

Exhibit 1

Francene Payne

From: Dan Whitted <daniel.t.whitted@gmail.com>
Sent: Monday, February 23, 2026 1:26 PM
To: Francene Payne
Subject: Whitted Conditional Variance March 6th 2026 11:30AM

To the Honorable Commissioners of Elmore County ... Bud Corbus, Crystal Rogers, and Al Hofer.

We respectfully submit this request for consideration of a conditional variance to allow the division of Parcel # RP04S03E322505, consisting of approximately 12.23 acres, currently owned by our father, Daniel S. Whitted.

As his three sons, we are seeking to divide the property into approximately four (4) acre parcels so that each of us can establish homes for homesteading and personally care for, manage, and preserve the land that has been part of our family for many years. One of the resulting parcels already contains an existing dwelling that will remain. Of the two newly created approximately four (4) acre parcels, only one single family residence would be built on each parcel. No additional homes or increased density beyond these three total residences are planned or intended.

Our father is no longer able to maintain the property and cattle as he once did, and this division would allow us to take on that responsibility while keeping the land intact within our family.

The Land Use Division has advised that we follow full subdivision guidelines. However, given the extremely rural nature of this property, with the nearest neighbors more than half a mile away, requiring this property to be processed as a formal subdivision would create a significant and disproportionate hardship for our family.

The subdivision standards are designed for denser residential developments and typically require engineered improvements and infrastructure that are not necessary for three family homes on 12.23 rural acres. Imposing those requirements would result in substantial financial costs, engineering expenses, potential road upgrade obligations, and development standards that far exceed what is needed for this low density homesteading use. These requirements would not only be burdensome but would also alter the agricultural and rural character of the property.

Because of the size, location, and long-standing agricultural use of this land, applying subdivision level infrastructure standards creates a significant hardship that is disproportionate to the impact of our proposal. We are not seeking to create a commercial subdivision, introduce density, or expand development beyond what is typical for rural Elmore County properties of similar size.

Allowing this split would not increase strain on local aquifers, which are already under pressure in Elmore County. With only three total residences across approximately 12.23 acres, the density would remain consistent with rural residential use. Our intention is not to develop the land as a dense residential project, but rather to build modest homes for homesteading while continuing agricultural and ranching activities. By dividing the property among the three of us, we can ensure the land remains productive, responsibly maintained, and true to its heritage.

Our family has deep roots in this area. We take great pride in the fact that our road bears our family name Whitted Road and we hope to continue caring for this land for generations to come. Granting this conditional variance would allow us to maintain the ranching and farming lifestyle that we live and breathe every day, without unnecessary development or loss of rural character.

This request is about preserving both our land and our family legacy. We want the opportunity to live close together, work the land, care for our cattle, and maintain the way of life our father and his father and his father established. We are not seeking expansion or commercial gain, only the ability to steward our family property responsibly through homesteading.

For these reasons, we respectfully believe that requiring a full subdivision process would impose an unnecessary hardship that is not proportional to the scope or impact of our proposal.

We respectfully ask for your consideration in allowing this conditional variance so that we may remain together on our family land and preserve our heritage in this community.

Thank you for your time, service, and thoughtful consideration.

Sincerely,
The Sons of Daniel S. Whitted
(Parcel # RP04S03E322505 – 12.23 Acres)

Exhibit 2



Land Use and Building Department

2280 American Legion Blvd
Mountain Home, ID 83647
Phone: (208) 587-2142 ext. 1255
Fax: (208) 587-2120
www.elmorecounty.org

March 4, 2026

James Roddin
Director

David Abrahamson
Planner I

Andrew Meek
Planner II

Johnny Hernandez
Building Official

Colton Janousek
Building Inspector

Joshua Proffit
Building Inspector

Matt Gochnour
Code Enforcement

Sandra Nuner
Permit Technician

Elizabeth Elliott
Administrative Assistant

Dan S Whitted
1751 N Big Foot Bar Rd
Grandview ID, 83624

Dear Mr. Whitted,

Thank you for your call inquiring about the process of splitting parcel RP04S03E322505.

Parcel RP04S03E322505 is a 12.238 acre parcel that is located off of N Bigfoot Bar Rd and has an agricultural base zoning.

