conclusions of Law section. The following findings shall be based upon the Application, the analysis and recommendations of the Elmore County Land Use and Building Department (**Department**), and the record.

1) The Commission finds the Application is comprised of:

- a) Application form prepared and submitted by Applicant for CUP-2025-30 and CAFO-2025-01; and
- b) Supplemental information reports, letters, exhibits, and documentation submitted by the Applicant or on their behalf, whether submitted in response to questions from contract employees or the Department (the **Staff** or **County Review Team**) or the Commission in connection with Application material submitted to the Commission.

2) The Commission finds that the Applicant is:

AGPROfessionals on behalf of the owners:

Sunview Dairy LLC
6600 SW Blanksma Road
Mountain Home, Idaho 83647

Degroot Family Farms LLC
6600 SW Blanksma Road
Mountain Home, Idaho 83647

3) The Commission finds the following facts as to the procedural matters pertaining to the Application:

- I. In accordance with §7-3-2(A) of the Elmore County Zoning and Development Ordinance (**Zoning Ordinance**), the Applicant completed/attended a Pre-Application Meeting with the Department on April 8, 2025, prior to the submission of the Application.
- II. In accordance with §7-3-3(A) of the Zoning Ordinance, the Applicant mailed out neighborhood meeting letters on June 12, 2025, and August 8, 2025, providing notice of the meeting date, time, and locations to neighboring property owners within 2 miles.
- III. In accordance with §7-3-3 of the Zoning Ordinance, the Applicant conducted the required neighborhood meetings on Site at Sunview Dairy on June 23, 2025, and August 21, 2025.
- IV. On September 11, 2025, the Department received a CUP and CAFO Siting Permit application packet per §7-3-2 of the Zoning Ordinance along with the required application fees.
- V. On October 24, 2025, the Consulting Planner and Attorney of Record appeared before the Board of County Commissioners with a recommendation to form a Site Advisory Team. The Board of County Commissioners requested that the Idaho State Department of Agriculture (ISDA) form a Site Advisory Team on November 7, 2025. The Site Advisory Team was formed within 30 days of the request and visited the

Site on December 1, 2025. The Site Advisory Team issued the Site Suitability Determination on January 8, 2026, assessing the environmental risk as low.

- VI.** On November 18, 2025, the County Review Team issued a Completeness Memo deeming the Application incomplete and requesting additional information.
- VII.** On January 13, 2026, the Department conducted an agency meeting with affected agency representatives to discuss the proposal.
- VIII.** On April 2, 2026, the Department conducted a public workshop with the Commission to introduce the project and receive feedback from the Commission.
- IX.** At the public workshop, the Applicant explained to the Commission the need for the expansion and the phasing. The Commission raised concerns about phasing.
- X.** Since the workshop, the Applicant provided additional information on the phasing timeline.
- XI.** The Application was deemed complete on February 19, 2026.
- XII.** In accordance with §7-3-5(C) of the Zoning Ordinance, the Department mailed Notice of the Public Hearing to surrounding landowners within a 5-mile radius on June 23, 2026.
- XIII.** In accordance with §7-3-4(A) of the Zoning Ordinance, the Department emailed the Public Hearing Notices to agencies on June 9, 2026.
- XIV.** In accordance with §7-3-5(A) of the Zoning Ordinance, the Public Hearing Notice was published in the *Mountain Home News* (newspaper) on June 9, 2026.
- XV.** In accordance with §7-3-5(B) of the Zoning Ordinance, Elmore County posted the Public Hearing Notice on the property on June 23, 2026.
- XVI.** The Commission opened the public hearing on July 23, 2026, and received verbal and written information regarding the Application from Staff, the Applicant, and offered to the public the opportunity to testify.
- XVII.** At the conclusion of the testimony, the Chairperson moved to continue the Public Hearing to August 27, 2026, to allow the Department and the Applicant to work through the proposed conditions of approval related to project phasing.
- XVIII.** On August 26, 2026, the Applicant removed Phase 2 and Phase 3 from the proposal and reduced the AUs to 20,000.
- XIX.** The Commission continued the public hearing on August 27, 2026, and received verbal and written information regarding the proposed conditions of approval from Staff, the Applicant, and offered the opportunity to the public to testify.
- XX.** At conclusion of the testimony, the Chairperson closed the public hearing and moved to approve the CUP with Master Site Plan and CAFO Siting Permit with 28 revised Conditions of Approval. The Commission's decision on the Application is as set forth below.

4) The Commission finds the proposed Conditional Use Permit and CAFO Site Permit as follows:

CUP-2025-30 with Master Site Plan and CAFO-2025-01 are requested for a modification to an existing CUP and CAFO Siting Permit, CAFO-2015-01, for expansion of an existing CAFO, Sunview Dairy, to include an increase from 11,703 to 20,000 AUs.

5) The Commission finds the following facts and circumstances pertaining to the Site:

A. Site Parcel Numbers: RP05S06E067210, RP05S06E070010, RP05S06E080100, RP05S06E082000, and RP05S06E081800.

B. The Owners of the Site:

1. Degroot Family Farms
6600 SW Blanksma Road
Mountain Home, ID 83647
2. Sunview Dairy LLC
6600 SW Blanksma Road
Mountain Home, ID 83647

C. Applicant's Right to the Site is:

Applicant is the property owner of the Site.

D. Site Characteristics:

Property Size:	Combined 646.78 acres.
Existing Structures:	Corrals, shade structures, commodity barn, office, pens, three lagoons, two dairy barns, and feed storage.
Existing Vegetation:	None.
Slope:	The Site is generally flat.
Flood Zone:	None.
Irrigation:	None.
Views:	Agriculture and rangeland to the north, west, south, and east.

6) The Commission finds the current zoning is as follows:

Based on the officially adopted Elmore County Zoning Map (as amended by subsequent Zoning Map Amendments adopted by the Board of County Commissioners), and the Comprehensive Plan¹, the current zoning for the Site is Ag with WUI overlay.

¹ At the time of this Application the 2014 Comprehensive Plan was in effect. Subsequent to the submittal of this Application, Elmore County adopted its updated 2026 Envision Elmore County Comprehensive Plan. The 2014 Comprehensive Plan is the guiding document for this Application.

7) The Commission finds the Site is within rural Elmore County surrounded by other parcels of similar sizes.

8) The Commission finds the existing services and access are as follows:

Based on the officially adopted Elmore County Zoning Map (as amended by subsequent Zoning Map Amendments adopted by the Board of County Commissioners) and materials found in the Department's file for CUP-2025-30 with Master Site Plan and CAFO-2025-01, the following facts concerning services and infrastructure, are not in dispute, and are adopted as findings of fact in the Commission's Findings of Fact, Conclusions of Law, and Order:

1. Access Street and Designation: Accessed from Blanksma Road via Highway 51.
2. Fire Protection: The Site is served by Mountain Home Rural Fire District.
3. Sewage Disposal: The Site is served by an existing septic system.
4. Water Service: The Site is served by an existing domestic well.
5. Irrigation District: N/A
6. Drainage District: N/A
7. Area of Impact: N/A

9) The Commission finds the following are among the relevant and applicable statutes, ordinances, and land use regulations for consideration of the Application:

- A. Elmore County 2014 Comprehensive Plan, adopted as Resolution 562-15 on January 20, 2015 (the Comprehensive Plan); and
- B. Zoning Ordinance adopted as Ordinance 2018-03 on May 18, 2018, and all amendments thereof; and
- C. Idaho Local Land Use Planning Act, § 67-6501 et seq.; and
- D. Other applicable local, state, and federal laws and regulations

10) The Commission finds the following regarding the Comprehensive Plan.

- A. That the 2014 Comprehensive Plan Future Land Use Map (Map 4) classifies the Site as Agriculture.
- B. The Application is in conformance with the Private Property Rights section and does not interfere with the long-term development of the area.

11) The Commission finds the following regarding the Zoning Ordinance.

- A. The Zoning Ordinance adopted through Ordinance 2018-03 on May 18, 2018, and all amendments thereof, is the document governing the Site.
- B. In order to approve CUP-2025-30 with Master Site Plan and CAFO-2025-01, the required 11 findings pursuant to § 7-9-7 shall be made for the proposed CUP, § 10-6-7 shall be made for the proposed Master Site Plan, and §7-12-7 shall be made for the proposed CAFO Siting Permit.

12) The Commission finds the 11 required findings pertaining to a Conditional Use per Zoning Ordinance §7-9-7(A) are met.

- 1. The proposed use shall, in fact, constitute a Conditional Use as determined in Ordinance Table 7-2-26 (B), Elmore County Land Use Table, as contained in this Ordinance;**

Finding: The Site is located on approximately 646.78 acres of land that is zoned Ag. The proposed CAFO expansion falls under Dairy (CAFO Permit Category), which requires a CUP as outlined in §7-2-26(26) of the Elmore County Land Use Table. Therefore, the proposed CUP Application has met this requirement.

- 2. The proposed use shall be in harmony with and in accordance with the Comprehensive Plan and this Ordinance;**

Finding:

Comprehensive Plan

The entire Site is zoned Ag under the Ordinance. The 2014 Comprehensive Plan designates the Site's future land use as agriculture. The proposed use is in harmony and accordance with the following language in the 2014 Elmore County Comprehensive Plan.

Economic Objective 1. Support existing business and industry in the County.

Approval of the CAFO expansion strengthens Sunview Dairy's ability to remain competitive and sustain its operations in Elmore County, contributing to local employment and economic stability.

Agriculture Goal 1. Support existing agricultural operations within the County.

Approval of the CAFO expansion reinforces Elmore County's commitment to sustaining long-standing agricultural enterprises that form the backbone of the local economy.

Agriculture Objective 2. Support the expansion of existing agricultural operations within the County.

Approval of the proposed CAFO expansion directly achieves this objective by enabling growth of an established dairy operation, ensuring continued agricultural productivity, and supporting investment in Elmore County.

Ordinance

The applicable portions of the Zoning Ordinance include Title 7, Chapters 2, 3, 5, 6, 7, 9, and 10; Title 8, Chapter 1; and Title 10, Chapters 5, 6, 7, and 8. Discussion of each is included below.

- **Title 7, Chapter 2:** See Findings 1 and 3.
- **Title 7, Chapter 3:** Applicable procedures will be followed.
- **Title 7, Chapter 6:** As conditioned lighting will be required of the Applicant at the time of the building permit.
- **Title 7, Chapter 9:** See Findings 1-11 for compliance with CUP requirements.
- **Title 7 Chapter 12:** See CAFO Siting Permit Findings.
- **Title 10:** See Master Site Plan Findings.

3. The proposed use complies with the purpose statement of the applicable base zone of Ordinance Section 7-2-5 and with the specific use standards as set forth in this Chapter;

Finding: The Ag base zone applies to most unincorporated areas of Elmore County and allows a variety of land uses with CUP approval, as identified in §7-2-5.

“The purpose of the Ag district is to preserve and protect the supply of agriculture and grazing land in Elmore County until development is appropriate. This district will also control the infiltration of urban development and other uses in agriculture areas, which will adversely affect agricultural operations. Uses that are compatible with farming, ranching, grazing, forest products, and limited mining may be considered in this district. Residential land use is allowed in the Ag zone subject to site development standards and compatibility with agricultural operations.”

The expansion of the existing CAFO aligns with the Ag district's purpose statement, reinforcing its objective of preserving and protecting agricultural land in Elmore County. A CAFO is an agricultural use that supports livestock production. The expansion does not introduce urban development or non-agricultural uses; rather, it strengthens an existing agricultural operation, ensuring continued productivity and economic viability of local agriculture.

Please refer to the discussion below for Specific Use Standards for CAFOs per §7-2-87 and §7-12-7.

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

Finding: Compliance with the Ordinance, Title 7, is discussed in Finding 2 above. Other Ordinance Titles, including Title 9, Building Regulations, will be reviewed separately as the development continues on the Site, and nothing in the approval of the CUP acts in lieu of building permits or prevents the ability to apply building or other regulations. The proposed use was discussed with the affected Elmore County agencies on July 8, 2026. Coordination will follow with Elmore County agencies potentially impacted by the project, including:

- Elmore County Engineer
- Elmore County Solid Waste Engineer
- Elmore Ambulance District
- Elmore County Assessor
- Elmore County Sheriff
- Mountain Home Highway District
- Mountain Home Rural Fire District

5. The proposed use shall comply with all applicable State and Federal laws, rules, and/or regulations;

Finding: The proposed use was discussed with affected agencies on July 8, 2026, and coordination will continue, as needed, to verify compliance with applicable regulations, including the following state and federal agencies, who were notified for the public hearing. Comments and concerns from these agencies are incorporated into the Staff's recommendation to the Commission and are further assured by Condition of Approval 3.

