

**Exhibit A**  
**Neighborhood**  
**Meeting Notice**



## ELMORE COUNTY LAND USE & BUILDING DEPARTMENT

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

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

### Neighborhood Meeting Sign Up Sheet

Date of Neighborhood Meeting: 2-27-2025

Start Time of Neighborhood Meeting: 6:00 pm

End Time of the Neighborhood Meeting: 7:00Pm

Location of Meeting: Library

Description of the proposed project: build 1 Billboard on airbase road

Notice Sent to neighbors on: 2-14-2025

Location of the neighborhood meeting: Library

### Attendees:

#### Name

#### Address

1.

Cathy Clough

985 Terrell Dr

2.

3.

4.

5.

6.

7.

8.

9.

10.

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

**Neighborhood Meeting Certification:**

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

**Applicant:**

Name: Seth Saunders  
Address: ~~1605 S Gramercy Rd.~~ 1605 S Gramercy Rd.  
City: ~~Salt Lake City~~ Ogden State: UT Zip: 84104  
Telephone: 801.663.5755 Fax: \_\_\_\_\_

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

  
\_\_\_\_\_

Signature: (Applicant)

2/27/2025

Date



## ELMORE COUNTY LAND USE & BUILDING DEPARTMENT

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### Neighborhood Meeting Sign Up Sheet

Date of Neighborhood Meeting: 2-27-2025

Start Time of Neighborhood Meeting: 6:00 PM

End Time of the Neighborhood Meeting: 7:00 PM

Location of Meeting: Library

Description of the proposed project: Building 4 Billboards off  
Canyon Creek road

Notice Sent to neighbors on: 2-14-2025

Location of the neighborhood meeting: Library

### Attendees:

Name

Address

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_



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

**Neighborhood Meeting Certification:**

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

**Applicant:**


Name: Seth Saunders

Address: 1605 S Granercy Rd.

City: Salt Lake City State: UT Zip: 84104

Telephone: 801-663-5755 Fax: \_\_\_\_\_

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

  
\_\_\_\_\_  
Signature: (Applicant)

2/27/2025  
\_\_\_\_\_  
Date

# **Exhibit B**

## **CUP Application**



## ELMORE COUNTY LAND USE & BUILDING DEPARTMENT

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

[www.elmorecounty.org](http://www.elmorecounty.org)

### Conditional Use Permit Application

The Elmore County Land Use & Building Department **DOES NOT** accept faxed applications or signatures.

Application must be completed in **INK**. Please use addition sheets of paper if necessary. This application must be complete and all fees paid prior to acceptance by the Elmore County Land Use & Building Department. A public hearing will not be scheduled until the application is accepted.

The Conditional Use Permit Application must be in compliance with Title 7, Chapter 9 of the Elmore County Zoning and Development Ordinance.

Pre-application meetings are strongly encouraged for Conditional Use Permit Applications. Pre-application meetings are by appointment only. Do not hesitate to contact the Land Use & Building Department with any questions or concerns.

1. Name of applicant: Seth Saunders

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

3. Daytime telephone number of applicant: 801.663.5755

4. Email Address: ssaunders@yesco.com

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

3105 Airbase Rd. M4.

6. Address of subject property: 43°07'35.0"N 115°43'58.5"W

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

Carl Vaughn, 208.954.9354

8. Attach Legal Description and acreage of property and legal description and acreage of part that CUP is to encompass: Legal Description: Lot 3, Blk 3, Airport Sub Acres: 1.062

Attach at least one of the following:

☐ Deed ☐ Proof of Option ☐ Earnest Money Agreement ☐ Lease Agreement ☒ Assessor's Parcel Master Inquiry RP# RP000040030030 Airbase Rd.

9. Common directions of how to get to the proposed Conditional Use Permit property from a known beginning point: \_\_\_\_\_