As discussed in your phone calls with the Elmore County Land Use and Building Department, this property would be required to undergo the subdivision process. The subdivision process is required due to the following reasons;

- 1) Per Title 10, Chapter 3, Section 10-3-2(A)(1), the effective date of the parcel that is required to allow a one time division of property is January 20, 1994. Parcel P04S03E322505 has an effective date of March 1st, 2015. Therefore, a one-time division is not available and it is required to go through subdivision process.
- 2) Furthermore, per Title 10, Chapter 3, Section 10-3-2(A)(2), the split being proposed is not allowed being that it would create three (3) parcels. Title 10, Chapter 3 states that the one split cannot create more than two (2) parcels.
- 3) Per Title 7, Chapter 2, Section 6, Table 7-2-6, this parcel is also considered a non-conforming parcel for the base density. Agricultural parcels require a minimum size of 40 acres to be considered conforming and eligible for a one time division of property.

Following the Ordinance sections stated and per Title 10 Chapter 1 Section 10-1-2(B), it is unlawful to make a subdivision of property until the requirements of the Elmore County Zoning and Development Ordinance Title 10 Chapter 1 are satisfied.

If you have any questions about the ordinance sections that are referenced please feel free to reach out to the Land Use and Building Department at 208-587-2142.

Respectfully,

Sandra Nuner

Permit Technician

Exhibit 3



ELMORE COUNTY ZONING PERMIT APPLICATION
Zoning Permit Fee \$50.00 Plus any applicable fees.

Zoning Permits are good for 180 days from the date of submittal

*****ALL APPLICATIONS TAKE 2-4 WEEKS FOR PROCESSING*****

*****IMPACT FEES MAY APPLY*****

Date Application Submitted: <u>3/6/26</u>	Land Use & Building Department Only	Zoning Permit: <u>2026213</u>
Accepted by: <u>EE</u>		Receipt #: <u>20-15917</u>
Admin Reviewed: <u>EE</u>	Zoning Reviewed: _____	
Conditions: <u>Paid by: Daniel Whitted</u>		

PROPERTY OWNER OF RECORD

Name: Daniel Steven Whitted Address: 1751 N. Big Foot Bar Rd
City: Grand View State: ID ZIP: 83624 Phone: (208) 599-2358
Cell or other #: _____ Email: daniel.t.whitted@gmail.com
Is the property owner doing the construction? _____ Yes _____ No
Contractor Name: _____ Phone: _____

AUTOMATIC DENIAL IF APPLICATION IS INCOMPLETE

Zoning Permit Application Purpose: To split 1223 acres into 4, 4, 4.23 parcels so that each brother can establish homes. See map attached. Doing a subdivision would cost a hardship.

Parcel Number RP 04503E322505

Township _____ Range _____ Section _____ Quarter _____ (and/or)
Lot _____ Block _____ Subdivision _____
Total acreage of property: _____ Current Zoning: _____

Site Address (Write TBD if none): _____

Person to notify regarding permit: _____

Contact Phone Number & Email: _____

Additional Information Needed:

Legal lot verified by: ☐ Platted Sub ☐ Administrative Parcel Split ☐ LOI ☐ Existing Parcel in 1999