- Idaho Department of Environmental Quality (IDEQ), Boise Region
- Central District Health Department (CDH)
- Environmental Protection Agency Operations Office
- Idaho Department of Agriculture
- Idaho Department of Fish and Game
- Idaho Department of Water Resources (IDWR)
- Idaho Power Company
- Idaho State Fire Marshall
- Idaho State Historic Preservation Office (SHPO)
- US Department of the Interior Bureau of Land Management (BLM), Twin Falls District
- US Fish and Wildlife Service
- Federal Emergency Management Agency
- Mountain Home Air Force Base (MHAFB)

CDH provided comments on the proposal on July 13, 2026. CDH had no concerns about the proposal and will require septic application test holes and fees for any future structures that have restrooms or wastewater.

MHAFB provided comments on the proposal on July 13, 2026. MHAFB noted that the site is located just outside of the Accident Potential Zone II (APZ II) but is within the normal flight patterns for military aircraft. They requested conditions that have been incorporated into the conditions of approval for lighting (Condition 28d), bird and wildlife strike hazards (Condition 18), dust mitigation (Condition 18), radio frequency/electromagnetic interference (Condition 5), and airspace visibility (Condition 23).

IDEQ provided general comments on the proposal on July 13, 2026. The CAFO and all facility plans are required to comply with all federal, state, and local laws and ordinances (Condition 3).

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;**

Finding: The Site is located in an undeveloped area of Elmore County and surrounded by BLM lands and private land used for farming and dairy operations. Given the area's undeveloped state and existing agricultural uses, the proposed CAFO expansion would not alter the area's essential character.

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

Finding: The proposed expansion of Sunview Dairy would not be hazardous or disturbing to existing neighboring uses, nor would it impede their normal development. The facility has operated on the Site since approximately 2005, historically supporting both livestock and crop production. Surrounding uses include BLM lands, irrigated crop fields, and other agricultural operations, including CAFO facilities, all of which are consistent with the Ag zoning district. The proposed expansion would occur within the existing CAFO footprint.

The BLM lands immediately north and south of the Site are managed in accordance with the Snake River Birds of Prey National Conservation Area Resource Management Plan and Record of Decision (RMP). The BLM lands south of the Site include the Airbase Allotment, while BLM lands north of the Site include the Rattlesnake Seeding Allotment. The Airbase Allotment is authorized for cattle grazing at a maximum of 3,352 AUs, and the Rattlesnake Seeding Allotment is authorized for cattle grazing at a maximum of 2,022 AUs. Because the RMP establishes management direction and desired future conditions for BLM-administered public lands, and the proposed expansion would occur entirely on the Applicant's private property, the project would not affect either grazing allotment or interfere with the desired future conditions established for adjacent BLM lands.

Potential nuisance and environmental impacts associated with the operation will be managed through implementation of the site's Nuisance Management Plan and Nutrient Management Plan. The Nuisance Management Plan includes measures to control odors, dust, vectors, noise, and litter, thereby minimizing off-site impacts to surrounding properties. The Nutrient Management Plan establishes procedures for the handling, storage, monitoring, and land application of nutrients to prevent runoff, groundwater contamination, and other environmental hazards. Compliance with these plans, together with applicable regulatory requirements and permit conditions, will ensure that the operation does not create hazardous conditions or unreasonably interfere with neighboring land uses.

8. **The proposed use shall be served adequately by available public facilities and services such as highways, streets, police protections, 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;

Finding:

Highways and Streets

Blanksma Road is under the jurisdiction of the Glens Ferry Highway District (GFHD), and Highway 51 is under the jurisdiction of the Idaho Transportation Department (ITD). Based on correspondence with the GFHD, no requirements would apply to the proposed use unless changes to Blanksma Road are proposed or additional driveways are requested, neither of which the Applicant has proposed. The Applicant provided a letter dated February 25, 2026, from GFHD, which noted their support for the proposal and explained that GFHD had reviewed the site plan and the estimated traffic count and had no concerns.

ITD has requested a turn warrant analysis for the intersection of Blanksma Road and Highway 51 to determine whether dedicated turn lanes are necessary to support the increase in trips generated by the expansion (see Condition 12).

Emergency Services

Emergency services are provided by the Elmore County Sheriff, Elmore County Emergency Management Services (EMS), and the Mountain Home Rural Fire District (MHRFD). Three of the five Site parcels are within MHRFD's service boundary (see Image 1). In an email exchange with MHRFD, staff received confirmation that MHRFD would respond to an event at all four of the Site parcels.

Image 1. Fire district map.



Refuse Disposal

Snake River Rubbish serves the Site.

Well and Septic

No new wells are proposed as part of the CAFO expansion. Any new wells would be required to comply with IDWR regulations. If a new septic system is needed as part of the expansion, it must comply with CDH permitting and regulatory requirements. The Application materials include a transmittal from CDH stating that they have no objections to the proposal (see Condition 3).

- 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;**

Finding: As conditioned, the continued operation and expansion of the proposed use would not create additional public cost, because service for the proposed expansion does not require expansion of public facilities or services. The continuation and expansion of the CAFO would benefit Elmore County's economic welfare. The proposed CAFO expansion would occur entirely within its current footprint and would not introduce new uses or activities beyond those already permitted.

Based on the Application materials, the existing CAFO generates 169 trips per day and would increase to 311 per day upon completion of the proposed expansion. ITD requested a turn lane warrant analysis to determine whether dedicated turn lane(s) are needed. The Applicant would be responsible for installing those improvements in accordance with ITD standards (see Condition 12).

The continuation and expansion of the CAFO is expected to support Elmore County's economic welfare. The expansion would occur entirely within the existing Site footprint and would not introduce new uses or activities beyond those already permitted.

Elmore County Sheriff and Elmore Ambulance District have reviewed the Application and have not expressed any concern for increased public cost. The Commission took careful consideration in understanding the phasing of this proposal and eventually agreed with the Applicant to remove those future phases that were not well-defined in the application material.

- 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 be reason of excessive production of traffic, noise, smoke, fumes, glare or odors;**

Finding: Please refer to Finding 8 for details regarding traffic impacts associated with the proposed expansion.

With respect to other potential disturbances, including noise, smoke, fumes, glare, and odors, no evidence was submitted into the record demonstrating that the proposed expansion would generate impacts beyond those already associated with the existing CAFO operation. The Applicant is not proposing new activities or equipment that would substantially alter the nature of the existing area, and the Site is located in an area

characterized by similar agricultural and livestock uses, including neighboring CAFOs with comparable or larger operational profiles.

All operations will continue to comply with ISDA requirements (see Condition 3). The Applicant has provided a Nuisance Control Management Plan that includes details on the best management practices for managing air quality, dust, odor, pests, and mortalities. MHAFFB has requested additional conditions to address bird and wildlife issues. A condition has been added that incorporates their request and requires a revised Nuisance Control Management Plan to be submitted to the Department for review and approval before the commencement of construction (see Condition 18).

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

Finding: The proposed CAFO expansion is confined entirely within the existing CAFO footprint. Because the expansion does not extend beyond a previously developed area, it will not encroach upon or alter any natural or scenic features. A review of the Site indicated that there are no features of major importance, such as wetlands, riparian corridors, unique geological formations, or designated scenic vistas. Therefore, the proposed expansion is not expected to result in the destruction, loss, or damage of any natural or scenic resources.

13) The Commission finds the required findings pertaining to a CAFO Siting Permit per Zoning Ordinance §7-12-7 are met.

A. General Requirements and Findings

1. The expanding and/or New CAFO shall be within an area zoned for Agriculture; and

Finding: Based on the officially adopted Elmore County Zoning Map (as amended by subsequent Zoning Map Amendments by the Board of County Commissioners), as shown in Image 2 below, and the Comprehensive Plan, the Site, outlined in yellow, has a zoning designation of Ag, shown in blue.

Image 2. Zoning Map



2. **The expanding and/or New CAFO Facility Area shall be located a minimum of two (2) miles outside any adopted Area of City Impact and two (2) miles from the legally described perimeter of Mountain Home Air Force Base; and**

Finding: Based on the officially adopted Elmore County Zoning Map (as amended by subsequent Zoning Map Amendments adopted by the Board of County Commissioners), and the 2014 Comprehensive Plan, the proposed CAFO expansion is not located within an area of city impact or the legally described perimeter of MHAFB.

The Mountain Home area of city impact is approximately 4.93 miles from the Site. The legally described perimeter of the MHAFB is located approximately 2.75 miles from the Site.

3. **New swine and poultry facility areas shall be located a minimum of three (3) miles outside any adopted Area of City Impact and the legally described perimeter of Mountain Home Air Force Base; and**

Finding: The request includes an expansion of cattle AUs; therefore, the Department finds that no swine and poultry are proposed as part of this request.

4. **An expanding and/or New CAFO facility area shall not be located within any adopted aquifer recharge or Community Development Overlay; and**

Finding: The expanding CAFO facility area is in the Mountain Home Groundwater Management Area and is not located within any adopted aquifer recharge areas or a Community Development Overlay.

5. **The expanding and/or New CAFO shall comply with and is not in violation of any Federal, State, or local laws or Ordinances; and**

Finding: As proposed and conditioned, the CAFO expansion would comply with federal, state, and local laws and regulations (see Condition 3).

6. An applicant shall not begin construction of an expanding and/or New CAFO prior to receiving final approval of the CAFO Siting Permit; and

Finding: The record contains no evidence that construction of the proposed CAFO expansion has commenced. The Applicant may not begin construction until final approval of the CAFO Siting Permit is obtained. The CAFO Siting Permit is approved concurrently with the CUP, and the Applicant is required to notify the Department prior to initiating construction pursuant to Condition 11. Accordingly, this requirement is satisfied.

7. An expanding and/or New CAFO shall provide a pest abatement plan if it is required by any governing agencies; and

Finding: The Applicant provided a Nuisance Management Plan that addresses air quality, dust, odor, pest control, and bovine mortality. For pest control, the Applicant proposes to control flies by conducting regular manure removal, reducing standing water, minimizing weeds and grassy areas, minimizing manure stockpiles, using biological treatments, and applying baits and chemical treatments. MHAFFB has requested additional mitigation for birds, which has been incorporated into the proposed conditions of approval (see Condition 18).

8. An expanding and/or New CAFO shall comply with IDAPA rules governing dead animal movement and disposal; and

Finding: The Applicant agrees to comply with the Idaho Administrative Procedures (IDAPA) rules governing the movement and disposal of dead animals. IDAPA requires that dead animals be disposed of within 72 hours through the method of rendering, burial, disposal in an approved sanitary landfill, composting, digestion, incineration, burning, or decomposition. Per the Nuisance Management Plan and narrative, the Applicant proposes removing dead animals from pens daily and relocating them to a temporary dead-animal storage area. A commercial rendering company disposes of dead animals within 72 hours. The existing site has a screened dry area that is not located in a water runoff or drainage area, where dead animals are stored until they are disposed of in accordance with IDAPA. This method is proposed to remain in place for the expansion (see Condition 25).

9. An expanding and/or New CAFO, swine or poultry facility area shall provide a hold harmless agreement pertaining to noise within two (2) miles of the legally described perimeter of the Orchard Training Range; and

Finding: The proposed expansion is located more than 3 miles from the Orchard Training Range Buffer; therefore, a hold-harmless agreement is not needed.

B. Animal Waste

- 1. The expanding and/or New CAFO shall comply with the terms of its Nutrient Management Plan for Land Application; and**

Finding: The Applicant will comply with the terms of its ISDA-approved Nutrient Management Plan (see Condition 24).

- 2. The expanding and/or New CAFO shall be in compliance with all environmental regulations, requirements and permits imposed by state or federal law or any regulatory agencies; and**

Finding: The Applicant is required to comply with all environmental regulations, requirements, and permits imposed by state and federal law and regulatory agencies (see Condition 3).

- 3. Liquid animal waste shall not be applied on snow, ice, or frozen soil.**

Finding: The Applicant is not proposing to apply liquid animal waste on snow, ice, or frozen soil (see Condition 27).