10. a. Current zoning: Commercial 2(c2) b. Current district (if applicable): \_\_\_\_\_
11. a. Is the proposed location within an ☐ Area of Critical Concern (ACC) or ☐ Community Development Overlay (CDO)? ☐ Yes ☒ No If in a CDO, what CDO? \_\_\_\_\_  
If in an ACC or CDO, technical studies, an environmental assessment, or an environmental impact statement may be required.
- b. Is the proposed development within any city's impact area? ☐ Yes ☒ No
- c. Is the proposed site within an Airport Hazard Zone or Air Port Sub Zone? ☒ Yes ☐ No  
If yes, applicant shall provide approval from the Federal Aviation Administration and/or the Idaho Department of Aeronautics and Transportation.
- d. Is any portion of the property located in a Floodway or 100-year Floodplain? ☐ Yes ☒ No  
If yes submit map showing location of floodway and/or floodplain in relation to the property and/or proposal.
- e. Does any portion of this parcel have slopes in excess of 10%? ☐ Yes ☒ No If yes, submit contour map.
- f. The impacts of a proposed development and/or land use on adjacent land uses and transportation facilities must be considered. The applicable Highway District or Transportation Department may require a Traffic Impact Study (TIS) if the proposed development or land use has associated with its special circumstances deemed by the district or department to warrant a study. A notation and signature from the applicable district or department stating no study is required or a copy of this study must be submitted with this application.
- g. The impacts of the CUP on existing public services and facilities (such as the fire department, emergency services, sheriff's department, schools, etc.) must be considered. A letter from the applicable agency governing the public service or facility stating how the developer will provide for said services with plans and/or drawings or that said services are not required may need to be submitted with the application.
- h. Are there any known hazards on or near the property (such as canals, hazardous material spills, soil or water contamination, etc.)? ☐ Yes ☒ No If yes, describe and give location: \_\_\_\_\_
- 
- i. Are there hazardous materials and/or wastes involved either in your operation or generated off site and brought onto the property? ☐ Yes ☒ No
12. Does any other agency require a permit (DEQ, EPA, IDWR, FAA, state, federal, etc.)? ☒ Yes  
☐ No If yes, who? Idaho Transportation Department
- ☐ Proof of having applied for or acquired other agency(ies) permit(s) submitted with CUP application.



13. ADJACENT PROPERTIES have the following uses:

North Airport

East Commercial

South Commercial

## West Commercial

14. EXISTING USES and structures on the property are as follows: Storage units

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

**Build one billboard 30' tall with an advertising face of 10'x30'**

This billboard will meet all of the counties zoning and setback requiremetns.

This billboard will meet all of the states size and spacing requirements.

16. a. The conditional use is requested to begin within 3 ☐ days/☒ months after permit approval (permit expires if not used within 1 year of approval) and is for        years or ☒ perpetuity.

b. Construction or improvements associated with conditional use is expected to begin within: 6 ☐ days/☒ month/☐ years and be completed within 8 ☐ days/☒ months/☐ years.

17. Proposed Use(s): Advertising Hours of Operation: 24/7

Days of Operation: Monday - Sunday      Maximum Number of Patrons: N/A

Sewage disposal: municipal/individual septic: N/A

Water: municipal supply/community well/individual well: N/A

Number of employees during largest shift: N/A Proposed number of parking spaces: N/A

18. PRELIMINARY FLOOR PLANS: To a professional standard with sizes and types of interior spaces indicated, 15 copies 8½" x 11".

19. **ENVIRONMENTAL IMPACT STATEMENT AND/OR ASSESSMENT:** When a development or proposal is of a more complex nature, when it is required by the Zoning and Development Ordinance, and/or when the site is located within an Area of Critical Concern, and Environmental Impact Statement and/or Assessment may be required at the expense of the applicant. **(The Land Use & Building Director will determine if an EIS is required)**

EIS Required: ☐ Yes ☒ No Director Initial

Department Note: \_\_\_\_\_

20. **PROPERTY OWNER'S ADDRESS:** A list of property owner's/purchasers of record names and addresses within a minimum radius of 300' of property boundaries encompassed by proposed Conditional Use Permit. Said list shall be obtained from the tax records of the appropriate county.

\*\*Radius extended to: \_\_\_\_\_ ☐ feet ☐ mile(s)      Date: \_\_\_\_\_ Initial \_\_\_\_\_

21. Is this application submitted with any additional applications? \_\_\_\_\_

22. **Title 7, Chapter 9, Section 7-9-7 states that the Elmore County Planning and Zoning Commission shall review all proposed conditional use applications and find adequate evidence that such use meets all of the following standards. The applicant must provide said evidence. Following are the standards the conditional use must meet (please use additional sheets of paper if necessary):**

A. How does the proposed land use constitute a conditional use as determined by the land use matrix?

Advertising signs are allowed in commercial and industrial zones

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

The signs will be built in the appropriate zones

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

The signs will align with all current zoning standards.

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

The proposed signs will stay within the square footage and height requirements.

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

These signs will be compliant with all state code, statutes, and requirements.

F. What about the proposed land use's design, construction, operation and maintenance makes it harmonious and appropriate in appearance with the existing or intended character of the general vicinity and how will it not change the essential character of said area?

All signs will be similar in size to existing signs.

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

No it will not.

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H. How will the proposed land use be served adequately by available public facilities/services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewer or how will these public services be provided by the applicant/developer?

We will trench power to the signs and this will be provided by the applicant.

