

**Exhibit 1**  
**Preliminary**  
**Plat Map**

LINE	BEARING	DISTANCE
122	S 89°24'58"E	81.32
123	S 89°24'58"E	181.00
124	S 89°24'58"E	181.00
125	S 89°24'58"E	181.00
126	S 89°24'58"E	181.00
127	S 89°24'58"E	181.00
128	S 89°24'58"E	181.00
129	S 89°24'58"E	181.00
130	S 89°24'58"E	181.00
131	S 89°24'58"E	181.00
132	S 89°24'58"E	181.00

# ``` PRELIMINARY PLAT HAFEN SUBDIVISION ```

A PARCEL OF LAND BEING THE  
NW1/4 SE1/4 OF SECTION 25,  
T.5S., R.9E., BOISE MERIDIAN,  
ELMORE COUNTY, IDAHO  
2025

## ``` NARRATIVE: ```

- THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE NW1/4 SE1/4 OF SECTION 25. SEVERAL EXTERIOR BOUNDARY CORNERS WERE FOUND AND ACCEPTED, AS SHOWN HEREON. THE FOLLOWING DATA WAS USED TO COMPLETE THIS SURVEY.
1. REFERENCE IS MADE TO THE FOLLOWING RECORD OF SURVEY NOS. 318555, 319215, 371464, 395027 & 422762, RECORDS OF ELMORE COUNTY, IDAHO.
  2. REFERENCE IS MADE TO THE FOLLOWING TRUSTEE'S DEED-INSTRUMENT NO. 464615, RECORDS OF ELMORE COUNTY, IDAHO.
  3. REFERENCE IS MADE TO THE FOLLOWING DRIVEWAY & UTILITY EASEMENT-INSTRUMENT NO. 320064, RECORDS OF ELMORE COUNTY, IDAHO.

## ``` CERTIFICATE OF SURVEYOR ```

THIS IS TO CERTIFY THAT L. COLLEEN MARKS, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF IDAHO, HEREBY ATTEST THAT THIS IS AN ACCURATE REPRESENTATION OF SURVEY AS MADE BY ME AND IS IN CONFORMITY WITH THE CORNER POSSESSION AND FINDING ACT - IDAHO CODE 55-1601 THROUGH 55-1813.

*Colleen Marks*  
COLLEEN MARKS, L.S. 7045



## ``` LEGEND ```

- SUBJECT PROPERTY LINE
- OTHER PROPERTY LINE
- SECTION LINE
- CENTERLINE
- FOUND BRASS CAP MONUMENT
- SET 1" COPPER CAP IN CONCRETE MARKED L.S. 7045
- FOUND 1/2" IRON PIN
- SET 1/2" IRON PIN W/ PLASTIC CAP MARKED L.S. 7045
- CALC. POINT
- RECORD DATA

OWNER/DEVELOPER  
JOHN HAFEN  
495 N. MILLENNIUM LANE  
GLENN'S FERRY, IDAHO 83623

INDEX NO. 321-15-130-01-016

MARKS LAND SURVEYING, LLC  
COLLEEN MARKS, L.S. 7045  
2995 N. COLE ROAD STE. 240  
BOISE, IDAHO 83704  
PH. (208) 378-7703

SCALE IN FEET  
0 100 200 400

PAGE 1 OF 2

DATE: 03/07/25 DRAWN BY: CH FILE: HAFEN SUB.dwg

**Exhibit 2**  
**Neighborhood**  
**Meeting Letter**

**Neighborhood Meeting**

**Date February 11, 2025**

**To: Jacob and Brooklyn Kunsy**

**You are invited to attend a neighborhood meeting on February 11, 2025 at 495 N Millennium Lane, Glens Ferry, Idaho at 6:30 PM.**

**This meeting is to inform property owners of applications for Conditional Use Permit and Preliminary Plat. Where the 40 Acres on which John and Carol Hafen live will be applied to be split into two parcels of approximately, 9 acres ( with home) and 31 acres of land.**

**Your comments are greatly appreciated as we move forward with our application.**

**Sincerely,**

**John Hafen  
Carol Hafen**

**Exhibit 3**  
**Neighborhood**  
**Meeting Sign-In Sheet**



## 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: 02/11/2025

Start Time of Neighborhood Meeting: 6:30 pm

End Time of the Neighborhood Meeting: 7:30 pm

Location of Meeting: 495 N Millennium Ln, Glenns Ferry, ID 83623

Description of the proposed project: splitting the 40 acres into 2 parcels.  
1) into 9 Ac 2) into 31 Ac - Legal description, NW4 SE4, Sec 25-T55-R9E