C. CAFO Site Setbacks

- 1. The location of animal waste management systems, corrals, wells, and septic systems shall conform to all applicable rules, regulations and specifications as required by any regulatory agencies; and**

Finding: All animal waste management systems, corrals, wells, and septic systems shall comply with all applicable rules, regulations, and specifications, as required by regulatory agencies (see Condition 28a).

- 2. Silage, potatoes or any feed product resulting from the ensilage process shall be located a minimum of seven hundred (700') feet from any existing residence not belonging to the owner or operator of the CAFO; and**

Finding: No existing residence that does not belong to the owner and operator of the proposed CAFO expansion is located within 700 feet (see Condition 28b).

- 3. All agricultural buildings, feed storage areas, feed bunks or feed racks shall be setback a minimum of one hundred (100') feet from property lines and public rights of way; and**

Finding: §7-2-14 treats contiguous parcels under common ownership as a single property for development purposes. Most existing agricultural buildings are set back at least 100 feet from property lines and public rights-of-way. There are five existing agricultural buildings on the southern portion of the Site that are less than 100 feet from the southern property line. Two of these structures that are to the east, existed when the 2015 expansion was approved. No agricultural buildings are included as part of this approval.

4. **Lights shall be placed and shielded to direct the light source down and inside the property lines of the expanding and/or New CAFO. All direct glare from the CAFO lights shall be contained within the CAFO facility area; and**

Finding: Based on the Application materials, no lighting is proposed for the expansion. Condition 28d requires that all lighting be placed and shielded to direct the light source downward and within the CAFO expansion's property lines, and that all direct glare from the CAFO lights be contained within the CAFO facility area. In addition, prior to the Operation Permit being approved, the Applicant will be required to submit a lighting plan.

5. **No expanding and/or New CAFO facility area shall be approved and/or located within a minimum of one and one-half (1 ½) miles of a parcel of property in a residential zone or a platted, approved or developed subdivision or an unincorporated townsite that has been platted for five (5) years or more as of January 20, 1994. If however, a subdivision or un-incorporated townsite has been platted for five (5) years or more and no public improvements have been built, the minimum one and one-half (1½) mile setback shall not be applied to that subdivision or unincorporated townsite. Public improvements are those required by this Ordinance; and**

Finding: Based on aerial imagery and Elmore County records, the proposed CAFO expansion is not within 1 ½ miles of a residential zone, platted subdivision, or incorporated townsite.

6. **The animal waste management system shall not be located or operated closer than a minimum of one thousand three hundred twenty (1,320') feet from an existing residence belonging to someone other than the Applicant, or be located and/or operated closer than a minimum of three hundred (300') feet from property lines. However, the animal waste management system for new swine or poultry Facilities shall not be located closer than a minimum of two miles of an occupied residence not part of the new facility or owned, occupied or leased by the owner of the new facility. Such setbacks may be reduced if the owner and occupant of the residence consent in writing; and**

Finding: No existing residences, other than the Applicant's, are located within 1,320 feet of the existing animal waste management system.

§7-2-14 treats contiguous parcels under common ownership as a single property for development purposes.

	Existing Lagoon 1 approximate setback	Existing Lagoon 2	Existing Lagoon 3
North	310 feet	330 feet	2,730 feet
South	1,850 feet	1,830 feet	2,110 feet
East	4,030 feet	4,757 feet	5,635 feet

West ¹	990 feet	2,665 feet	1,350 feet
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1. Measurements were taken from the westernmost AG-zoned property.

No new animal waste management systems are proposed as part of this Application.

7. No animal waste management system shall be located and/or operated closer than a minimum of five hundred (500') feet from a domestic well; and

Finding: All existing animal waste management systems are located more than 3,000 feet from any domestic well. The nearest domestic well is located southwest of SW Sunview Avenue, which the Applicant owns. No new animal waste management systems are proposed as part of this request. Any future animal waste management systems would be required to undergo the CAFO Siting Permit and CUP processes.

8. No animal waste management system shall be located closer than a minimum of three hundred (300') feet from a public right of way; and

Finding: The existing animal waste management systems are located on the northern side of parcels RP05S06E070010 and RP05S06E080100, more than 1,000 feet from Blanksma Road, outside the public right-of-way. No new animal waste management systems are proposed as part of this request. Any future animal waste management systems would be required to undergo the CAFO Siting Permit and CUP processes. (see Condition 28e).

9. No expanding and/or New CAFO facility area shall be approved and/or located within a minimum of one and one-half (1 ½) miles of the Snake and/or Boise Rivers or within a floodplain as set out on the most recent Federal Emergency Management Agency Flood Insurance Rate Map for Elmore County; and

Finding: The existing and proposed expansion of the CAFO is not located within 1 ½ miles of the Snake River or Boise River and is not within a mapped floodplain.

10. Aquaculture CAFOs are exempt from the setbacks contained herein except for the storage of solid waste on the land; and

Finding: The request is an expansion of cattle AUs; therefore, the Commission finds that an aquaculture CAFO is not proposed.

11. The setbacks contained herein shall not apply to Land Application, except that Animal Waste from a swine or poultry CAFO facility area shall not be land applied within a minimum of one (1) mile of a residence not part of the New CAFO or owned, occupied or leased by the owner of the New CAFO. Such setback may be reduced if the owner and occupant of the residence consent in writing

Finding: The Applicant requests an expansion of cattle AUs; therefore, the Commission finds that no swine and poultry are proposed as part of this request.

14) The Commission finds the required findings pertaining to a Master Site Plan per Zoning Ordinance §10-6-7(A) are met.

1. The Master Site Plan complies with the applicable Comprehensive Plan; and

Finding: Please refer to findings under Zoning Ordinance §7-9-7 (A.2).

2. When applicable, the master site plan complies with Section 10-6-4 General Required Standards; in regard to:

a. Location of Structures on the site; and

Finding: Existing structures are shown on the Master Site Plan. Existing structures include the Sunview Dairy office, two milk parlors, a commodity barn, and shade structures. No future structures are approved as part of this request.

b. Non-Vehicular Access and Internal Circulation;

Finding: Due to the facility's operations, non-vehicular access and internal circulation are not necessary.

c. Automobile Access and Internal Circulation; and

Finding: Existing access to the Site is provided off Blanksma Road, and the Site contains existing internal circulation that will accommodate the proposed expansion. No new access points are proposed. A Private Road Application has been submitted by the Applicant for internal circulation and will be reviewed and approved by the County Engineer (see Condition 13).

d. Additional Off-street Parking Design Standards.

Finding: Off-street parking is located at the Sunview Office, milking parlors, commodity barn, and maintenance buildings. Per Table §10-8-5 of the Zoning Ordinance, agricultural uses require one parking stall per two employees. Off-street parking, including standard parking stalls and parking stalls compliant with the Americans with Disabilities Act (ADA), is required (see Condition 14).

3. The applicant has submitted a natural features analysis compliant with section 10-6-5 indicating that the proposed development and master site plan sufficiently address:

a. Any natural constraints detected or observed; and

Finding: The Applicant provided a natural features analysis examining hydrology, soils, topography, and vegetation, and found that the proposed expansion would not be subject to any natural constraints. The CAFO expansion would remain within the existing CAFO boundary; therefore, no new natural features would be impacted.

b. Historical and Cultural Resources; and

Finding: The Applicant provided an analysis of historic resources. A request for review was submitted to the SHPO, and a desktop review found no historic or cultural resources on the Site.

The CAFO expansion would remain within the existing CAFO boundary; therefore, no historical and cultural resources would be impacted. Due to the amount of past and existing disturbance on the Site, it is unlikely that any historical and cultural resources would be discovered as the facility expands within its existing footprint.

c. Sensitive Plant and Wildlife Species; and

Finding: The Applicant provided a sensitive plant and wildlife species analysis using the web-based IPAC software provided by the U.S. Fish and Wildlife Service (USFWS). According to the “official species list,” three species of concern that could potentially overlap the Site include the monarch butterfly (endangered), Suckley’s cuckoo bumble bee (endangered), and slickspot peppergrass (threatened). No federally designated critical habitats for Endangered Species Act-listed species are located on the Site. The Site is an existing agricultural facility with future expansion within the existing footprint; therefore, the expansion would not result in new or increased impacts on sensitive plant or wildlife species.

d. Any impacts on Natural Features

Finding: As explained in the Master Site Plan narrative, the Site is an existing facility, and future improvements would be contained within the existing footprint; therefore, no impacts to natural features are anticipated.

4. The master site plan complies with section 10-6-6 Other required standards; in regard to:

a. Screening; and

Finding: The CAFO expansion is located on Ag-zoned property adjacent to an Air Base Hazard Zone and Ag-zoned areas; therefore, no screening is necessary for the proposed use.

b. Drainage; and

Finding: All drainage would be contained on the Site. On-site drainage generally flows north and west to the pond systems, and all stormwater and wastewater would be contained in the existing ponds. ISDA oversees the approval and sizing of ponds.

c. Water Supply and Sewage Disposal; and

Finding: An existing septic system serves the office building. No additional septic systems are proposed at this time. If future improvements include restroom facilities, a septic system would be designed and installed in accordance with CDH requirements. The facility is served by private wells, and no new wells are proposed (see Condition 3).

Three existing water rights support commercial and stock water use for the existing operations, supplying 3.17 cubic feet per second and 476.5 acre-feet for dairy use. A

transfer of water rights will be required to support the expanded herd size. The Applicant anticipates transferring the water rights from irrigation rights.

d. Filling, Excavation, and Earthmoving; and

Finding: The expansion on AUs will not require any filling, excavation, and earthmoving. All stormwater runoff would be contained on Site.

e. Irrigation Services and Delivery Systems; and

Finding: No new irrigation canals, ditches, laterals, or associated rights-of-way located on or adjacent to the property are proposed. No landscaping is proposed. No irrigation services or delivery systems are required to support the proposed use.

f. Utilities; and

Finding: No new utility infrastructure is proposed in this request. Existing utilities are proposed to remain in their current locations without modification.

g. Maintenance; and

Finding: The property owner or operator will be responsible for controlling noxious weeds; for regularly collecting, containing, and removing trash from the Site; and for following the Nuisance Management Plan to mitigate on-site nuisances (see Condition 18).

h. Supplemental Information; and

Finding: The Applicant provided an analysis of hazardous areas, including flood hazards, drainage limitations, groundwater conditions, steep slopes, geological constraints, and buried infrastructure. No hazardous areas are located on the Site. No additional supplemental information is needed.

i. Alternate Site Development.

Finding: The Applicant has not provided a request for Alternate Site Development.

CONCLUSIONS OF LAW

Based on the aforementioned findings of fact, the Commission concludes that the proposed CUP-2025-30 with Master Site Plan and CAFO-2025-01 has complied with the following legislative documents governing the Application:

- A. Elmore County 2014 Comprehensive Plan, adopted as Resolution 562-15 on January 14, 2014; and
- B. Zoning Ordinance adopted as Ordinance 2018-03 on May 18, 2018, and all amendments thereof; and
- C. The Local Land Use Planning Act, Idaho Code § 67-6501 et seq.; and
- D. Other applicable local, state, and federal laws.

ORDER – CONDITIONS OF APPROVAL

Based on the Findings of Fact and Conclusion of Law, the Commission APPROVES CUP-2025-30 with Master Site Plan and CAFO-2025-01 with the following conditions of approval.

General

1. Approval

A Conditional Use Permit (CUP-2025-30) with Master Site Plan, dated May 11, 2026, and Confined Animal Feeding Operation Siting Permit (CAFO-2025-01) is granted to Sunview Dairy (Applicant) to expand Sunview Dairy, classified as Dairy (CAFO Permit Category) under Elmore County Zoning Ordinance) §7-2-87 on assessor's parcel numbers RP05S06E067210, RP05S06E070010, RP05S06E080100, RP05S06E082000, and RP05S06E081800.

All development of the Site shall comply with the conditions of approval of CUP-2025-30 with the Master Site Plan and CAFO-2025-01, as well as the Zoning Ordinance. Any violation thereof shall result in revocation of CUP-2025-30 and CAFO-2025-01.

2. All conditions of approval for CUP-2025-01, including the Master Site Plan, and CAFO-2025-01, shall run with the Site and be binding upon the Applicant and all heirs, transferees, successors, and assigns

3. Regulatory Compliance

The CAFO and all facility plans shall comply with the Elmore County Amended Zoning and Development Ordinance, Title 7, Chapter 12, and all relevant federal, state, and local laws and ordinances. Any such violation will result in the revocation of this Conditional Use Permit and CAFO Siting Permit.