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I. Why or how will the proposed land use not create excessive additional requirements at public cost for public facilities/services or be detrimental to the economic welfare of the county?

There will be no public cost associated with these signs.

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J. Why or how will the proposed land use not involve uses, activities, processes, materials, equipment, and/or conditions of operation that will be detrimental to any persons, property, or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors?

The signs will be out of the way of the general public

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K. Why or how will the proposed land use not result in the destruction, loss or damage of a natural or scenic feature of major importance?

This proposal will not disrupt existing scenic features because the signs will not block any.

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23. **ADDITIONAL INFORMATION:** Any additional information as required or needed by the Planning and Zoning Commission, Land Use & Building Department, or interested agency.

**A neighborhood meeting must be conducted prior to submitting application.** Requirements for a neighborhood meeting are outlined in the Elmore County Zoning and Development Ordinance Title 7 Chapter 3 Section 7-3-3.

**A master site plan is required with this application.** Requirements for a master site plan are found in Title 10, Chapter 6 of the Elmore County Zoning and Development Ordinance.

**Agency signature sheet on page 7 of this application.**

Elmore County reserves the right to withhold processing and/or issuance of any County Conditional Use Permit until the County is satisfied that County approval may be the final action in any multi-agency approval process. Proof of having obtained or applied for necessary permits and/or approvals from applicable local (other than Elmore County) state, and/or federal agencies may be required prior to issuance of a Conditional Use Permit by Elmore County. If required, documentation shall be submitted with the Conditional Use Permit application.

The Planning and Zoning Commission shall hold at least one public hearing on an application for a Conditional Use Permit. A public hearing will be scheduled within sixty (60) days after acceptance of the application. The Land Use & Building Department will mail hearing notices to the surrounding property owners and to any agency that may have an interest in the proposal. The Land Use & Building Department will place a Notice of Public Hearing in the Mountain Home News at least fifteen (15) days prior to said hearing. The Land Use & Building Department will post notice of the hearing on the premises not less than seven (7) days prior to the hearing.

This application may be approved, conditionally approved, denied, or tabled.

If the application is approved or conditionally approved by the Planning and Zoning Commission, the applicant will be sent a document that is the official "Conditional Use Permit". This document may be in the form of a Findings of Fact, Conclusions of Law, and Order, and will enumerate the conditions attached to the approval and issuance of the permit and will state the consequences of failure to comply. The permit shall not become effective until after an elapsed period of fourteen (14) days from the date of the Planning and Zoning Commission Chairperson's signature on the Findings of Fact, Conclusions of Law, and Order. During this time, any interested person may appeal the action to the Board of Elmore County Commissioners. The applicant will be notified of any pending appeals. An appeal will stay all proceedings until its resolution.

If the Conditional Use Permit is denied by the Planning and Zoning Commission, the applicant may reapply or the applicant may appeal the decision in writing to the Board of Elmore County Commissioners. Appeal of a Planning and Zoning Commission decision must be made within fourteen (14) days after the date of the Planning and Zoning Commission Chairperson's signature on the Findings of Fact, Conclusions of Law, and Order,

The applicant hereby agrees to pay the fees established by the Board and agrees to pay any additional fees incurred (initial) ss. The applicant also verifies that the application is complete and all information contained herein is true and correct (initial) ss. The initial applicant understands there could be a delay in a decision should the applicant or their representative not attend any meeting where the application is being considered.

DocuSigned by:  Property Owner Signature	3/25/2025   1:17 PM Date	DocuSigned by:  Applicant Signature	3/20/2025   12:14 PM MDT Date
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### ADMINISTRATIVE USE ONLY

**Date of Acceptance:** \_\_\_\_\_ **Accepted by** \_\_\_\_\_

**CUP FEE: \$400.00**      **Fee \$** \_\_\_\_\_ **(☐ Pd) Receipt #** \_\_\_\_\_

**Date Paid:** \_\_\_\_\_ **Case# CUP-** \_\_\_\_\_



# Elmore County

*Thank you!*

## PURCHASE RECEIPT

Elmore County Land Use and Building Department  
Elmore County Land Use and Building Department

520 East 2nd Street  
Mountain Home ID 83647  
(208)587-2120  
OTC Local Ref ID: 131655418  
4/1/2025 02:22 PM

Your credit card or bank statement will show a charge from IDAHO.GOV.