Copy of deed ☐ Yes ☐ No Assessor's Parcel Master Inquiry: ☐ Yes ☐ No

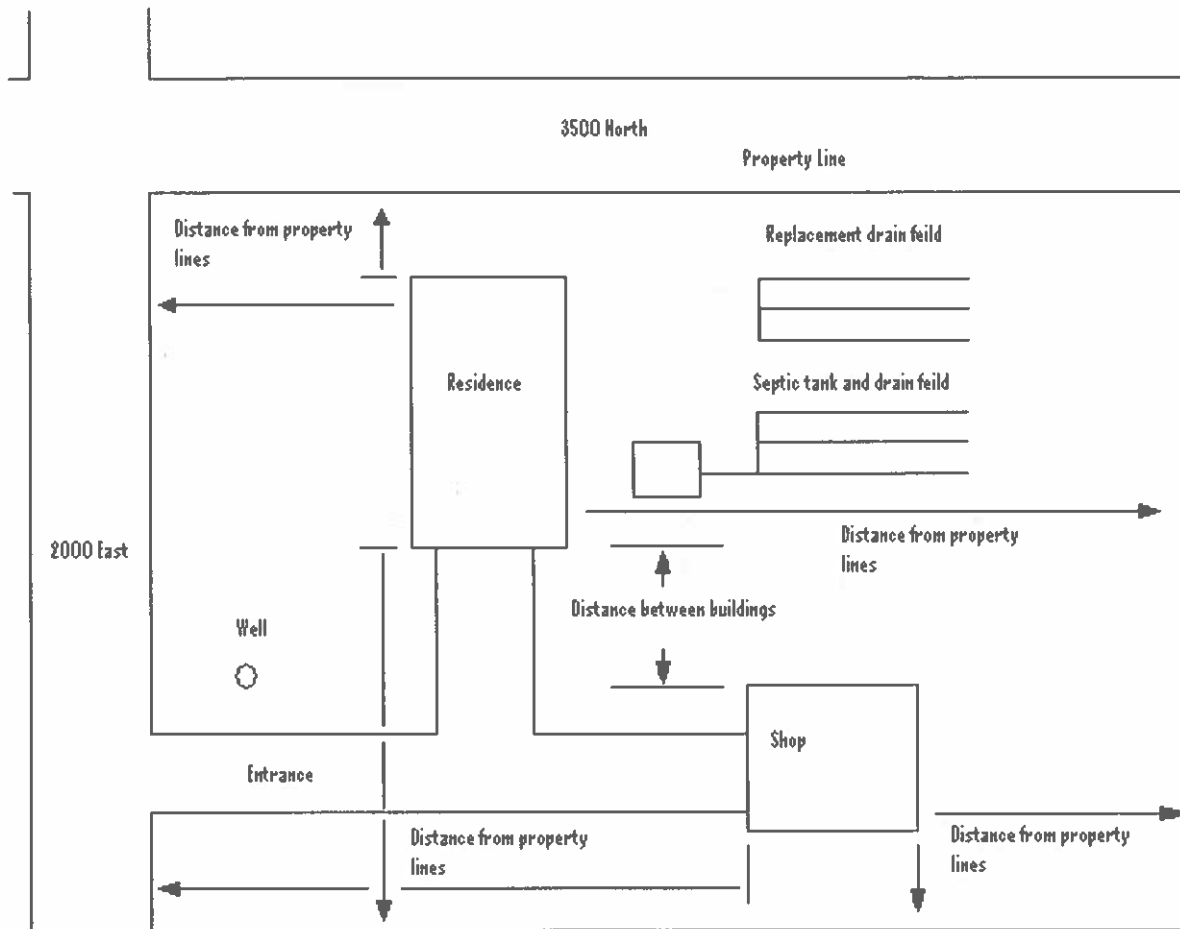
Is the site within the: ☐ Mountain Home Area of City Impact, ☐ Glens Ferry Area of City Impact, ☐ Community Development Overlay (CDO), ☐ Airport Overlay Zone, or ☐ an Area of Critical Concern (ACC)?

Property in Floodplain? ☐ Yes ☐ No Flood Insurance Rate Map # _____

FEMA Elevation Certificate and Flood Plain Development Application Attached ☐ Yes ☐ No

- ☐ **Site Plan** (see example) **MUST** show the following:
- ☐ Parcel dimensions
 - ☐ Location and setbacks of the existing buildings, proposed buildings and/or additions/alterations
 - ☐ Proposed and existing driveways, easements, and waterways.
 - ☐ Proposed and existing building heights
 - ☐ Slopes, grading and drainage
 - ☐ Wells and drain fields
 - ☐ Indicate North direction

Example Site Plan



All structures require the property lines to be staked by a licensed surveyor.

The owner and/or applicant affirms the following:

This application is completed in its entirety to include all required information and the information contained herein is true and correct as of the date it is received in the Land Use & Building Department

I have read the above and understand my responsibilities.

	
Applicant's Signature	Date

Applications can be submitted via US Mail to:

Elmore County Land Use and Building Department
2280 American Legion. Street
Mountain Home, ID 83647

Via email to **BOTH**:

snuner@elmorecountyid.gov & eelliott@elmorecountyid.gov

Or Faxed to:
208-587-2120

**Applications are not processed unless completed and
payment is received.**

Exhibit 4



Elmore County Parcels

Map Layers

Legend

Map Layers

- Elmore County Mask ...
- > PLSS ...
- > Elmore Roads Layer ...
- Parcels ...
- > Taxing Districts ...
- Wells ...
- Water Right Places of Use ...
- Idaho Surface Management Agency ...
- Idaho 2023 ...
- > Historical Imagery ...
- NAIP Imagery 2021 ...
- > Elmore Planning and Zoning ...