Notice Sent to neighbors on: 01/30/2025

Location of the neighborhood meeting: 495 N millennium Ln Glenns Ferry  
Id 83623

### Attendees:

<u>Name</u>	<u>Address</u>
1. <u>Jacob F. Kinsky</u>	<u>250 N Stone Hill Lane Glenns Ferry, ID 83623</u>
2. <u>Brooklyn Kinsky</u>	<u>250 N. Stone Hill Ln G.F. ID 83623</u>
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: John Hafen

Address: 495 N Millennium Ln

City: Glen's Ferry State: ID Zip: 83626

Telephone: 208 358 4360 Fax: NA

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.

John Hafen  
Signature: (Applicant)

02/11/2025  
Date

# **Exhibit 4**

## **Applications**





## 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: John + Carol Hafen
2. Address of applicant: 495 N Millennium Ln Glenns Ferry, ID 83623
3. Daytime telephone number of applicant: 208 358 4360
4. Email Address: guyhafen@yahoo.com
5. Name, address, and daytime telephone number of developer: Jacob Kinsky  
250 N Stone Hill Ln Glenns Ferry, ID 83623 208 590 1759
6. Address of subject property: 495 N Millennium Ln Glenns Ferry ID
7. Name, address, and daytime telephone number of property owner (if different from applicant): \_\_\_\_\_

8. Attach Legal Description and acreage of property and legal description and acreage of part that CUP is to encompass:

Attach at least one of the following:

☐ Deed ☐ Proof of Option ☐ Earnest Money Agreement ☐ Lease Agreement ☒ Assessor's Parcel Master Inquiry RP# 05S09E257800A

9. Common directions of how to get to the proposed Conditional Use Permit property from a known beginning point: 31 Ac parcel, Stone Hill Ln off of Hwy 30

9 Ac parcel, west on Ball Park Rd to gravel Rd (Millennium Ln) go 1 mile to Home,

10. a. Current zoning: Ag b. Current district (if applicable): 0220000

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? None  
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? \_\_\_\_\_
- ☐ Proof of having applied for or acquired other agency(ies) permit(s) submitted with CUP application.

**13. ADJACENT PROPERTIES** have the following uses:

North Ag dry land

East Ag dry land

South Ag Farm Kunsky's home

West Ag dry land

14. EXISTING USES and structures on the property are as follows: dry land, Home & out building,

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

(use additional sheets of paper, if necessary):  
I Propose to subdivide (split) 9 Ac that includes the 1 Ac Home split  
done on 2/16/2000, from the 31 Ac's dry Ag land.

The 3/4 Acs road access will become Stone Hill Ln off of Hwy 30 and enter the SW corner of the property. Stone Hill Ln meets Code requirements.

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

b. <sup>Farming</sup> Construction or improvements associated with conditional use is expected to begin within: 1 ☒ days / ☐ month / ☐ years and be completed within 1 ☐ days / ☐ months / ☒ years.

17. Proposed Use(s): Ag / Farming Hours of Operation: NA

Days of Operation: 365 Maximum Number of Patrons: NA

Sewage disposal: municipal/individual septic: None

Water: municipal supply/community well/individual well: None

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

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

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

EIS Required: ☐ Yes ☒ No Director Initial \_\_\_\_\_



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

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

\*\*Radius extended to: 300 ☒ feet ☐ mile(s)      Date: 02/11/2025 Initial \_\_\_\_\_

21. Is this application submitted with any additional applications? Yes

Preliminary Plat Application

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?

Ag zone with a subdivison of 40Ac into a 9Ac parcel with Home and 31 Ac Ag land parcels.

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

It remains the same use, Ag.

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

The land will remain in a Ag use and is acceptable based on land use Matrix.

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

Use is acceptable based on land use Matrix.

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

It all stays with in Current Ag use regulations.

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

The land remains as Ag land after subdivision.

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

The land use does not negatively affect neighbors and no hazardous exist now or in the future.

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?

The 31 Ac parcel will have road access off of Hwy 30 on Stone Hill Ln that comes to SW corner of property.  
The 9 Ac parcel will use Millennium Ln off of Ball Park Road.

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

No new construction is proposed, therefore no change to public facilities/services required.