Status: **APPROVED**  
Customer Name: Seth Saunders  
Type: MasterCard  
Credit Card Number: \*\*\*\* \* 8875

Items	Location	Quantity	TPE Order ID	Total Amount
Conditional Use Permit (CUP)	Elmore County Land Use and Building Department	1	70698716	\$400.00
Note: CUP-2025-01				
Conditional Use Permit (CUP)	Elmore County Land Use and Building Department	1	70698716	\$400.00
Note: CUP-2025-02				
Conditional Use Permit (CUP)	Elmore County Land Use and Building Department	1	70698716	\$400.00
Note: CUP-2025-03				
Total remitted to the Elmore County Land Use and Building Department				\$1,200.00
Access Idaho Fee	Elmore County Land Use and Building Department	1	70698716	\$31.00
Total Amount Charged				\$1,231.00

*Paid Via Phone - on 4/1/25*

Signature



Agency signatures are used for the applicant to make initial contact with certain agencies to address issues prior to a public hearing and application submittal. Additional agencies not listed may have additional requirements. The agencies listed below may be required for future approvals or signatures depending on the type of conditional use. The signature does not constitute a final approval by the agency. The agency signatures below do not guarantee approval from the Elmore County Land Use & Building Director, Elmore County Planning and Zoning Commission or Elmore County Board of Commissioners. The agencies listed below will be notified of the public hearing. Elmore County Land Use & Building Staff will inform the applicant of the desired agency signatures prior to application submittal.

#### Agency Comments & Signatures

Notes for agency signatures.

1. It is recommended that applicants set up appointments with the following agencies once the application is complete with all required information.
2. Agency signature does not guarantee any future approvals.
3. Agencies may attach additional sheets of paper for comment and/or conditions if necessary.
4. Agencies may have additional comments and/or conditions at a later time.

<p>• <u>Brian W. Cooper</u> (208-580-6003)</p> <p>Central District Health (or other Sewer District) Sewer Permit</p> <p>Comment: <u>Accessory application and fees required.</u></p>	<p><u>3/31/25</u></p> <p>Date</p>
<p>• <u>Li Lian MHHD (Not on our roadway)</u></p> <p>Roadway Jurisdiction (MHHD 208-587-3211) (GFHD 208-366-7744) (AHD 208-864-2115)</p> <p>Comment: <u>make D more</u></p>	<p><u>3-31-25</u></p> <p>Date</p> <p><u>03.28.25</u></p>
<p>• Fire District</p> <p>(MHRFD 208-587-2117) (Oasis 208-796-2115) (GFFD 208-599-0000) (BGRFD 208-834-2511) (AFD 208-864-2182)</p> <p>Comments: _____</p>	<p>Date</p>



Elmore County Transmittal  
Division of Community and Environmental Health

RETURN TO:

☒ Elmore Co.  
Land Use &  
Building Dept.

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

Conditional Use # Carl Vaughn Bill board

Preliminary / Final / Short Plat \_\_\_\_\_

☐ Mtn. Home

☐ Glens Ferry

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

- ☒ 14. CDH has no objection to the bill board proposal, or Carl.  
Accessory application required and fees required.