4. Air Base Hazard Zone Restriction

No further expansion of CAFO activities shall occur within the Air Base Hazard Zone located in the NW 1/4, Section 7, Township 5 South, Range 6 East, B.M.

5. Radio Frequency / Electromagnetic Interference (RF/EMI) and Airspace Coordination.

All communication devices, telemetry systems, and drone control equipment shall comply with FCC regulations and operate on frequencies that do not cause electromagnetic interference with Mountain Home Air Force Base communication and navigational systems. All drone flight profiles and operating schedules shall be coordinated with Mountain Home Air Force Base airfield operations command to prevent physical conflicts in the shared airspace.

6. Water Rights

Prior to the issuance of building permits or commencement of the expanded operation, the Applicant shall demonstrate that an adequate legal water supply is available to serve the approved CAFO and/or the proposed herd size post-construction. Documentation may include valid water rights, approved transfers, leases, or other authorizations from the Idaho Department of Water Resources, as applicable. Water use shall comply with all applicable Idaho water-right requirements.

7. Animal Unit Limitation

The total number of bovine animal units (AUs) shall not exceed 20,000 without further jurisdictional approval required. No other species of animal is permitted under this approval.

8. Permit Modifications

Any proposed modification to the approved CAFO that may deviate from the terms or conditions of this permit shall require submission of a written change request to the Director pursuant to §7-12-11 (CAFO Operation Permit and Modifications).

9. Liability Insurance

The Applicant shall submit proof of liability insurance to Elmore County annually for the duration that liquid animal waste is managed on Site.

10. Taxes and Property Maintenance

The Applicant shall ensure all property taxes are kept current, and the Site is maintained in compliance with all state, federal, and local laws and regulations.

11. Commencement

Construction shall commence within 1 year of issuance of CUP-2025-30 and CAFO-2025-01 and shall include:

- a.** Conversion of herd composition from Jersey to Holstein dairy cows, including the addition of heifers and calves;
- b.** Increase in herd size; and
- c.** Construction of heifer corrals along the west end of the facility.

If construction does not commence within 1 year, the Applicant shall appear before the Planning and Zoning Commission to demonstrate measurable progress toward initiation of construction. The Applicant shall continue to appear annually thereafter until construction commences.

Conditions to Be Satisfied Prior to the Commencement of Construction

12. Turn Warrant Analysis

Prior to commencement of construction, the Applicant shall provide a turn-lane warrant analysis for the intersection of Blanksma Road and Highway 51 to ITD and the Department. The analysis should consider the increase in trips generated by all phases. If a turn lane is deemed necessary, the Applicant shall construct it in accordance with ITD requirements.

13. Private Road

Prior to the start of construction, a Private Road Application shall be reviewed and approved by the County Engineer.

14. Parking

Prior to the issuance of a building permit, the Applicant shall demonstrate compliance with the minimum parking and ADA-accessible parking requirements of Title 10, Chapter 8 by submitting a parking plan for the Department's review and approval. Based on the proposed employment at full build-out of 150 employees, a minimum of seventy-five (75) standard parking stalls and four (4) ADA-accessible parking stalls are required. Any additional parking proposed shall require additional ADA-accessible parking stalls in accordance with Title 10, Chapter 8.

15. Notice of Construction

The Applicant shall notify the Director in writing when construction begins.

16. Building Permits

A building permit shall be obtained for each structure prior to construction.

17. Site Plan

Construction shall be completed in substantial conformance with the approved Master Site Plan. Minor modifications may be approved administratively in accordance with Elmore County Code §10-6-3(C). Proposed modifications that exceed the administrative modification allowances or otherwise constitute a substantial change to the approved Master Site Plan shall require submission of a revised site plan and approval through the applicable County review process prior to implementation.

18. Nuisance Management Plan

A revised Nuisance Management Plan that incorporates strict wildlife and waste management to effectively mitigate attractants and secure feed supplies where possible shall be provided to the Department before the commencement of construction or the addition of herd. The revised Nuisance Management Plan shall also include robust, continuous dust mitigation measures for unpaved roads.

Conditions to Be Satisfied Prior to Commencement of Operations

19. Operation Permit Required

Upon completion of construction and prior to operation of the CAFO expansion, the Applicant shall apply for and obtain an Operation Permit from the Director.

20. Agency Approvals

An Operation Permit shall not be issued until the Applicant provides proof that all required permits and management plans have been approved by the Idaho State Department of Agriculture and any other applicable regulatory agencies.

21. Wells and Septic Systems

If a new well or septic system is required at any time, the Applicant shall comply with the requirements of the Idaho Department of Water Resources and Central District Health. No building permit and operation permit will be issued until agency approval is obtained and a copy provided to county staff.

Transportation

22. Driveway and Access Approval

Any new driveways or access points on Blanksma Road shall be subject to review and approval by the Glens Ferry Highway District.

Nuisance Control and Waste Management

23. Nuisance Management Plan

The CAFO shall comply with best management practices for odor, waste, dust, and pests in accordance with the Nuisance Management Plan approved by the Department and consistent with the requirements of the Idaho Department of Environmental Quality and the Idaho State Department of Agriculture.

24. Nutrient Management Plan

The Applicant shall comply with the Nutrient Management Plan approved by the Idaho State Department of Agriculture.

25. Dead Animal Disposal

The Applicant shall comply with all IDAPA rules governing dead animal movement and disposal.

26. Land Application of Waste

The Applicant shall comply with the terms of its Nutrient Management Plan for Land Application approved by the Idaho State Department of Agriculture and any other regulatory agency.

27. Seasonal Restrictions

Liquid animal waste shall not be applied on snow, ice, or frozen soil.

Setbacks

28. Setback Compliance

The Applicant shall comply with all CAFO site setbacks, including the following.

a. Regulatory Compliance

The location of animal waste management systems, corrals, wells, and septic systems shall conform to all applicable rules, regulations, and specifications as required by any regulatory agencies.

b. Feed and Silage Storage

Silage, potatoes, or any feed product resulting from the ensilage process shall be located a minimum of 700 feet from any existing residence not belonging to the CAFO's owner or operator.

c. Property Line and Right-of-Way Setbacks

All agricultural buildings, feed bunks or feed racks, corrals, and feed storage areas shall be setback a minimum of 100 feet from property lines and public rights of way. All agricultural buildings, feed bunks or feed racks, corrals, and feed storage areas will be required to submit a site plan showing the proposed location and setback to the Department for approval prior to construction or activity.

d. Lighting Standards

All exterior lighting shall be fully shielded, downward facing (full cutoff), and limited to minimum brightness necessary for safety to prevent upward or horizontal light pollution. All direct glare from the CAFO lights shall be contained within the CAFO facility area. Lighting details for exterior doors shall be provided to the Department with all building permits. No exterior light poles shall be installed without the submittal and approval of a photometric lighting plan.

e. Waste Management System Setbacks

Any existing animal waste management systems shall not be located closer than 1,320' feet from an existing residence belonging to someone other than the Applicant and shall not be located and/or operated closer than a minimum of 300 feet from non-contiguous property lines. No new animal waste management systems are approved for CUP-2024-06 and CAFO-2025-01. Any new animal waste management systems shall require the approval of a new CAFO Siting Permit and CUP.

f. Domestic Well Setbacks

All existing animal waste management systems shall be located in their existing location that is located more than 3,000 feet from a domestic well. No new animal waste management systems are approved for CUP-2024-06 and CAFO-2025-01. Any new animal waste management systems shall require the approval of a new CAFO Siting Permit and CUP.

g. Public Right-of-Way Setbacks

All existing animal waste management systems shall be located in their existing location that meets the 300 foot setback from the public right-of-way. No new animal waste management systems are approved for CUP-2024-06 and CAFO-2025-01. Any new animal waste management systems shall require the approval of a new CAFO Siting Permit and CUP.

h. Land Application Exemption

The setbacks contained herein shall not apply to land application.

Dated this 24th day of September 2026

COMMISSION VOTE:

CHAIRPERSON PATTI OSBORN	VOTED	AYE
VICE CHAIRMAN JEFF BLANKSMA	VOTED	AYE
SUSAN FISH	VOTED	AYE
ED OPPEDYK	VOTED	AYE
K.C.DEURIG	VOTED	AYE
MITCH SMITH	VOTED	AYE

Patti Osborn, Chair

ATTEST:

James Roddin, Director

NOTICE PURSUANT TO IDAHO CODE § 67-6519(5)(C)

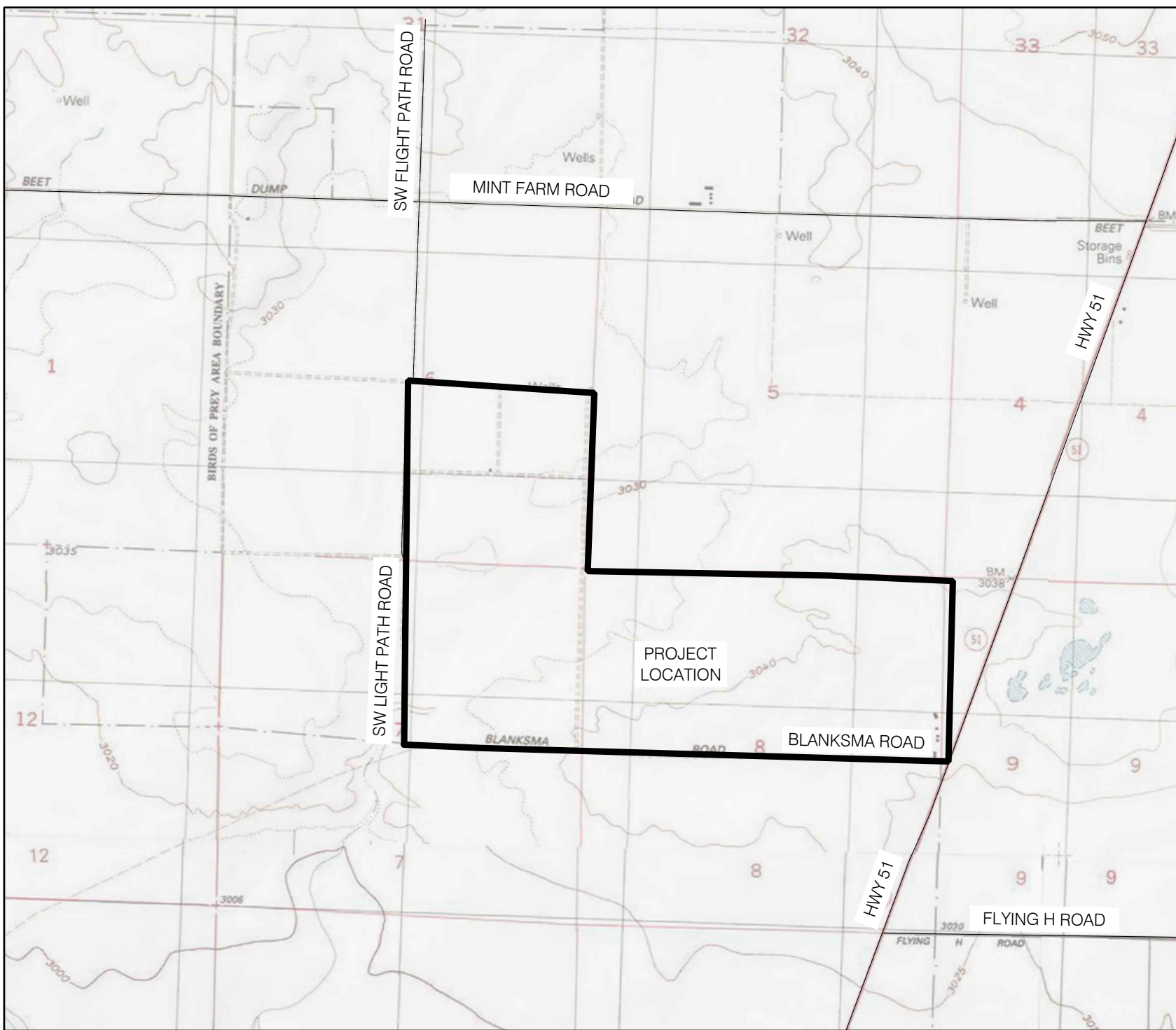
The Applicant shall have the right to request a regulatory taking analysis pursuant to Idaho Code § 67-8003. An applicant denied an application or aggrieved by a final decision concerning matters identified in Idaho Code § 67-6521(1)(a) may, within twenty-eight (28) days after all remedies have been exhausted under local ordinance seek judicial review under the procedures provided by Title 67, Chapter 52, Idaho Code.