Find address or place

Find by Parcel

whitted

Search result



100 ft

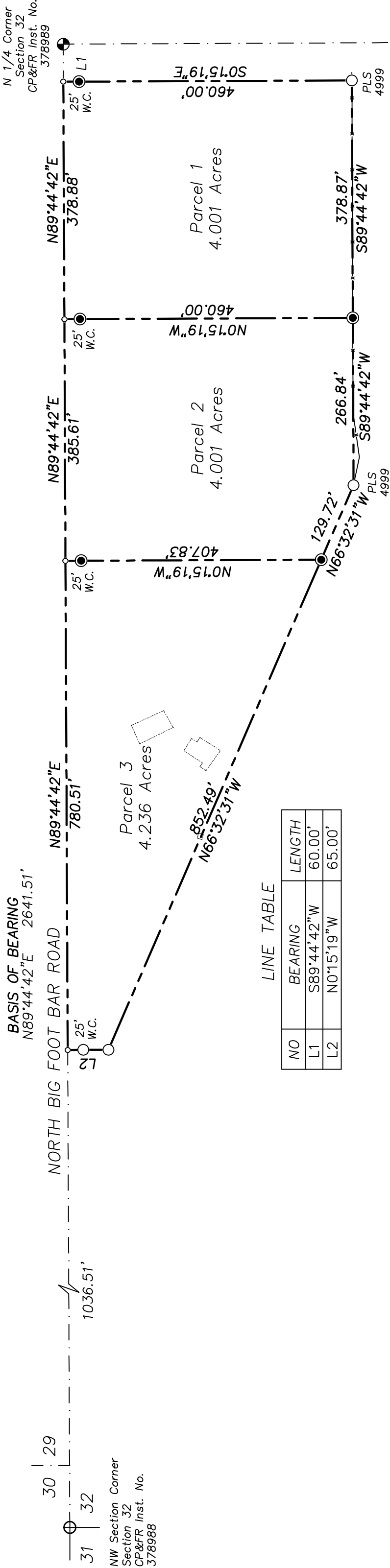
-116.128524 43.040892 Degrees



Exhibit 5

RECORD OF SURVEY

A PORTION OF THE NW 1/4 OF SECTION 32,
TOWNSHIP 4 SOUTH, RANGE 3 EAST, BOISE MERIDIAN,
ELMORE COUNTY, IDAHO



Reference Surveys:
Inst. No. 441980
Inst. No. 378990
Inst. No. 385268
Inst. No. 387773
Inst. No. 481465
Inst. No. 496104

Reference Deed:
Inst. No. 479834



LEGEND

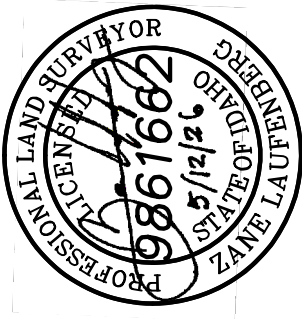
- BRASS CAP MONUMENT – FOUND
- ⊕ ALUMINUM CAP MONUMENT – FOUND
- ⊙ 5/8" REBAR – FOUND
- 5/8" x 24" REBAR – SET
- 1/2" REBAR – FOUND
- CALCULATED POINT
- PROPERTY BOUNDARY LINE
- - - SECTION/ALIQUOT PART LINE
- - - FENCE LINE
- W.C. WITNESS CORNER

Surveyor's Narrative:

This survey was performed at the request of Daniel Whitted to divide the parcel that is described in the referenced deed. Section control and existing property corner monuments were located, verified with record data, and held as shown. The parcel was then divided as directed by the client. The basis of bearing for this survey was established by GNSS observations, projected to the Idaho State Plane Coordinate system, West Zone, NAD83 datum. All bearings shown are on grid azimuth and all distances are ground at project elevation.

CERTIFICATION

I, Zane Laufenberg, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground under my direct supervision, that this map is an accurate representation of said survey, and that it is in conformity with the Corner Perpetuation Act, Idaho Code 55-1601 through 55-1612.