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 use will be Ag and is within The Matrix.

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

The land use remains Ag.

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

Property Owner Signature	Date	Applicant Signature	Date
--------------------------	------	---------------------	------

**ADMINISTRATIVE USE ONLY**

Date of Acceptance:	<u>3/10/25</u>	Accepted by	<u>Alyssa</u>
CUP FEE: \$400.00	Fee \$ <u>400.00</u>	( <input type="checkbox"/> Pd) Receipt #	<u>paid</u>
Date Paid:	<u>3/10/25</u>	Case# CUP-	<u>2025-12</u>

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

#### Agency Comments & Signatures

Notes for agency signatures.

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

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

Comment: NA

GFHD - Jim [Signature]

2-17-2025

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

Comment: South entrance on Stone Hill lane off of Hwy 30

[Signature]

2-13-25

• Fire District Date

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

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



- \_\_\_\_\_ All driveways must have 10-12" compacted pit run and built with a 2% traverse slope for drainage. An optional 2-3" of compacted ¾" may be added for longevity and desirable surface. Other combinations must be approved by the County.
- \_\_\_\_\_ If driveway is less than 20' wide and longer than 150' in length, turnouts are required.
- \_\_\_\_\_ Fire Turnarounds are required for all driveways and must be located no farther than 150' from the dwelling. *Reach out to the fire department for guidance on turnaround location.*
- \_\_\_\_\_ Horizontal clearance shall not be less than 20 feet. Vertical clearance not less than 14 feet. Trees and brush must be removed as needed along proposed driveway.
- \_\_\_\_\_ Proper drainage must be provided. If applicable, culverts are required at the entrance to the driveway and ditches shall be provided along the driveway. Culvert must be capable of supporting the weight of fire vehicles. Please reach out to local fire department with questions on weight capacity.
- \_\_\_\_\_ Average road grade shall not exceed 10% and no grade shall exceed 15%. Any grading for a road over 10% requires prior approval.
- \_\_\_\_\_ A permanent address sign must be installed at the base of the driveway. Address signs shall be posted in a position to be plainly visible and legible from both directions. Numbers shall be at least 3" in height and contrast to their background.

**CHECKLIST MUST BE COMPLETED BY OWNER/BUILDER CONFIRMING COMPLETE CONSTRUCTION OF DRIVEWAY. BY SIGNING, I CERTIFY THE DRIVEWAY FOR THIS PROPOSED DEVELOPMENT IS COMPLETED TO THE ABOVE STANDARDS.**

Owner/Builder Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**THIS SECTION TO BE COMPLETED BY THE FIRE DEPARTMENT**

☒ **Final Approval-** Driveway improvements to the proposed development site are suitable for access by Fire Department equipment.

☐ **Conditional Approval-** Driveway improvements to the proposed site are temporarily suitable for access by Fire Department equipment, however deficiencies exist. RE-INSPECTION REQUIRED PRIOR TO FINAL OCCUPANCY PERMIT.

Deficiencies: ☐ Surface rock required ☐ Additional Base Rock Required ☐ Turnaround Required ☐ Address Signage Needed ☐ Turnouts Required ☐ Other \_\_\_\_\_

☐ Other \_\_\_\_\_

Authority over Fire District KING HILL RWAA Fire Department  Date: 1-15-25

**Contacts:**

Elmore County Land Use and Building Department 208-587-2142 ext. 502  
Driveway Checklist 1-26-21





## ELMORE COUNTY LAND USE & BUILDING DEPARTMENT

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

www.elmorecounty.org

### Preliminary Plat Application

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

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

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

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

#### 1. GENERAL INFORMATION

a. Name of subdivision: Sale of 31 Ac Ag land to Jacob Kuusky

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

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

John & Carol Hafen 208 358 4360

495 N Millennium lane, PO Box 194

Glenns Ferry, Id 83623

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

Jacob Kuusky 208 590 1759

250 Stone Hill Lane

Glenns Ferry, Id 83623

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

Callen Marks, Marks Land and Surveying Inc. 208 890 6684

5300 West Hill Road

Boise, Id 83703

e. Legal description of subdivision:

NW 1/4 SE 1/4 Sec 25 T5S R9E

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

31 Ac parcel Stone Hill Lane off of Hwy 30  
9 Ac parcel Ball Park Road go west to Millennium Lane  
gravel road for 1 mile to home.