NOTICE PURSUANT ZONING ORDINANCE SECTION 7-3-10 E-F

A decision made by the Elmore County Planning and Zoning Commission may be appealed to the Board of Elmore County Commissioners provided the appeal application is complete, and appeal fee is submitted to the Land Use and Building Department within fourteen (14) calendar days of Commission action. Questions concerning appeals or deadlines should be asked of the Elmore County Land Use and Building Department.

SUNVIEW DAIRY - MASTER SITE PLAN

BEING A PART OF SECTIONS 6-8, TOWNSHIP 5 SOUTH, RANGE 06
EAST OF THE 6TH P.M., COUNTY OF ELMORE, STATE OF IDAHO.



VICINITY MAP

SCALE: 1" = 2000'

NOTES

1. NO ADDITIONAL GRADING IS PROPOSED.
2. AGRICULTURAL USE - URBAN DESIGN PRINCIPLES AND REQUIREMENTS DO NOT APPLY.
3. BIOSECURE FACILITY NOT OPEN TO THE GENERAL PUBLIC.
4. FACILITY WILL OPERATE IN CONFORMANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
5. LANDSCAPING AND SCREENING ARE NOT APPLICABLE TO AN AGRICULTURAL DAIRY FACILITY.

SCOPE

TO AMEND AN EXISTING DAIRY CAFO PERMIT AND PLAN FOR FUTURE IMPROVEMENTS.

Sheet List Table

SHEET NUMBER	SHEET TITLE
C-1	COVER SHEET
EX-1	EXISTING CONDITIONS
ST-1	OVERALL SITE
SPR-1	SPR SITE PLAN
DT-1	DETAILS
PK-1	CONCEPT PARKING LAYOUT
PK-2	CONCEPT PARKING LAYOUT DETAILS
UT-1	UTILITY PLAN
ENV-1	ENVIROMENTAL ANALYSIS MAP

LEGEND

	CAFO BOUNDARY
	PROPERTY BOUNDARY
	EXISTING ROADS
	EXISTING PONDS
	EXISTING PENS
	EXISTING OVERHEAD POWER
	EXISTING POWER POLE
	EXISTING LIGHTS
	EXISTING WELL
	EXISTING STRUCTURES
	PROPOSED STRUCTURES

PROJECT INFORMATION

PROJECT LOCATION:
6600 BLANKSMA RD,
MOUNTAIN HOME, ID 83647

PROPERTY OWNER:
SUN VIEW DAIRY
ED DeGROOT
208-941-9308

PLANNER / ENGINEER / PREPARED BY:
AGPROFESSIONALS
HANNAH DUTROW
VALENE CAUHORN
213 CANYON CREST DR,
SUITE 100, TWIN FALLS, ID
83301
PH. # 208-595-5301
Fax. # 970-535-9854

PROJECT NUMBER:
AGPRO PROJECT # 27117-01

COVER SHEET



AGPRO

professionals

DEVELOPERS OF AGRICULTURE

4505 29th Street
Greeley, CO 80634
(970) 535-9318 • fax: (970) 535-9854

213 Canyon Crest Dr, Suite 100,
Twin Falls, ID 83301
(208) 595-5301



SUNVIEW DAIRY
COVER SHEET
ELMORE COUNTY, ID

SHEET:
C-1

EXISTING CONDITIONS



DATE:	September 10, 2026	DRAWN BY:	AGPRO
ISSUE / REVISION:			
A	ISSUED FOR REVIEW		08/20/26



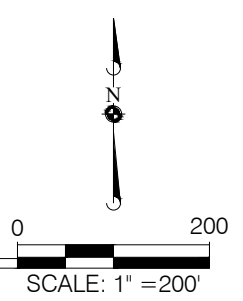
**AGPRO**professionals
DEVELOPERS OF AGRICULTURE

4505 29th Street
Greeley, CO 80634
(970) 535-9318 • fax: (970) 535-9854

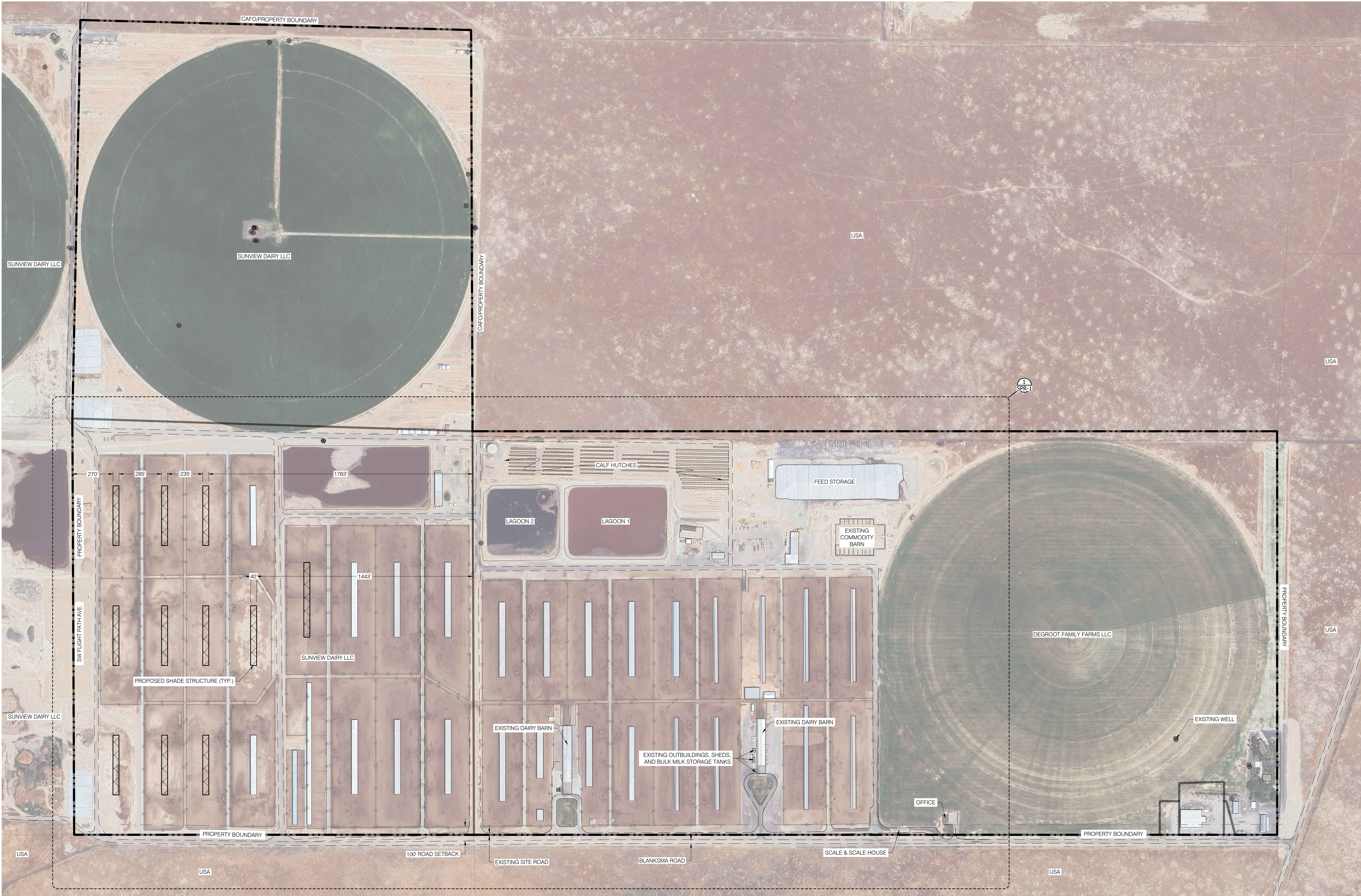
218 Canyon Crest Dr, Suite 100
Twin Falls, ID 83301
(208) 595-5301



SUNVIEW DAIRY
EXISTING CONDITIONS
ELMORE COUNTY, ID



OVERALL SITE



DATE: September 10, 2026		DRAWN BY: AGPRO	
ISSUE / REVISION:		08/2026	
A		ISSUED FOR REVIEW	



**AGPRO**professionals
DEVELOPERS OF AGRICULTURE

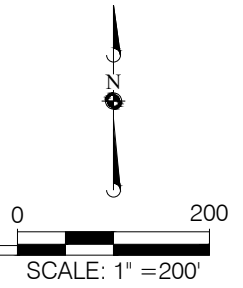
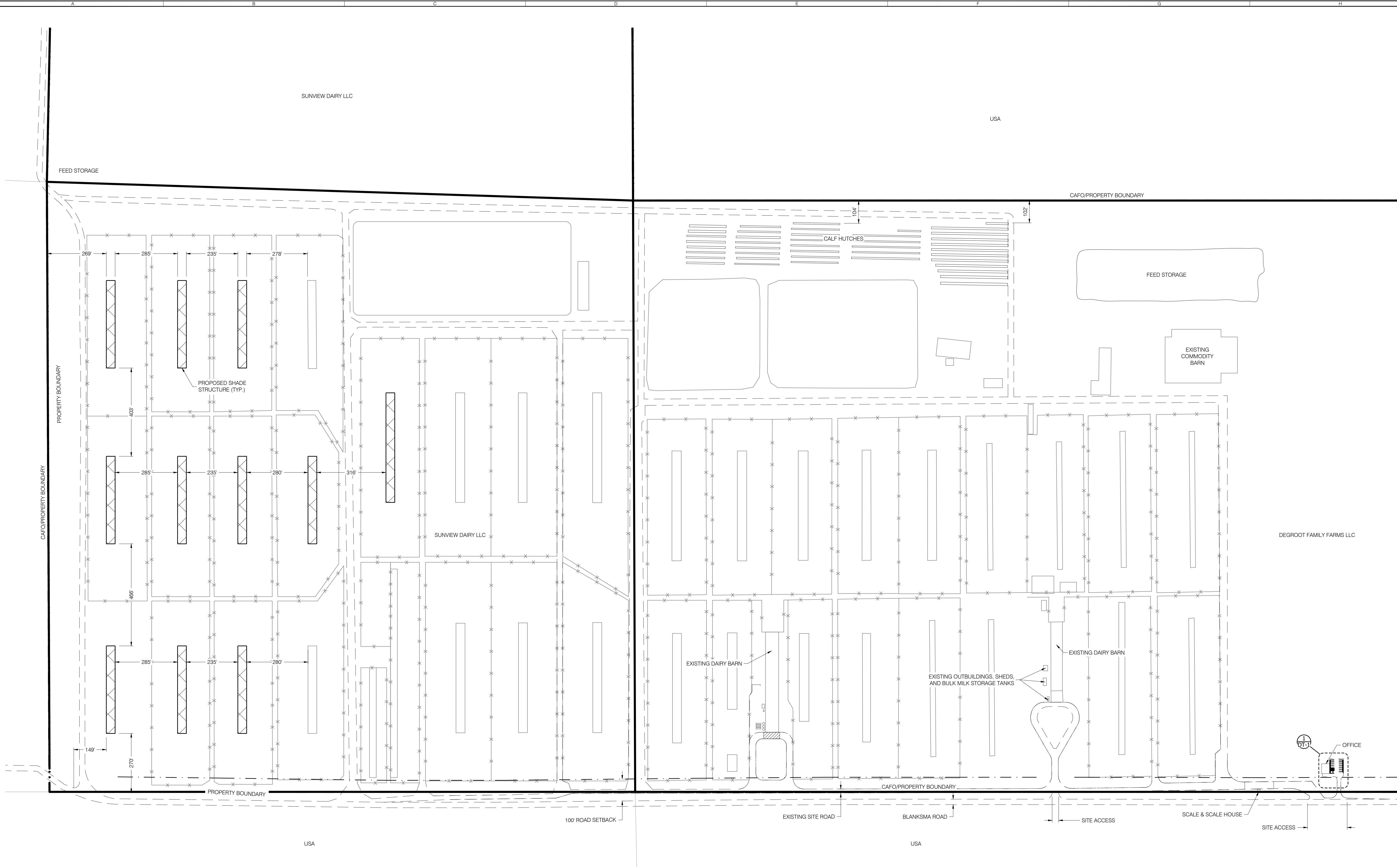
4505 29th Street
Greeley, CO 80634
(970) 535-9318 • fax: (970) 535-9854