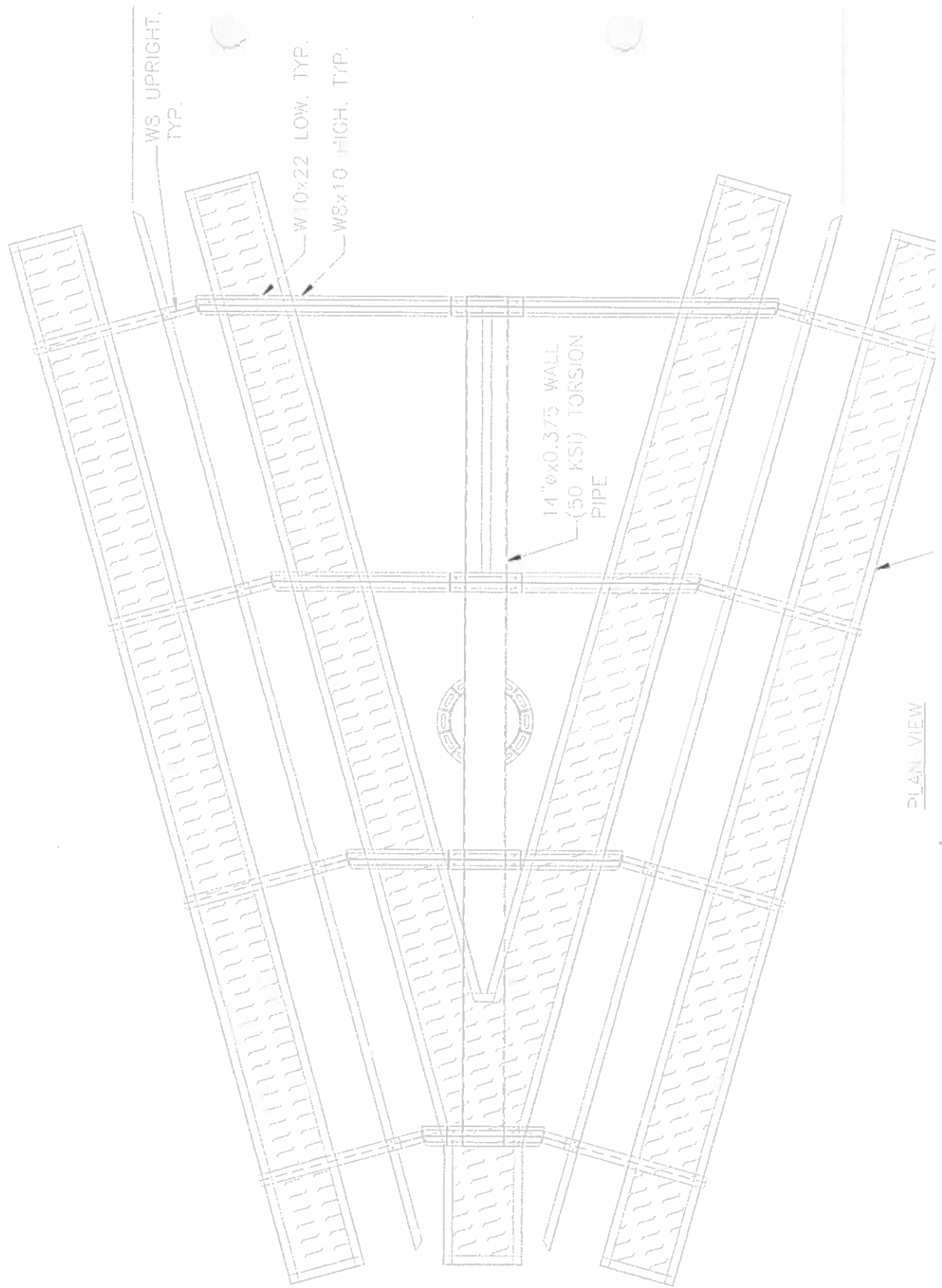
Reviewed By: Brian Cooper

Date: 3 / 31 / 25

# Site Plan










QUITCLAIM DEED

FOR VALUE RECEIVED, Made this 20th day of April, 2023, Jonathan E. Dodge, a single man, as Grantor and Jonathan E. Dodge, a single man, as Grantee  
Whose current address is: 2708 Canyon Creek Rd. Mountain Home, ID 83647  
HEREAFTER GRANTOR DOES RELEASE AND FOREVER QUITCLAIM UNTO GRANTEE, and to their heirs and assigns all right, title and interest in that certain lot, piece or parcel of land, situate, lying and being in, County of Elmore, State of Idaho, particularly described as follows, to wit:

See attached document hereto and made a part hereof:

TO HAVE AND TO HOLD, All and singular the said premises, together with the appurtenances, unto the Grantee(s) and their heirs and assigns forever.



State of Idaho

County of Elmore

On this 20th day of April, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Jonathan E Dodge

To me, and/or identified to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

WITNESS MY HAND AND OFFICIAL SEAL

Sheryl A. Reymont

Notary Public

Residing at: Mountain Home

Commission Expires: 1-6-24



PROPERTY DESCRIPTION

FOR

JOHN DODGE

PARCEL B

A parcel of land being the NE 1/4 of the NW 1/4 and portions of the N 1/2 of the SE 1/4 of the NW 1/4 of Section 14, Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho said parcel being more particularly described as follows:

Commencing at an aluminum cap marking the NW corner of Section 14; thence along the North line of said Section 14, N.89°33'21"E. 1314.98 feet to a point, also being the POINT OF BEGINNING;

Thence continuing along the North line of said Section 14, N.89°33'21"E. 1314.98 feet to an aluminum cap marking the N 1/4 corner of said Section 14;

Thence along the Meridional Center line of said Section 14, S.00°03'17"E. 112.74 feet to a point;

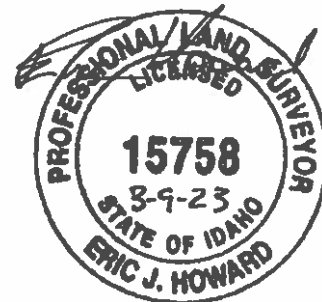
Thence S.89°33'21"W. 1015.04 feet to a 1/2" iron pin;

Thence S.00°01'13"E. 235.27 feet to a 1/2" iron pin;

Thence S.89°33'21"W. 300.01 feet to a 1/2" iron pin;

Thence N.00°01'13"W. 348.01 feet to the POINT OF BEGINNING.