g. Total contiguous acreage owned by subdivider and/or developer: 40 Ac

h. Adjacent property owned by owner(s) and/or developer (number of acres): 80 Ac

i. Distance the closest part of subdivision is to incorporated city: 1/2 mile

j. Current zoning: Ag

k. Overlay Zone(s): None

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

m. Elmore County Assessor Parcel number: RP 05509 E257800A

## 2. SUBDIVISION FEATURES

a. Total area (acres): 40

Area (%) open space 99%

Number of lots: 2

Number of buildable lots 1 existing home built 2001

b. Type of subdivision: ☒ regular ☐ residential cluster ☐ commercial ☐ industrial

c. Minimum lot size: width: \_\_\_\_\_ depth: \_\_\_\_\_ acres: 9

d. Maximum lot size: width: \_\_\_\_\_ depth: \_\_\_\_\_ acres: 31

## 3. IMPROVEMENTS

a. Proposed streets: (Must meet highway district standard) Highway District: None

☐ paved ☐ private ☐ barrow pit

☐ curb ☐ sidewalk

b. Existing streets:

☐ paved ☒ graveled ☐ private

☐ curb ☐ barrow pit ☐ sidewalk

c. street lights: ☐ yes ☐ no NA

d. Sewer system ☐ public ☐ private septic tanks ☐ central system

☒ other: No new sewer

e. Water system ☐ individual wells ☐ central water system

☒ other: No new water system

f. Storm water drainage: NA

g. Power: ☐ underground ☐ overhead NA

h. Gas: ☐ yes ☐ no NA

i. Proposed fire protection program (district if applicable) : Glenns Ferry Fire

j. Property in flood plain: ☐ yes ☒ no Flood Insurance Rate Map # NA

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

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

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

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

☒ Boundary of subdivision based on an actual survey. The plat must be signed by a licensed professional land survey to certify that boundary is correct.

☒ Name of the property owner

☒ Name, address, and phone number of developer and engineer / surveyor.

☒ Name of the proposed subdivision

☒ Date, graphic scale, north arrow, vicinity map, Section, Township, and Range

☒ Ties to all controlling corners

☒ Names and boundary lines of neighboring subdivisions, names and boundary lines of owners of neighboring property owners

☒ The name, location, width, direction of slope, centerline of right of way of all existing and proposed public streets and private roads

NA ☐ Proposed offsite improvements pertaining to streets, water supply, sanitary sewer systems, storm water systems, fire protection facilities and proposed utilities

NA ☐ Lot layout with lot and block numbers, all lot dimensions, and lot area in square feet or acres.

NA ☐ Areas of special use, such as parks and schools, shall be appropriately labeled.

☒ All existing and future easements

☒ All existing structures and addresses

B. X Copy of Pre-Application meeting notes. Jan 6 2025, 1:30PM

C. None **One (1) copy of proposed restrictive covenants (CC&Rs), if applicable**

D. NA A site report as required by the Health Department

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

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

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

H. X Copy of Neighborhood Meeting sign in sheet and verification

I. X Copy of plat in digital form

- J. NA 1 copy of the **Natural Features Analysis** as specified in Title 10 Chapter 1 Section 10-1-3-D of the Elmore County Zoning and Development Ordinance. (This may be included or combined with other plans provided no confusion occurs on the plans)
- K. NA If irrigation rights exist on the property the applicant shall submit 1 copy of an **irrigation plan** that is consistent with Idaho Code Section 31-3805 (This may be included or combined with other plans provided no confusion occurs on the plans)
- L. NA 1 copy of the **Drainage Plan** as specified in Title 10 Chapter 1 Section 10-1-11-C of the Elmore County Zoning and Development Ordinance (This may be included or combined with other plans provided no confusion occurs on the plans)
- M. NA Copy of FCO granting approval to subdivide property

N. Special development Status:

NA

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

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

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

### **NOTICE TO APPLICANT**

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

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

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

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



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

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

Signature of Developer/Applicant \_\_\_\_\_ Date \_\_\_\_\_ Signature of Property Owner \_\_\_\_\_ Date \_\_\_\_\_

**Agency Comments & Signatures**

Notes for agency signatures.

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

• Central District Health (or other Sewer District) Sewer Permit (580-6003) \_\_\_\_\_ Date \_\_\_\_\_

Comment: NA

GFHD - Jan M. Supf.