INDEX No. 432-32-4-0-0-0-00

SURVEY FOR:

DANIEL WHITTED

Drawn By: ZCL	 Skinner Land Survey	
Date: May, 12 2026		
Surveyed By: ZCL		
Job No. AP1026		17842 Sand Hollow Road Caldwell, Idaho 83607 (208)-454-0933 WWW.SKINNERLANDSURVEY.COM surveys@skinnerlandsurvey.com

C 1/4 Corner
Section 32
CP&FR Inst. No.
PLS 7015



Thomas J. Wellard, PLS
Rodney Clark, PE
Zane Laufenberg, PLS

May 12, 2026

Land Description for
Daniel Whitted
Job No. AP1026

Parcel 1

This parcel is a portion of the NW $\frac{1}{4}$ of Section 32 in Township 4 South, Range 3 East of the Boise Meridian, Elmore County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of the NW $\frac{1}{4}$, (N $\frac{1}{4}$ Corner, Section 32), a found brass cap monument;

thence South $89^{\circ}44'42''$ West along the North boundary of the NW $\frac{1}{4}$ a distance of 60.00 feet to the **TRUE POINT OF BEGINNING**, witnessed by a $\frac{5}{8}$ x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662 bearing South $00^{\circ}15'19''$ East a distance of 25.00 feet;

thence South $00^{\circ}15'19''$ East, parallel with the East boundary of the NW $\frac{1}{4}$, a distance of 460.00 feet to a found $\frac{1}{2}$ inch diameter rebar;

thence South $89^{\circ}44'42''$ West, parallel with the North boundary of the NW $\frac{1}{4}$, a distance of 378.87 feet to a $\frac{5}{8}$ x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662;

thence North $00^{\circ}15'19''$ West, parallel with the East boundary of the NW $\frac{1}{4}$, a distance of 460.00 feet to a point on the North boundary of the NW $\frac{1}{4}$, witnessed by a $\frac{5}{8}$ x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662 bearing South $00^{\circ}15'19''$ East a distance of 25.00 feet;

thence North $89^{\circ}44'42''$ East along said North boundary a distance of 378.88 feet to the **TRUE POINT OF BEGINNING**, said parcel being 4.001 acres more or less, and being subject to any and all easements and rights of way of record or implied.



May 12, 2026

Land Description for
Daniel Whitted
Job No. AP1026

Parcel 2

This parcel is a portion of the NW $\frac{1}{4}$ of Section 32 in Township 4 South, Range 3 East of the Boise Meridian, Elmore County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of the NW $\frac{1}{4}$, (N $\frac{1}{4}$ Corner, Section 32), a found brass cap monument;

thence South $89^{\circ}44'42''$ West along the North boundary of the NW $\frac{1}{4}$ a distance of 438.88 feet to the **TRUE POINT OF BEGINNING**, witnessed by a $\frac{5}{8}$ x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662 bearing South $00^{\circ}15'19''$ East a distance of 25.00 feet;

thence South $00^{\circ}15'19''$ East, parallel with the East boundary of the NW $\frac{1}{4}$, a distance of 460.00 feet to a $\frac{5}{8}$ x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662;

thence South $89^{\circ}44'42''$ West, parallel with the North boundary of the NW $\frac{1}{4}$, a distance of 266.84 feet to a found $\frac{1}{2}$ inch diameter rebar;

thence North $66^{\circ}32'31''$ West a distance of 129.72 feet to a $\frac{5}{8}$ x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662;

thence North $00^{\circ}15'19''$ West, parallel with the East boundary of the NW $\frac{1}{4}$, a distance of 407.83 feet to a point on the North boundary of the NW $\frac{1}{4}$, witnessed by a $\frac{5}{8}$ x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662 bearing South $00^{\circ}15'19''$ East a distance of 25.00 feet;

thence North $89^{\circ}44'42''$ East along said North boundary a distance of 385.61 feet to the **TRUE POINT OF BEGINNING**, said parcel being 4.001 acres more or less, and being subject to any and all easements and rights of way of record or implied.