Said parcel contains 5.02 acres, more or less, and is subject to all existing easements and right-of-ways of record or implied.




Instrument # 2023-852 # Pages: 2  
ELMORE COUNTY, Idaho  
Apr 20, 2023 9:49:28 am Fee: \$ 15.00  
For: JOHN DODGE  
SHELLEY ESSL, Recorder  
JKENNEDY, Deputy

QUITCLAIM DEED

FOR VALUE RECEIVED, Made this 20th day of April, 2023, Jonathan E. Dodge, a single man, as Grantor and Jonathan E. Dodge, a single man, as Grantee  
Whose current address is: 2708 Canyon Creek Rd. Mountain Home, ID 83647  
HEREAFTER GRANTOR DOES RELEASE AND FOREVER QUITCLAIM UNTO GRANTEE, and to their heirs and assigns all right, title and interest in that certain lot, piece or parcel of land, situate, lying and being in, County of Elmore, State of Idaho, particularly described as follows, to wit:

See attached document hereto and made a part hereof:

TO HAVE AND TO HOLD, All and singular the said premises, together with the appurtenances, unto the Grantee(s) and their heirs and assigns forever.

  
State of Idaho  
County of Elmore  
On this 20th day of April, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Jonathan E. Dodge  
To me, and/or identified to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.  
WITNESS MY HAND AND OFFICIAL SEAL

Sheryla Reymont  
Notary Public  
Residing at: Mountain Home  
Commission Expires: 1-6-24



PROPERTY DESCRIPTION

FOR

JOHN DODGE

PARCEL A

A parcel of land being the NE 1/4 of the NW 1/4 and portions of the N 1/2 of the SE 1/4 of the NW 1/4 of Section 14, Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho said parcel being more particularly described as follows:

Commencing at an aluminum cap marking the NW corner of Section 14; thence along the North line of said Section 14, N.89°33'21"E. 2629.96 feet to an aluminum cap marking the N 1/4 corner of said Section 14; thence along the Meridional Center line of said Section 14, S.00°03'17"E. 112.74 feet to a point, also being the POINT OF BEGINNING;

Thence continuing along the Meridional Center line of said Section 14, S.00°03'17"E. 992.46 feet to a point;

Thence S.89°57'15"W. 35.02 feet to a Brass Cap;

Thence along the ITD Right-of-Way, S.02°43'26"W. 793.31 feet to a Brass Cap;

Thence along the ITD Right-of-Way of Interstate 84, N.62°26'51"W. 984.98 feet to a Brass Cap;

Thence along a curve to the left, a distance of 413.12 feet, said curve having a delta of 2°02'20", a radius of 11609.08 feet, and a long chord of 413.10 feet that bears N.63°27'34"W to a point;

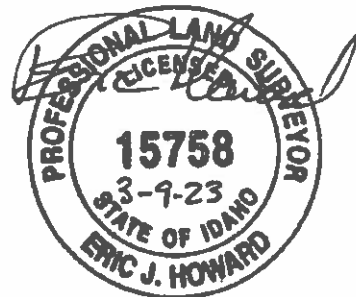
Thence leaving said Right-of-Way N.00°01'13"W. 899.24 feet to a 1/2" iron pin;

The N.89°33'21"E. 300.01 feet to a 1/2" iron pin;

Thence N.00°01'13"W 235.27 feet to a 1/2" iron pin;

Thence N.89.°33'21"E. 1015.04 feet to the POINT OF BEGINNING;

Said parcel contains 41.92 acres, more or less, and is subject to all existing easements and right-of-ways of record or implied.



8. The existing land uses in the immediate area of the property in question are residential, commercial, and agriculture.
9. The division will not have the effect of altering the interest and purpose of the Ordinance and the County's Comprehensive Plan.
10. The division will not be injurious to surrounding property as required agencies have approved the application with their conditions of approval.
11. The Property has not been reduced in size due to government action.

### **ORDER**

Under section 7-3-6 of the Ordinance the Director can require any applicable conditions. The application for a one-time division of property is **tentatively approved** with the following conditions. The application will receive final approval from the Director once all applicable conditions are met.

#### **Conditions:**

1. Obtain new tax parcel numbers from the Elmore County Assessor.
2. Record the Record of Survey
3. Record new deeds with the Elmore County Clerk and Recorder.
4. Provide copies of the new tax parcel numbers and copies of recorded deeds and recorded survey to the Elmore County Land Use and Building Department.