218 Canyon Crest Dr, Suite 100,
Twin Falls, ID 83301
(208) 595-5301



SUNVIEW DAIRY
OVERALL SITE
ELMORE COUNTY, ID

SPR SITE PLAN



DATE: September 10, 2026

ISSUE / REVISION:

ISSUED FOR REVIEW

A

08/20/26

811

CALL 811

CALL 811

CALL 811

AGPROfessionals

DEVELOPERS OF AGRICULTURE

4505 29th Street

Greeley, CO 80634

(970) 535-9318 • fax: (970) 535-9854

NOT FOR

APPROVAL

ONLY

CONSTRUCTION

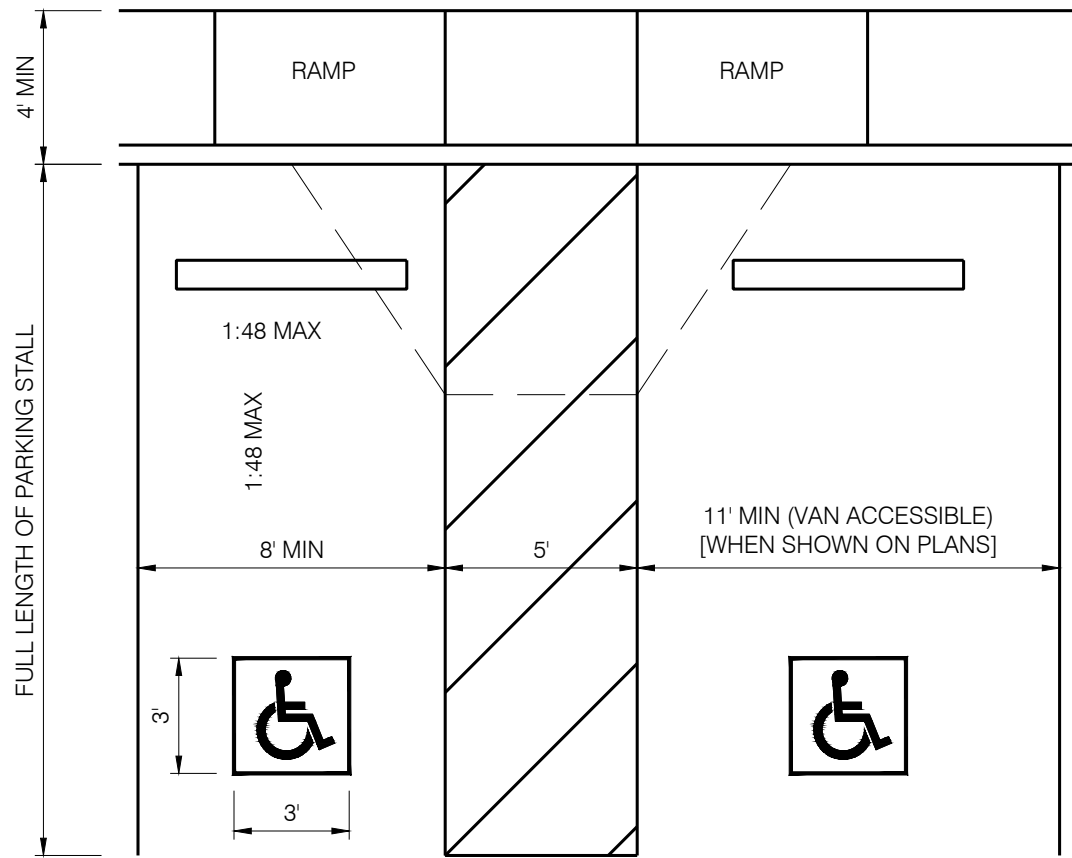
SUNVIEW DAIRY

SPR SITE PLAN

ELMORE COUNTY, ID

SHEET:

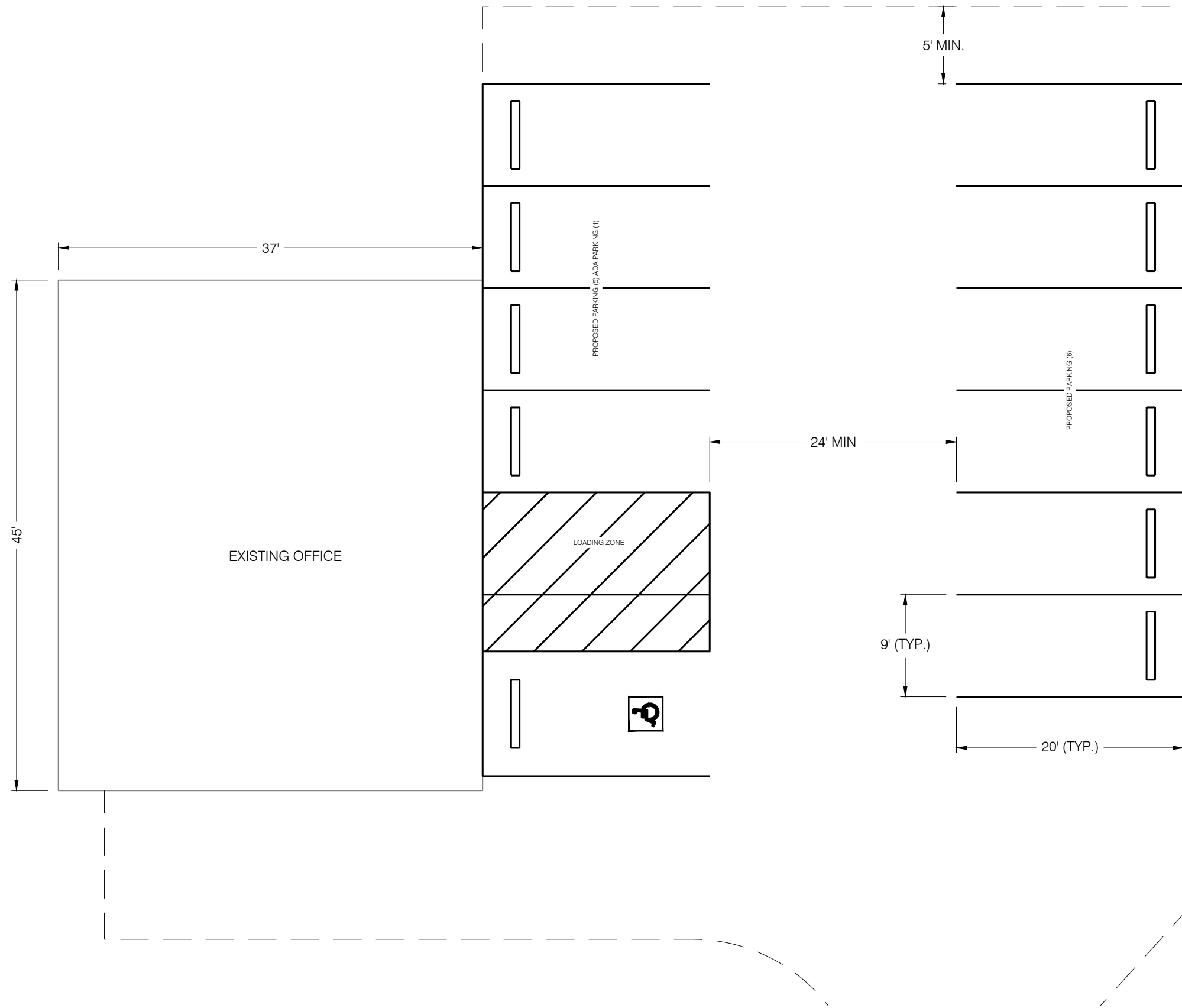
SPR-1



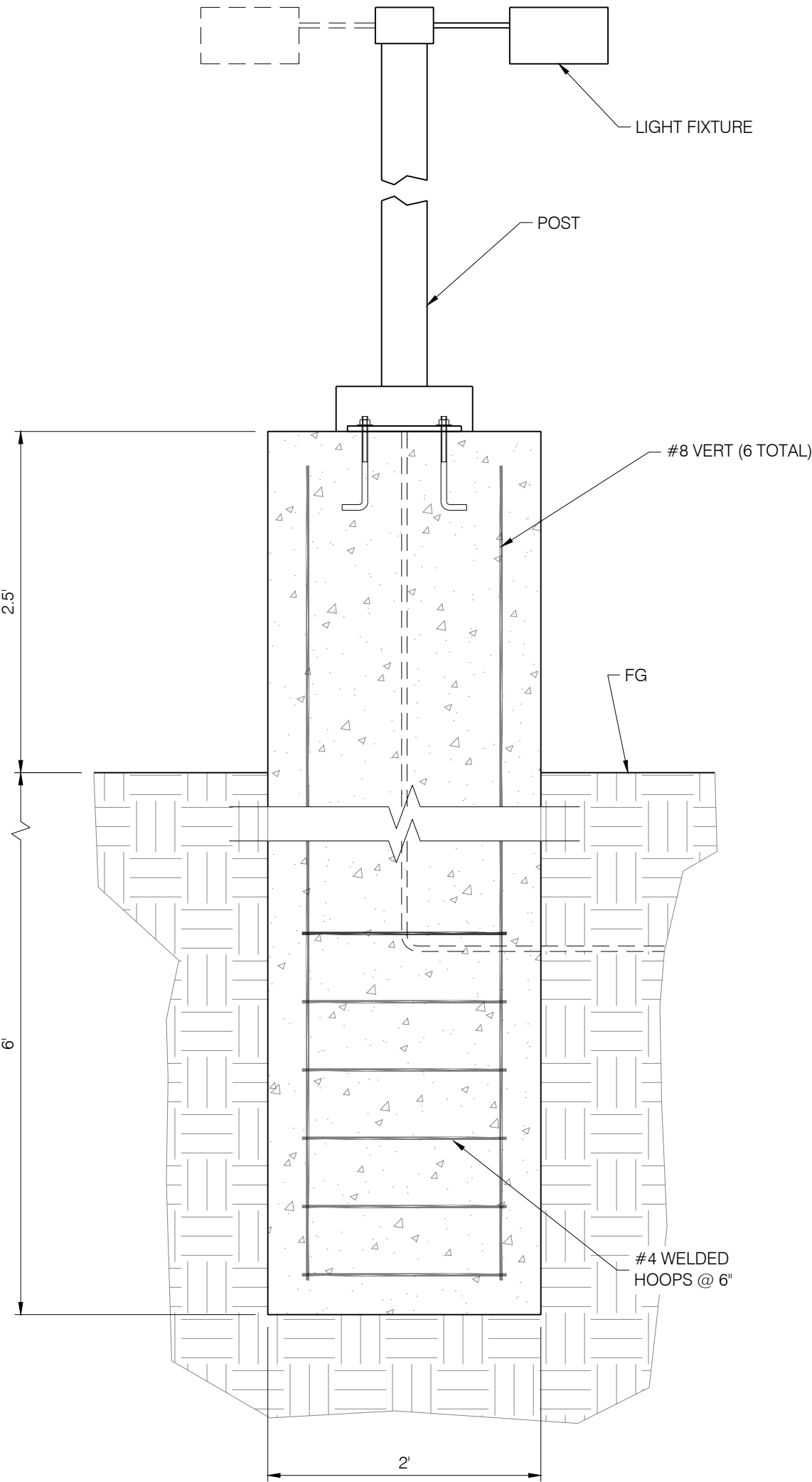
NOTE: PARKING SPACE AND LOADING ZONE SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.

ADA PARKING

SCALE: NTS



SCALE: 1"=10'



SCALE: NTS

- NOTE(S)
1. ALL PARKING WILL BE INTERNAL TO THE SITE.
 2. ALL ON-SITE LIGHTING IS TYPICAL OF DAIRY OPERATIONS, AND IS ADEQUATE FOR THE SAFETY AND WELFARE OF THE FACILITY.