2-18-2025

• Roadway Jurisdiction (MHHD 587-3211) (GFHD 366-7744) (AHD 864-2115) \_\_\_\_\_ Date \_\_\_\_\_

Comment: South entrance on Stone Hill lane off of Hwy 30

2-13-25

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

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

**ADMINISTRATIVE USE ONLY**

Date of Acceptance 3/10/25 Accepted by alyssa Receipt # Paid \$470.00

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

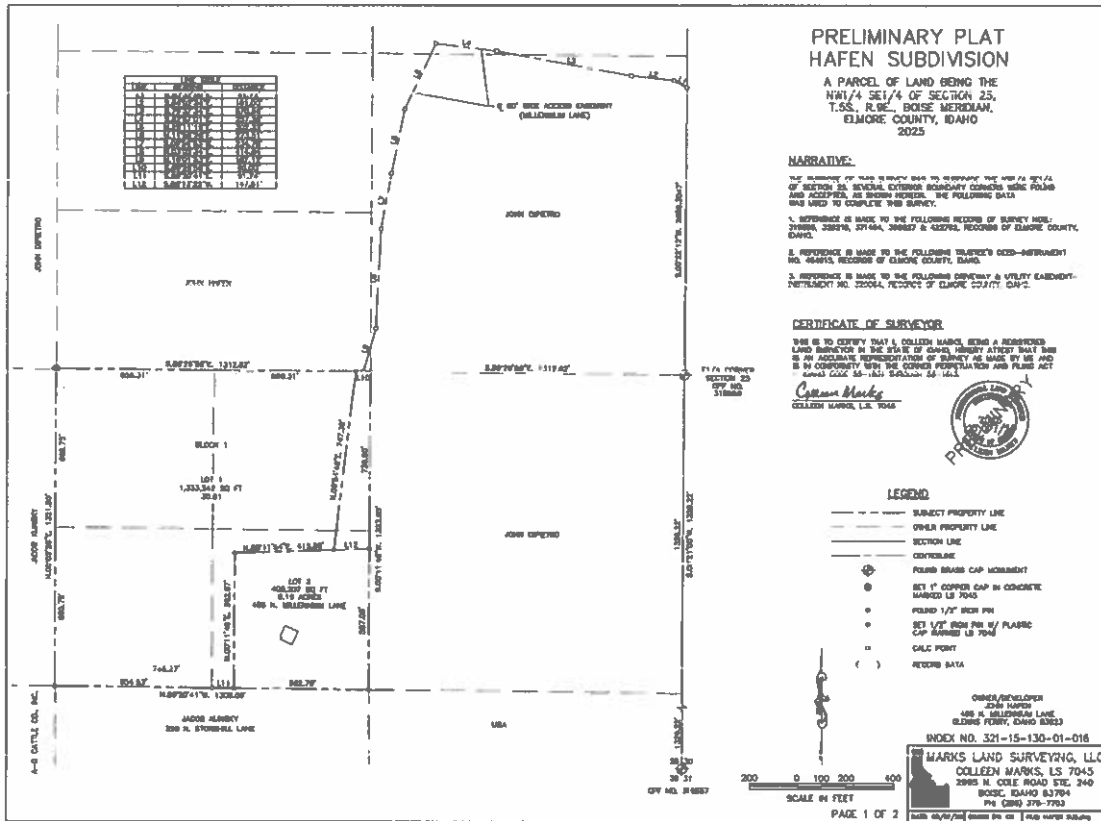
\$ \_\_\_\_\_ Case# SUB- PP-2025-03

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

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

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

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



**PRELIMINARY PLAT  
HAFEN SUBDIVISION**

A PARCEL OF LAND BEING THE  
N1/4 1/4 SEC 1/4 OF SECTION 25,  
T.5S., R.0E., BOISE MERIDIAN,  
ELMORE COUNTY, IDAHO  
2023

**NARRATIVE:**

THE SURVEY OF THIS PLAT WAS MADE BY MEASURING THE N1/4 1/4 SEC 1/4 OF SECTION 25, SEVERAL EXTERIOR BOUNDARY CORNERS WERE FOUND AND ACCEPTED, AS BEING CORRECT. THE FOLLOWING DATA WAS USED TO COMPLETE THIS SURVEY.

1. REFERENCE IS MADE TO THE FOLLOWING RECORDS OF SURVEY NO. 32154, 32155, 32156, 32157 & 32158, RECORDS OF ELMORE COUNTY, IDAHO.