**Please note: The County Ordinance requires taxes to be prepaid on the parcel before the one-time division may be approved. Please reach out to the Assessor's office for a prebill.**

  
Kacey Ramsauer, Permit Technician

April 14, 2023  
Date:



# **Exhibit C**

## **Site Map**



1605 S Gramercy Road  
Salt Lake City, UT 84014

Seth Saunders

Phone: 801.663.5755

Email: ssaunders@yesco.com



Airbase Rd

1000+ ft from other billboards

55ft to the road

20ft Setback

1000+ ft from other billboards

**PROPOSED  
10'x30' SIGN**

Mountain Home, ID  
43.126383, -115.732219  
10'x30' Back to Back

**Exhibit D**  
**Public Hearing**  
**Notice**



# Elmore County Land Use and Building Department

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

**Vacant**  
*Director*

**David Abrahamson**  
*Planner I*

**Andrew Meek**  
*Planner II*

**Johnny Hernandez**  
*Building Official*

**Colton Janousek**  
*Building Inspector*

**Josh Proffit**  
*Building Inspector*

**James Roddin**  
*Administration Manager*

**Matt Gouchner**  
*Code Enforcement*

**Sandra Nuner**  
*Permit Technician*

**Alyssa Nieto**  
*Admin Assistant*

Date: August 18, 2025

To: Whom It May Concern

Subject: Notice of Public Hearing

Applicant: YESCO Outdoor Media/Seth Saunders

Proposal: A Conditional Use Permit to build one (1) Standard Billboard in the Highway/Interstate Commercial (C2) on the northeast corner of a 1.06 acre parcel. The site is located on Airbase Rd, west of downtown Mountain Home. The property is abutted by C2 zones to the west and east, Agriculture (Ag) zone to the south and the City of Mountain Home to the north. The parcel is in Mountain Home's Area of City Impact. The site is 3105 Airbase Rd, Mountain Home ID, 83647. The parcel is RP000040030030. A common way of locating the property is to head west from the Center of Mountain Home till the intersection of Airbase Rd and State Highway 51. The property is on the south side of Airbase Rd, 0.7 miles from said intersection.

Case #: CUP-2025-01

A public hearing will be held before the Elmore County Planning and Zoning Commission on the enclosed application. The hearing is scheduled for Thursday, August 28<sup>th</sup>, 2025, at 7:00 p.m. in the War Memorial (American Legion) Hall at 515 East 2<sup>nd</sup> South Street, Mountain Home, Idaho.

Please review the application and return your written comments to the Elmore County Land Use and Building Department, 520 East 2<sup>nd</sup> South Street, Mountain Home, ID, 83647, by 5 p.m. on August 21<sup>st</sup>, 2025, so your comments are included in the record. If you prefer, please come to the hearing to testify before the Commission.

The Elmore County Planning and Zoning Commission responsible for ensuring compliance with the Americans with Disabilities Act of 1990 (ADA). Any Person needing special accommodations to participate in the public hearing should contact the Elmore County ADA Coordinator, Kacey Ramsauer, 24 hours prior to the Public Hearing at 208-598-5247, extension 1280, or via email [kramsauer@elmorecounty.org](mailto:kramsauer@elmorecounty.org), or in person at 520 East 2<sup>nd</sup> South, Mountain Home, Idaho.

Sincerely,



**Andrew Meek**

Land Use and Building Department

Planner II

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

Mountain Home, Idaho 83647

208-587-2142 ext 1256





**Exhibit E**  
**Newspaper Public**  
**Notice**

# ELMORE COUNTY

## PLANNING AND ZONING COMMISSION

---

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

### NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN pursuant to the laws of the State of Idaho and Ordinances of Elmore County, that the Elmore County Planning and Zoning Commission will hold a PUBLIC HEARING at 7:00 p.m. on Thursday, August 28th, 2025, in the War Memorial Hall (American Legion Post 26) 515 East 2nd South Street, Mountain Home, Idaho, to accept testimony and consider an application from YESCO Outdoor Media for a Conditional Use Permit to construct a Standard Billboard on the northeast corner of 3105 Airbase Rd, a 1.06 Acre lot located on Airbase Rd outside the City of Mountain Home. The property is zoned Highway/Interstate Commercial. Case Number: CUP-2025-01. The site is located at 3105 Airbase Rd, Mountain Home ID, 83647. The parcel number is RP000040030030. A common way of locating the property is to head west from the Center of Mountain Home till the intersection of Airbase Rd and State Highway 51. The property is on the south side of Airbase Rd, 0.7 miles from said intersection.

This application may be reviewed before the hearing in the Land Use and Building Department during regular business hours. Any interested person shall be heard at said public hearing and the public is welcome and invited to submit testimony. Anyone who wishes to testify but is unable to attend may submit written testimony before the hearing by sending it to Elmore County Land Use and Building Department, 520 East 2<sup>nd</sup> South Street, Mountain Home, Idaho 83647. Written testimony must be received by 5:00 p.m. on Thursday, August 21<sup>st</sup>, 2025.