May 12, 2026

Land Description for
Daniel Whitted
Job No. AP1026

Parcel 3

This parcel is a portion of the NW $\frac{1}{4}$ of Section 32 in Township 4 South, Range 3 East of the Boise Meridian, Elmore County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of the NW $\frac{1}{4}$, (N $\frac{1}{4}$ Corner, Section 32), a found brass cap monument;

thence South $89^{\circ}44'42''$ West along the North boundary of the NW $\frac{1}{4}$ a distance of 824.48 feet to the **TRUE POINT OF BEGINNING**, witnessed by a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662 bearing South $00^{\circ}15'19''$ East a distance of 25.00 feet;

thence South $00^{\circ}15'19''$ East, parallel with the East boundary of the NW $\frac{1}{4}$, a distance of 407.83 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662;

thence North $66^{\circ}32'31''$ West a distance of 852.49 feet to a found $\frac{1}{2}$ inch diameter rebar;

thence North $00^{\circ}15'19''$ West, parallel with the East boundary of the NW $\frac{1}{4}$, a distance of 65.00 feet to a point on the North boundary of the NW $\frac{1}{4}$ witnessed by a found $\frac{1}{2}$ inch diameter rebar bearing South $00^{\circ}15'19''$ East a distance of 25.00 feet;

thence North $89^{\circ}44'42''$ East along said North boundary a distance of 780.51 feet to the **TRUE POINT OF BEGINNING**, said parcel being 4.236 acres more or less, and being subject to any and all easements and rights of way of record or implied.



Exhibit 6

3/03/26

PM0100 - PARCEL MASTER INQUIRY

15:07:34

PARCEL: RP 04S03E322505 A

F9=MS

F12=RC F14=HO

F16=XP F17=DD

F23=AG F24=LD

LEGAL DESCRIPTION

WHITTED, DANIEL S
WHITTED, DANIEL STEVENTAX 3A
SEC 32
T4S R3E1751 N BIG FOOT BAR ROADCODE AREA 7-0000 OWNER CD PARC TYPE UP LOC CODE 600GRANDVIEW ID 83624EFFDATE 3012015 EXPDATE PREV PARCEL

X for parcel comments

CAT/ST#	RY	QUANTITY	UN	VALUE	HO MRKT	HO EXMP	CB MRKT	OTHER
2 1	2025	8632	AC	5956				
10 1	2025	1000	AC	46000	46000	23000		
18 1	2025	1000	AC	6000				
19 1	2025	1606	AC					
TOTALS		12238		78688	66232	33116		

+

ENTER NEXT PARCEL NUMBER RP A
 FKeys: F2=TX F3=Exit F5=SS F6=NM F7=LG
 F8=CT F13=TM F18=HS F20=Srch F22=EU

Exhibit 7

PandZ

Page: 1

Permit # 2026213

Permit Type **Z**
Address **1751 N BIG FOOT BAR RD**

Type of Project: **MISC**

Application Date **03/06/2026** Date Permit Issued **03/12/2026**

Owner: **Whitted, Daniel S** Contractor

Date Entered By Note

03/12/2026 snuner
ZP-2026213 Whitted

The assessors' parcel RP04S03E322505 is a 12.238 -acre parcel located in an un incorporated area of Elmore County.

Parcel takes access from N Bigfoot Bar and is zoned Ag.

Parcel is located in the Mountain Home Highway District

Parcel is located in the Grandview Fire District.

Parcel is not located in a Flood Zone.

The applicant is requesting by means of this zoning application to divide the property into three separate parcels administratively.

This is not allowed per the Zoning and Development Ordinance for Elmore County.

In order for a parcel to be eligible for a one time split, the property would have to be a minimum of 40 acres and have an effective date of record of January 20, 1994.

As mentioned above the acreage of this property is 12.238 acres and has an effective date of March 1st, 2015.

A parcel undergoing a one-time split cannot create more than two parcels and as previously stated the applicant is requesting a split into three parcels.

If the applicant would like to move forward with a split of this property it will need to go through subdivision process as this parcel does not qualify for an administrative split.

Exhibit 8



Land Use and Building Department

2280 American Legion Blvd
Mountain Home, ID 83647
Phone: (208) 587-2142 ext. 1255
Fax: (208) 587-2120
www.elmorecounty.org

James Roddin
Director

David Abrahamson
Planner I

Vacant
Planner II

Johnny Hernandez
Building Official

Colton Janousek
Building Inspector

Joshua Proffit
Building Inspector

Matt Gochnour
Code Enforcement

Sandra Nuner
Permit Technician

Elizabeth Elliott
Administrative Assistant

April 17, 2026

Re: Administrative Decision - Property Split Without Subdivision Process Denied - Parcel RP04S03E322505

Dear Mr. Whitted

The purpose of this letter is to inform you that this property will be required to undergo the subdivision process. The subdivision process is required due to the following reasons.