1
DT-1

OFFICE PARKING DETAIL VIEW

LIGHTPOST

DETAILS

DATE: September 10, 2026

ISSUE / REVISION:

ISSUED FOR REVIEW

A

08/20/26

811

CALL 811

COM

AGPROfessionals

DEVELOPERS OF AGRICULTURE

4505 29th Street

Greeley, CO 80634

(970) 535-9318 • fax: (970) 535-9854

213 Canyon Crest Dr, Suite 100,

Twin Falls, ID 83301

(208) 595-5301

NOT FOR
APPROVAL
ONLY

SUNVIEW DAIRY

DETAILS

ELMORE COUNTY, ID

SHEET:

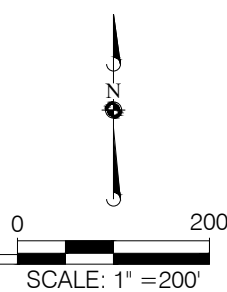
DT-1

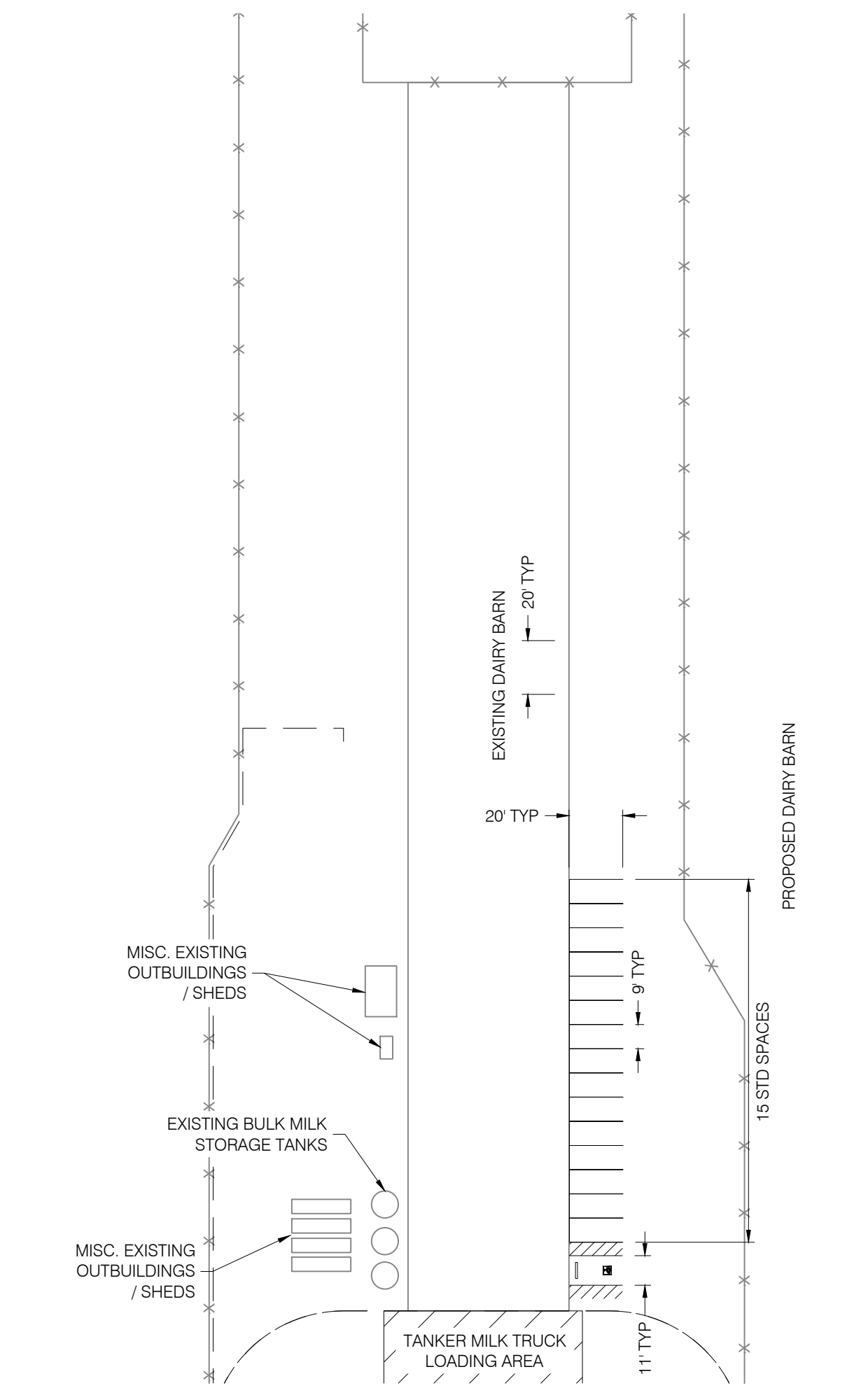
The site plan illustrates the layout of a dairy farm, divided into two main sections. The left section, owned by SUNVIEW DAIRY LLC, contains LAGOON 3, several EXISTING PENS, and a PROPOSED SHADE STRUCTURE (TYP.). The right section, owned by DEGROOT FAMILY FARMS LLC, features LAGOON 1, LAGOON 2, CALF HUTCHES, CONCRETE SETTLING CELLS, a MECHANICAL SEPARATOR, a COLLECTION PIT, and an EXISTING DAIRY BARN. The plan also shows various other structures including FEED STORAGE, an EXISTING COMMODITY BARN, and an OFFICE. A grid system with letters A-H and numbers 1-5 is used for location referencing. Key boundaries include the CAFO/PROPERTY BOUNDARY and the PROPERTY BOUNDARY. A 100' ROAD SETBACK is indicated at the bottom.

PARKING	
TYPE	NUMBER
DAIRY OPERATIONS, STD / ADA	50 / 2
OFFICE SPACES, STD / ADA	10 / 1
FARM EQUIP / TRUCKS	20

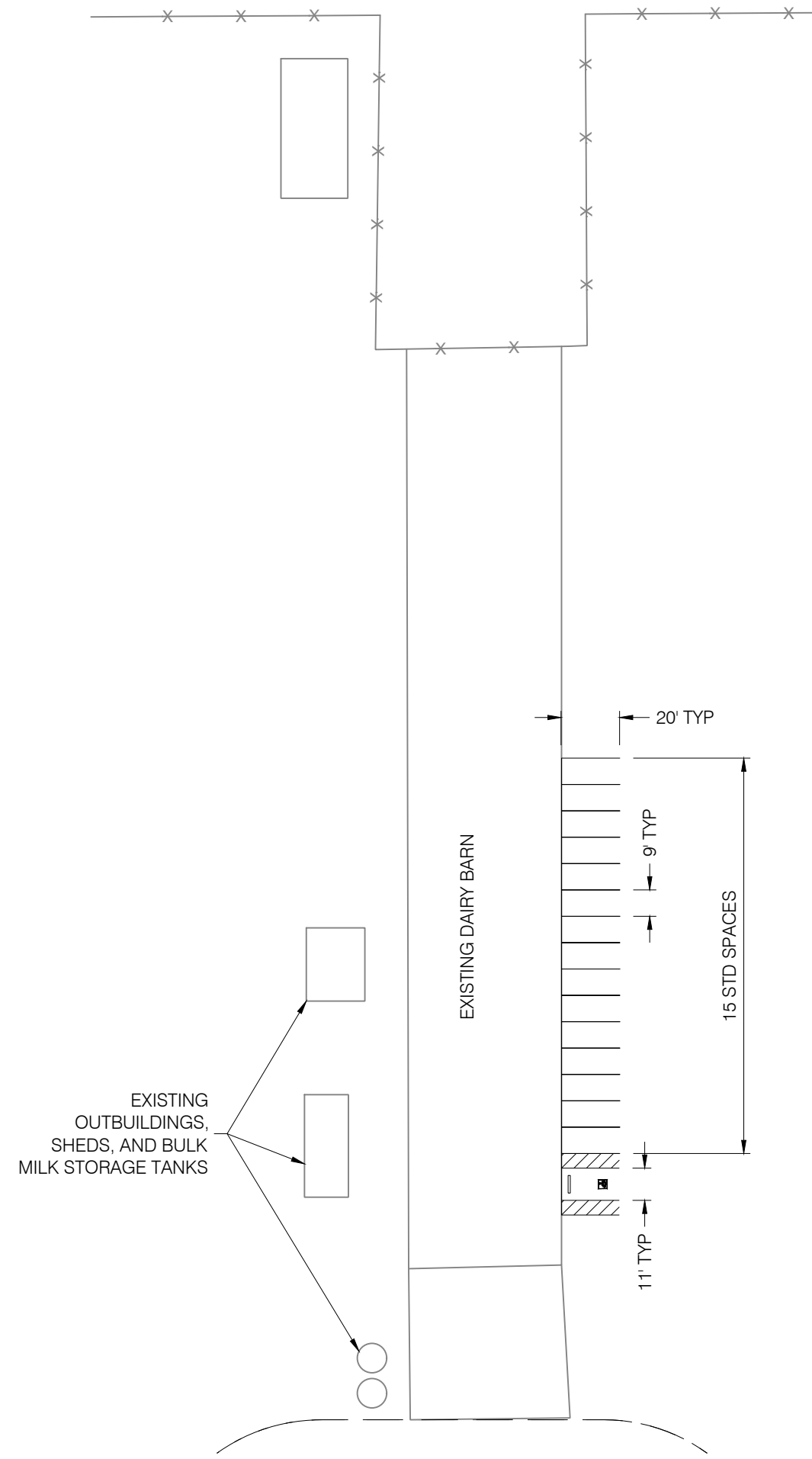
NOTE:

ADEQUATE PARKING IS PROVIDED TO ACCOMMODATE EMPLOYEES; ON STREET PARKING IS NOT REQUIRED. PARKING LAYOUT IS CONCEPTUAL AND MAY BE ADJUSTED TO MEET FACILITY NEEDS