2. REFERENCE IS MADE TO THE FOLLOWING TOLERANCE DEED-INSTRUMENT NO. 40454, RECORDS OF ELMORE COUNTY, IDAHO.

3. REFERENCE IS MADE TO THE FOLLOWING DEED-INSTRUMENT & UTILITY EASEMENT INSTRUMENT NO. 32504, RECORDS OF ELMORE COUNTY, IDAHO.

**CERTIFICATE OF SURVEYOR**

I DO HEREBY CERTIFY THAT I, COLLEEN MARKS, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF IDAHO, HEREBY ATTEST THAT THIS IS AN ACCURATE REPRESENTATION OF SURVEY AS MADE BY ME AND IS IN CONFORMITY WITH THE CORNER REPRESENTATION AND PLANS ACT (IDAHOS CASE 30-141) SECTION 26-141.

*Colleen Marks*  
COLLEEN MARKS, L.S. 7043



**LEGEND**

- SUBJECT PROPERTY LINE
- OTHER PROPERTY LINE
- SECTION LINE
- CENTERLINE
- ⊕ FOUND BRASS CAP MONUMENT
- ⊙ SET 1" COPPER CAP IN CONCRETE MARKED LB 7043
- ⊙ FOUND 1/2" IRON PIN
- ⊙ SET 1/2" IRON PIN W/ PLASTIC CAP MARKED LB 7043
- ⊙ CALC POINT
- ( ) RECORD DATA

OWNER/DEVELOPER  
JOHN HAFEN  
488 N. BELLEVILLE LANE  
ELMORE COUNTY, IDAHO 83623

BLOCK NO. 321-15-130-01-016

MARKS LAND SURVEYING, LLC  
COLLEEN MARKS, L.S. 7043  
2085 N. COLE ROAD STE. 240  
BOISE, IDAHO 83704  
PH: (208) 378-7703

# **Exhibit 5**

## **Acceptance Letter**



# Elmore County Land Use and Building Department

520 East 2nd South Street  
Mountain Home, Id. 83647  
(208) 587-2142 ext. 502  
Fax 208-587-2120  
[www.elmorecounty.org](http://www.elmorecounty.org)

**Mitra Mehta-Cooper**  
*Director*

**David Abrahamson**  
*Planner I*

**Nina Schaeffer**  
*Interim Planner I*

**Johnny Hernandez**  
*Building Official*

**Colton Janousek**  
*Building Inspector*

**James Roddin**  
*Administration*

**Karl Holt**  
*Code Enforcement*

**Kamiah McDaniel**  
*Permit Technician*

**Alyssa Nieto**  
*Administrative Assistant*

May 19, 2025

John and Carol Hafen  
PO Box 194  
Glenns Ferry, ID 83623

John and Carol,

The purpose of this letter is to inform you that your combined application for a Conditional Use Permit and Preliminary Plat for Case Number CUP-2025-12 has been accepted by the Elmore County Land Use and Building Department. The public hearing with the Elmore County Planning and Zoning Commission has been scheduled for Thursday July 24<sup>th</sup>, 2025, at 7:00 p.m. at the War Memorial American Legion Hall, located at 515 E. 2<sup>nd</sup> Street, Mountain Home, ID 83647. **Your attendance is required.**

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

Thank you,

**Nina Schaeffer**

**Interim Planner I**

***Elmore County Land Use and Building***

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





**Exhibit 6**  
**Property**  
**Notification**



# 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: John Hafen

Proposal: A Conditional Use Permit No. 2025-12 (CUP-2025-12) and Preliminary Plat No. 2025-03 (PP-2025-03) intends to subdivide a 40 acre parcel, assessor's parcel number RP05S09E257800A (the Site), located within Agriculture (Ag) zone and in City of Glenns Ferry's Area of City Impact, into two (2) parcels, one at 9 acres and the second one at 31 acres. The Site is located at 495 N Millenium Lane, Glenns Ferry ID 83623.

Case #: CUP-2025-12 and PP-2025-03

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 7**  
**Public Hearing**  
**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 28, 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 John Hafen, for a Conditional Use Permit No. 2025-12 (CUP-2025-12) and Preliminary Plat No. 2025-03 (PP-2025-13) to subdivide a 40 acre parcel, assessor's parcel number RP05S09E257800A, located within Agriculture (Ag) zone and in City of Glenns Ferry's Area of City Impact, into two (2) parcels, one at 9 acres and the second one at 31 acres. The Site is located at 495 N Millenium Lane, Glenns Ferry ID 83623.