- 1) Per Title 10, Chapter 3, Section 2-A-1, the effective date of the parcel that is required to allow a one-time division of property is January 20, 1994. Parcel P04S03E322505 has an effective date of March 1st, 2015. Therefore, it is required to go through the subdivision process.
- 2) Per Title 10, Chapter 3, Section 6-A-1, the split being proposed is not allowed, which states that the one split does not create more than two (2) parcels. The split that you are proposing would create three (3) parcels.
- 3) Per Title 7, Chapter 2, Section 6, Table 7-2-6, this parcel is also considered a non-conforming parcel for the base density. Agricultural parcels must be at least 40 acres to be considered conforming and eligible for a one-time property division.

Following the Ordinance sections stated and per Title 10 Chapter 1 section 2-B, it is unlawful to make a subdivision of property until the requirements of the Elmore County Zoning and Development Ordinance Title 10 Chapter 1 are satisfied.

Section 7-3-7: Appeals to Commission on Decisions of the Director:

A. Appeal to Commission: Any aggrieved person having an interest in real property which may be adversely affected by a decision of the Director made in interpreting or enforcing this Ordinance, may appeal such a decision to the Commission by filing a written notice of appeal. A written notice shall be made by submitting the appropriate fee and application to the Director within fourteen (14) days of the date of such decision. Appeals shall be based on one of the following:

1. The decision was in violation of constitutional or statutory provisions; or
2. In excess of the statutory authority of the agency; or
3. Made upon unlawful procedure; or
4. Not supported by substantial evidence on the record as a whole; or
5. Arbitrary, capricious, or an abuse of discretion.

Sincerely,

James Roddin
Director

Exhibit 9



ELMORE COUNTY LAND USE & BUILDING DEPARTMENT
2280 American Legion Blvd Mountain Home, ID 83647
(208) 587-2142 ext. 502 www.elmorecounty.org
Appeal of Elmore County Land Use & Building Department Director Decision
\$250

Please attach additional sheets of paper if necessary. It is the applicant's responsibility to ensure the appeal complies with Elmore County Zoning and Development Ordinance Title 7 Chapter 3 Section 7-3-7. Do not fax! Please complete in INK.

Name: Daniel Whitted
Address: 1751 N. Big Foot Bar Rd. Grand View, ID 83624
Email / Phone: daniel.t.whitted@gmail.com / 208-891-9912
Subject of Appeal & Case #: Property Split w/out Subdivision Process
Parcel RP04503E322505.

Basis for objection: Due to the required subdivision process it places our family in to an extreme hardship. Our family has been part of Grandview for over 100 years. We helped form and shape it become what it is today. We would like to keep it for our future generations. This is a hardship.

Thank you

Signature: Daniel Whitted Date: 4/17/2026

For Administrative Use Only

File Number: _____
Fee: \$250 Date Paid: _____
Receipt Number: _____
Date Accepted: _____ By: _____

Exhibit 10a

ELMORE COUNTY

Planning and Zoning Commission

Land Use and Building Department
2280 American Legion Blvd
Mountain Home, ID 83647
Telephone 208-587-2142, ext. 502 Fax 208-587-2120

NOTICE OF PLANNING & ZONING COMMISSION PUBLIC HEARING

NOTICE IS HEREBY GIVEN pursuant to the laws of the State of Idaho and Zoning Ordinance of Elmore County, that the Elmore County Planning and Zoning Commission (the "Commission") will hold a public hearing at 5:00 p.m. on June 18, 2026, at the Land Use and Building Department Offices located at 2280 American Legion Blvd., Mountain Home, Idaho to review, consider public comments, and render a decision regarding appeal of ADD-2026-27, a determination by Land Use and Building Director James Roddin (the "Director") denying administrative approval of the division of an approximately 12.24-acre parcel (Parcel # RP04S03E322505) zoned Agriculture (AG) into three parcels. The determination further directs the Applicant to complete the subdivision process required by the Zoning and Development Ordinance to evaluate the proposed land division. At the hearing, the Commission may affirm, reverse, or modify the Director's determination.

Any interested person shall be heard at the said public hearing, and the public is welcome and invited to provide oral or written testimony. Public hearing testimony must be either submitted at the public hearing or received in advance of the public hearing by email, mail, or physical delivery to Elmore County Land Use and Building Department, 2280 American Legion Blvd., Mountain Home, Idaho 83647.