Social media posts are not considered written public testimony. If you wish to provide written public testimony, please provide your name, address, and comments before the hearing by sending it to Elmore County Land Use and Building Department, 520 East 2<sup>nd</sup> South Street, Mountain Home, Idaho 83647 or email [ameek@elmorescountyid.gov](mailto:ameek@elmorescountyid.gov). The Elmore County Facebook page is used for outward communication only. It is not intended as a means for the public to submit testimony on any public hearing matters pending before any Elmore County board or commission. Elmore County's social media is moderated but is not regularly monitored and is not a public forum. Likes, Comments, or Shares posted here are not entered into the record

of any public hearing. Public hearing testimony must be either submitted at the public hearing or received in advance of the public hearing by email, mail, physical delivery.

The Elmore County Board of Commissioners is responsible for ensuring compliance with the American Disabilities Act (ADA). Any person needing special accommodations to participate in the public hearing should contact the Elmore County ADA Coordinator, Kacey Ramsauer, 24 hours before the Public Hearing at 208-587-2130 Ext.1280, or 520 East 2<sup>nd</sup> South, Mountain Home, Idaho.

One publication: Wednesday, August 13, 2025.

Andrew Meek, Planner II  
Elmore County Land Use and Building Department

NOTICE OF PUBLIC  
HEARING

NOTICE IS HEREBY GIVEN pursuant to the laws of the State of Idaho and Ordinances of Elmore County, that the Elmore County Planning and Zoning Commission will hold a PUBLIC HEARING at 7:00 p.m. on Thursday, August 28th, 2025, in the War Memorial Hall (American Legion Post 26) 515 East 2nd South Street, Mountain Home, Idaho, to accept testimony and consider an application from YESCO Outdoor Media for a Conditional Use Permit to construct a Standard Billboard on the northeast corner of 3105 Airbase Rd, a 1.06 Acre lot located on Airbase Rd outside the City of Mountain Home. The property is zoned Highway/Interstate Commercial. Case Number: CUP-2025-01. The site is located at 3105 Airbase Rd, Mountain Home ID, 83647. The parcel number is RP000040030030. A common way of locating the property is to head west from the Center of Mountain Home till the intersection of Airbase Rd and State Highway 51. The property is on the south side of Airbase Rd, 0.7 miles from said intersection.

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matters pending before any Elmore County board or commission. Elmore County's social media is moderated but is not regularly monitored and is not a public forum. Likes, Comments, or Shares posted here are not entered into the record of any public hearing. Public hearing testimony must be either submitted at the public hearing or received in advance of the public hearing by email, mail, physical delivery. The Elmore County Board of Commissioners is responsible for ensuring compliance with the American Disabilities Act (ADA). Any person needing special accommodations to participate in the public hearing should contact the Elmore County ADA Coordinator, Kacey Ramsauer, 24 hours before the Public Hearing at 208-587-2130 Ext.1280, or 520 East 2nd South, Mountain Home, Idaho

Andrew Meek, Planner II  
Elmore County Land Use  
and Building Department  
One publication:  
August 13, 2025.

13.74"  
110 Lines

Kindly review, sign, and send back via email with any edits or inquiries before our deadline at noon on the Friday before the publication date.

Total cost will be \$78.20.  
If signed proof and prepayment (if required) is not received by deadline, your legal will be unable to run.

Thank you,  
Legal Department  
Mountain Home News  
(208) 587.3331  
[legaldept@mountainhomenews.com](mailto:legaldept@mountainhomenews.com)

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

Proofed	
Date	8/13/25
<input type="radio"/>	Ok, With Changes
<input checked="" type="radio"/>	Ok, No Changes
<input type="radio"/>	Re-proof
Proofed by: [Signature]	
Please sign here	

# **Exhibit F**

## **Site Posting**



## PUBLIC HEARING NOTICE

Elmore County, Idaho

Hearing Day: 4th Thursday of Every Month  
At 7:00 pm

American Legion, War Memorial Hall  
515 E Second South Street, Mountain Home, Idaho

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

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





# **Exhibit G**

## **Flood Plain Map**





## Customize

## Layer List

## Layers

Idaho

FIRM Panels Index

Scanned FIRM Available for City

Flood Control Districts

FEMA Flood Mapping Status

FIRM: Flood Zone

FIRM: Flood Zone AE

FIRM: LOMR Boundaries

FIRM: Cross Section

Base Flood Elevation

Prelim\_NFHL

National Flood Hazard Layer (NFHL including DFIRM)

PLSS

## Basemap Gallery

## Add Data



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