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, 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@elmorecountyid.gov](mailto:ameek@elmorecountyid.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 prior to the Public Hearing at 208-587-2130, extension 1280, or via email [kramsauer@elmorecountyid.gov](mailto:kramsauer@elmorecountyid.gov) or in person at 155 South 5th East, 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 28, 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 John Halen, for a Conditional Use Permit No. 2025-12 (CUP-2025-12) and Preliminary Plat No. 2025-03 (PP-2025-03) to subdivide a 40 acre parcel, assessor's parcel number RPO50509E257800A, located within Agriculture (A) zone and in City of Glenns Ferry's Area of City Impact, into two (2) parcels, one at 9 acres and the second one at 31 acres. The Site is located at 495 N. Millennium Lane, Glenns Ferry ID 83623.

The 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 2nd South Street, Mountain Home, Idaho 83647. Written testimony must be received by 5:00 p.m. on Thursday, August 21, 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 2nd South Street, Mountain Home, Idaho 83647 or email [ameek@elmorecountyid.gov](mailto:ameek@elmorecountyid.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 prior to the Public Hearing at 208-587-2130, extension 1280, or via email [kramsauer@elmorecountyid.gov](mailto:kramsauer@elmorecountyid.gov) or in person at 155 South 5th East, Mountain Home, Idaho.

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

One publication:  
August 13, 2025


13.5"  
109 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 \$75.48.  
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) 587-3333  
[legalsdept@mountainhomenews.com](mailto:legalsdept@mountainhomenews.com)

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

Proofed	
Date	8/26/25
<input checked="" type="radio"/> Ok, With Changes	
<input type="radio"/> Ok, No Changes	
<input type="radio"/> Re-proof	
 Please Sign Here	

☐ Prepayment ☐ Charge

# **Exhibit 8**

## **Site Posting**



# PUBLIC HEARING NOTICE

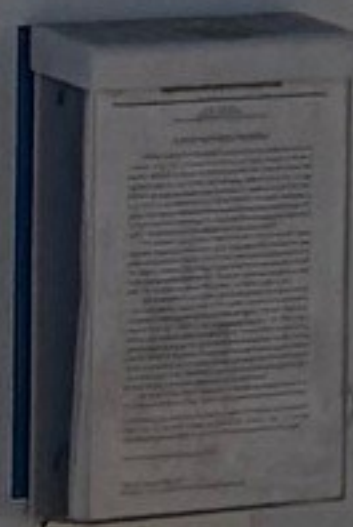
Elmore County, Idaho

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 9**

## **Agency Comments**



---

**[EXTERNAL] RE: From Elmore County Land Use: Request for comment Conditional Use Application**

---

From Mike Hollinshead <mhollinshead@elmorecounty.org>

Date Fri 5/30/2025 9:20 AM

To Schaeffer, Nina <Nina.Schaeffer@jacobs.com>

Cc David Abrahamson <dabrahamson@elmorecountyid.gov>; James Roddin <jroddin@elmorecountyid.gov>; Johnny Hernandez <jhernandez@elmorecountyid.gov>

---

**This Message Is From an External Sender**

This message came from outside your organization.

I have no issues with it at this time.

*Sheriff Mike Hollinshead*

*Elmore County*

*2255 East 8<sup>th</sup> North*

*Mountain Home, Idaho 83647*

*Phone: 208-587-3370 Ext. 1028*



CONFIDENTIALITY NOTICE: This e-mail is intended only for the personal and confidential use of the individual(s) named as recipients (or the employee or agent responsible to deliver it to the intended recipient) and is covered by the Electronic Communications Privacy Act, 18 U.S.C. §§ 2510-2521. It may contain information that is privileged, confidential and/or protected from disclosure under applicable law including, but not limited to, the attorney client privilege and/or work product doctrine. If you are not the intended recipient of this transmission, please notify the sender immediately by telephone. Do not deliver, distribute or copy this transmission, disclose its contents or take any action in reliance on the information it contains.