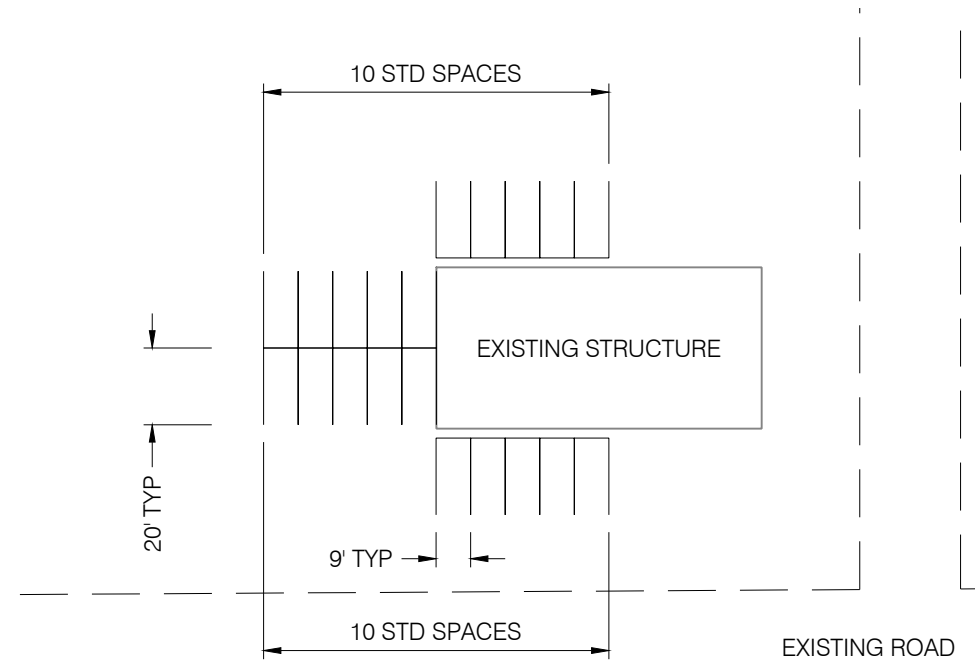




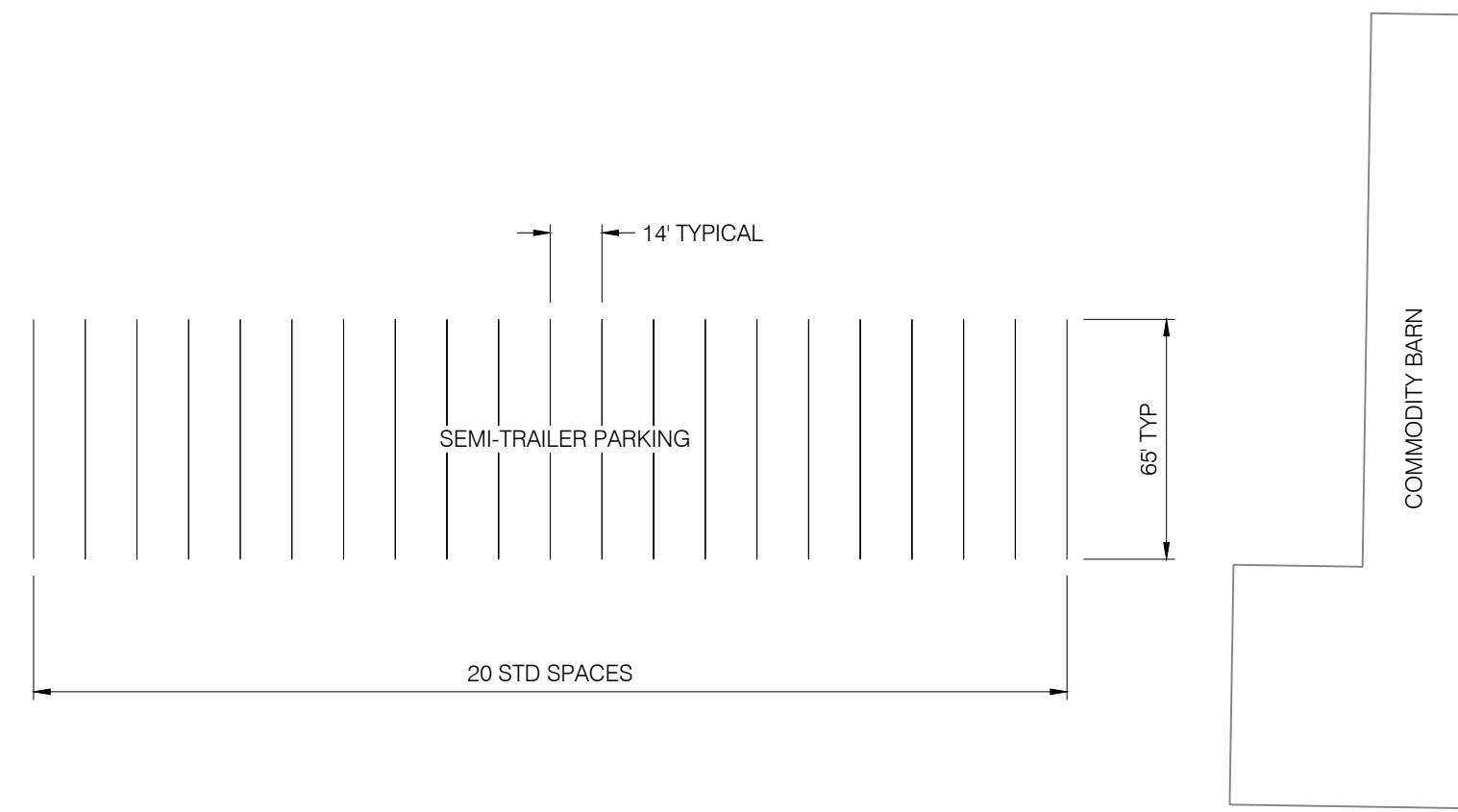
1 WEST LOT
SCALE: 1" = 50'



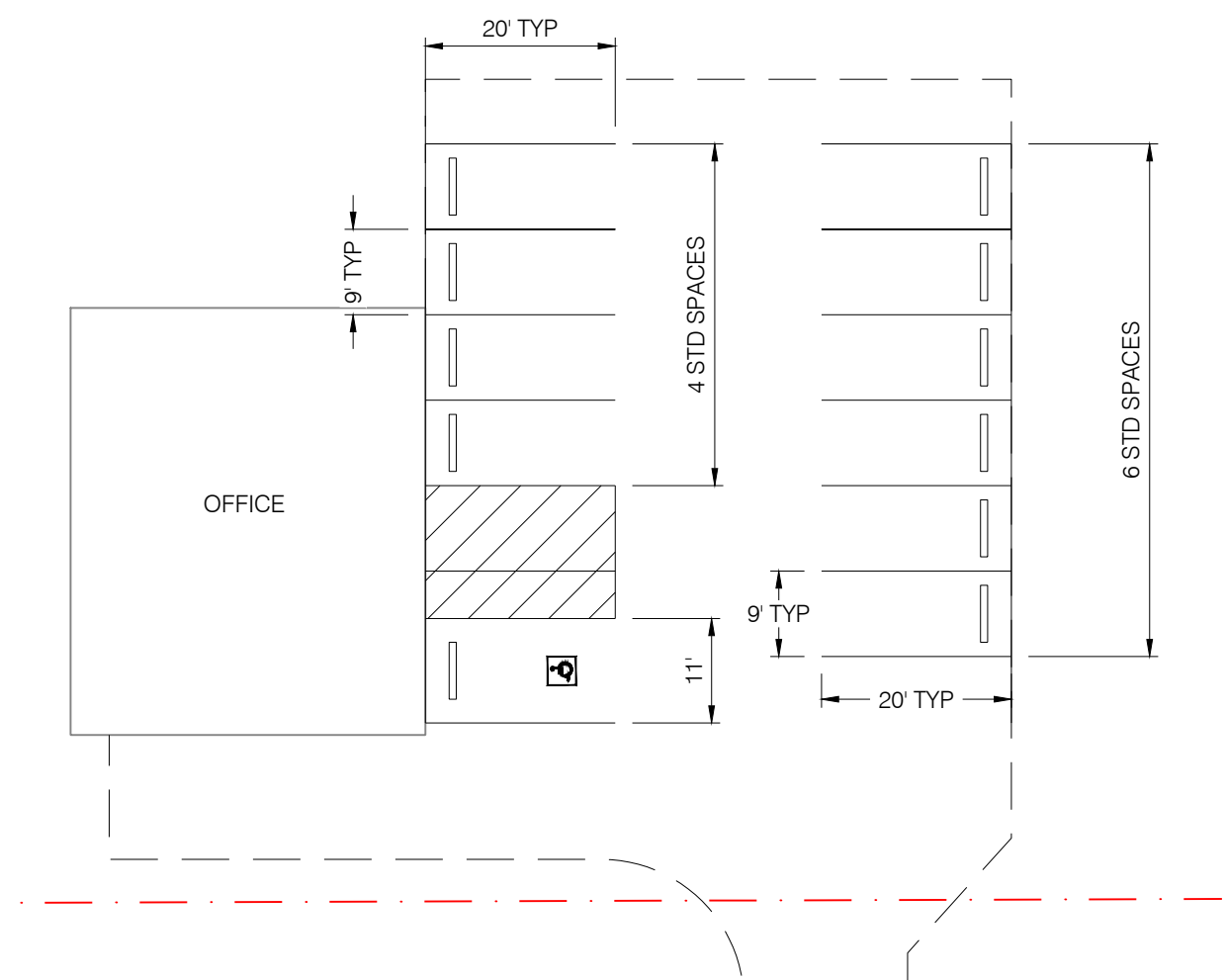
2 EAST LOT
SCALE: 1" = 50'



3 NORTH LOT
SCALE: 1" = 50'



4 SEMI LOT
SCALE: 1" = 50'



5 OFFICE
SCALE: 1" = 20'

PARKING CAPACITY	
LOT	CAPACITY
OFFICE, STD / ADA	10 / 1
WEST, STD / ADA	15 / 1
EAST, STD / ADA	15 / 1
NORTH, STD / ADA	20
SEMI	20 - FARM EQUIP / TRUCKS

TOTAL	
TYPE	NUMBER
DAIRY OPERATIONS, STD / ADA	50 / 2
OFFICE SPACES, STD / ADA	10 / 1
FINAL COUNT, STD / ADA	60 / 3
FARM EQUIP / TRUCKS	20

DATE: September 10, 2026	ISSUE / REVISION:	08/20/26
A	ISSUED FOR REVIEW	



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SUNVIEW DAIRY
CONCEPT PARKING LAYOUT DETAILS
ELMORE COUNTY, ID

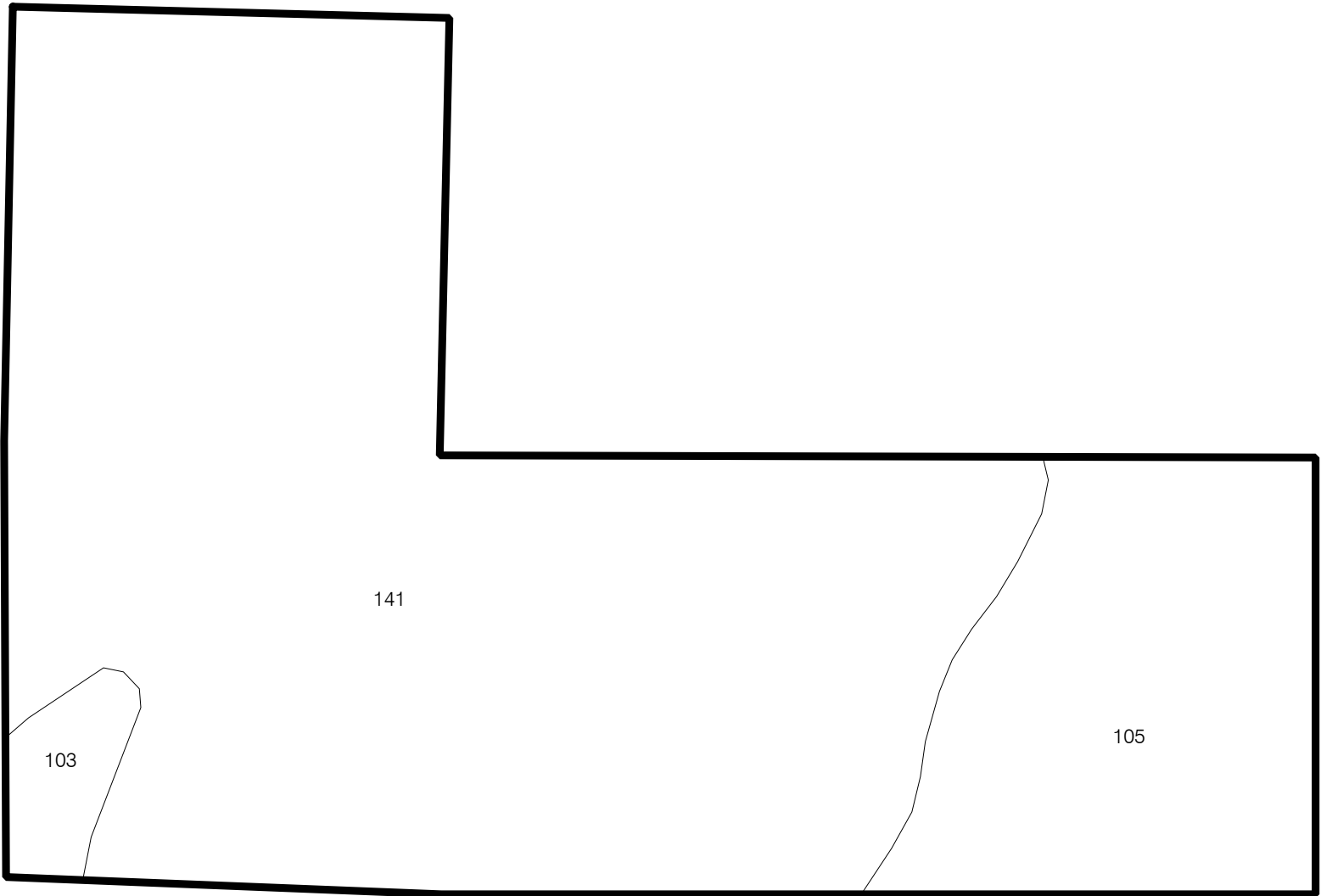
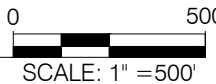
SHEET:

PK-2

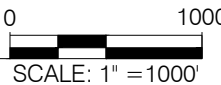
ENVIROMENTAL ANALYSIS MAP



SITE TOPOGRAPHY AND SLOPES



SOILS MAP



MAP UNIT LEGEND			
MAP UNIT SYMBOL	MAP UNIT NAME	ACRES IN AOI	PERCENT OF AOI
103	MINIDOKA-MINVENO SILT LOAMS, 0 TO 4 PERCENT SLOPES	26.4	3.2%
105	MINVENO SILT LOAM, 0 TO 4 PERCENT SLOPES	190.2	23.1%
141	SCISM SILT LOAM, 0 TO 4 PERCENT SLOPES	606.6	73.7%
TOTALS FOR AREA OF INTEREST		823.2	100.0%

NOTE(S)

1. NO FLOOD HAZARD ZONES, HIGH GROUND WATER, STEEP SLOPES & ROCK FORMATIONS ARE ON SITE.

NOTE

CONTOURS WERE PULLED FROM USGS DATA BASE USING GIS SOFTWARE JANUARY 20, 2026.



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SUNVIEW DAIRY
ENVIROMENTAL ANALYSIS MAP
ELMORE COUNTY, ID

SHEET:

ENV-1