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 hearing should contact the Elmore County ADA Coordinator, Kacey Ramsauer, 24 hours before the Public Hearing at 208-587-2130 ext. 1280, or kramsauer@elmorecountyid.gov

One publication: June 3, 2026
James Roddin
Director
Elmore County Land Use and Building Department

Exhibit 10b



Elmore County Land Use and Building Department

2280 American Legion Blvd.
Mountain Home, ID 83647
Phone: (208) 587-2142 ext.1256
Fax: (208) 587-2120
www.elmorecounty.org

James Roddin
Director

David Abrahamson
Planner I

vacant
Planner II

Johnny Hernandez
Building Official

Colton Janousek
Building Inspector

Josh Proffit
Building Inspector

Matt Gochnour
Code Enforcement

Sandra Nuner
Permit Technician

Liz Elliott
Admin Assistant

Date: June 3, 2026

To: Whom It May Concern

Subject: Notice of Public Hearing

Applicant/Appellant: Dan Whitted

Proposal: Appeal of ADD-2026-27, a determination by Land Use and Building Director James Roddin (the "Director") denying administrative approval of the division of an approximately 12.24-acre parcel (Parcel # RP04S03E322505) zoned Agriculture (AG) into three parcels. The determination further directs the Applicant to complete the subdivision process required by the Zoning and Development Ordinance to evaluate the proposed land division. At the hearing, the Commission may affirm, reverse, or modify the Director's determination.

Case #: ADD-2026-27

A public hearing will be held before the Elmore County Planning and Zoning Commission on the enclosed application. The hearing is scheduled for Thursday, June 18, 2026, at 5:00 p.m. at the Land Use and Building Department Offices located at 2280 American Legion Blvd., Mountain Home.

Please review the application and return your written comments to the Elmore County Land Use and Building Department, 2280 American Legion Blvd., Mountain Home, ID, 83647, by 5 p.m. on June 16, 2026, 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 American Disabilities Act (ADA). Any person needing special accommodations to participate in the hearing should contact the Elmore County ADA Coordinator, Kacey Ramsauer, 24 hours before the Public Hearing at 208-587-2130 ext. 1280, or kramsauer@elmorecountyid.gov

Agencies Noticed:

Elmore County Assessor
EAS
Elmore County Engineer
Sheriff
Elmore County Surveyor
MHHD

Exhibit 10c



Elmore County Land Use and Building Department

2280 American Legion Blvd.
Mountain Home, ID 83647
Phone: (208) 587-2142 ext.1256
Fax: (208) 587-2120
www.elmorecounty.org

James Roddin
Director

**David
Abrahamson**
Planner I

vacant
Planner II

**Johnny
Hernandez**
Building Official

Colton Janousek
Building Inspector

Josh Proffit
Building Inspector

Matt Gochnour
*Code
Enforcement*

Sandra Nuner
Permit Technician

Liz Elliott
Admin Assistant

NOTICE OF PLANNING AND ZONING COMMISSION PUBLIC HEARING

NOTICE IS HEREBY GIVEN pursuant to the laws of the State of Idaho and Zoning Ordinance of Elmore County, that the Elmore County Planning and Zoning Commission (the "Commission") will hold a public hearing at 5:00 p.m. on June 18th, 2026, at the Land Use and Building Department Offices located at 2280 American Legion Blvd., Mountain Home, Idaho to review, consider public comments, and render a decision regarding appeal of ADD-2026-27, a determination by Land Use and Building Director James Roddin (the "Director") denying administrative approval of the division of an approximately 12.24-acre parcel (Parcel # RP04S03E322505) zoned Agriculture (AG) into three parcels.

The determination further directs the Applicant to complete the subdivision process required by the Zoning and Development Ordinance to evaluate the proposed land division. At the hearing, the Commission may affirm, reverse, or modify the Director's determination.

Any interested person shall be heard at the said public hearing, and the public is welcome and invited to provide oral or written testimony. Public hearing testimony must be either submitted at the public hearing or received in advance of the public hearing by email, mail, or physical delivery to Elmore County Land Use and Building Department, 2280 American Legion Blvd., Mountain Home, Idaho 83647.

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 hearing should contact the Elmore County ADA Coordinator, Kacey Ramsauer, 24 hours before the Public Hearing at 208-587-2130 ext. 1280, or kramsauer@elmorecountyid.gov

Exhibit 11

Exhibit 12