**Please note: My email address has changed to [mhollinshead@elmorecountyid.gov](mailto:mhollinshead@elmorecountyid.gov). Please update your records accordingly, as eventually, the [elmorecounty.org](http://elmorecounty.org) address will no longer work.**

---

**From:** Schaeffer, Nina <Nina.Schaeffer@jacobs.com>

**Sent:** Wednesday, May 28, 2025 4:31 PM

**Cc:** David Abrahamson <dabrahamson@elmorecountyid.gov>; James Roddin <jroddin@elmorecountyid.gov>;

Johnny Hernandez <jhernandez@elmorecountyid.gov>

**Subject:** From Elmore County Land Use: Request for comment Conditional Use Application

Hello,

I am reaching out on behalf of Elmore County's Land Use Department. Attached is a formal request for comment on a Conditional Use Application in Elmore County and Glenns Ferry Area of City Impact to be heard on July 17. Please review each attached application's and preliminary plat and send back agency comment by June 13<sup>th</sup> in order for it to be incorporated into our staff report.

Thank you,

**Nina Schaeffer** (she/her) | [Jacobs](#) | Land Use and Transportation Planner

M:+208.891.8248 | [nina.schaeffer@jacobs.com](mailto:nina.schaeffer@jacobs.com)

999 W. Main St Suite 1200 | Boise, ID 83702 | USA

---

NOTICE - This communication may contain confidential and privileged information that is for the sole use of the intended recipient. Any viewing, copying or distribution of, or reliance on this message by unintended recipients is strictly prohibited. If you have received this message in error, please notify us immediately by replying to the message and deleting it from your computer.



June 2, 2025

David Abrahamson, Planner 1  
Elmore County  
520 E 2nd St.  
Mountain Home Idaho 83647  
[dabrahamson@elmorecounty.org](mailto:dabrahamson@elmorecounty.org)

**Subject:** From Elmore County Land Use Request for comment Conditional Use Application

Dear Mr. Abrahamson:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:  
<https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

**1. AIR QUALITY**

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and trade waste burning (58.01.01.600-617).
- For new development projects, all property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.
- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

## **2. WASTEWATER AND RECYCLED WATER**

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

## **3. DRINKING WATER**

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

#### 4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity. For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

#### 5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0550.

#### 6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,

A handwritten signature in blue ink, appearing to read "Troy Smith", with a stylized flourish at the end.

Troy Smith  
Regional Administrator





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**[EXTERNAL] RE: From Elmore County Land Use: Request for comment Conditional Use Application**

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**From** Dawson,Bradley <bradley.dawson@idfg.idaho.gov>

**Date** Thu 5/29/2025 8:31 AM

**To** Schaeffer, Nina <Nina.Schaeffer@jacobs.com>

**Cc** David Abrahamson <dabrahamson@elmorecountyid.gov>; James Roddin <jroddin@elmorecountyid.gov>; Johnny Hernandez <jhernandez@elmorecountyid.gov>

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**This Message Is From an External Sender**

This message came from outside your organization.

Hi Nina et. al,

Thanks for reaching out to IDFG. We do not have any comments or concerns on this specific proposal.

To my knowledge, Elmore County Land Use has had some turnover in the past 6 months. Do you know who the best contact would be nowadays? There were a couple of large ongoing energy proposals (Cat Creek Energy, Appaloosa Wind and Desert Ridge LLC Wind & Solar) that it would be good for us to get an update on.

Best,

Bradley Dawson  
Regional Technical Assistance Manager  
Idaho Department of Fish and Game  
208-644-6310



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**From:** Schaeffer, Nina <Nina.Schaeffer@jacobs.com>

**Sent:** Wednesday, May 28, 2025 4:31 PM

**Cc:** David Abrahamson <dabrahamson@elmorecountyid.gov>; James Roddin <jroddin@elmorecountyid.gov>; Johnny Hernandez <jhernandez@elmorecountyid.gov>

**Subject:** From Elmore County Land Use: Request for comment Conditional Use Application

**CAUTION:** This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Hello,

I am reaching out on behalf of Elmore County's Land Use Department. Attached is a formal request for comment on a Conditional Use Application in Elmore County and Glenns Ferry Area of City Impact to be heard on July 17. Please review each attached application's and preliminary plat and send back agency comment by June 13<sup>th</sup> in order for it to be incorporated into our staff report.

Thank you,

**Nina Schaeffer** (she/her) | [Jacobs](#) | Land Use and Transportation Planner

M: +208.891.8248 | [nina.schaeffer@jacobs.com](mailto:nina.schaeffer@jacobs.com)

999 W. Main St Suite 1200 | Boise, ID 83702 | USA

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