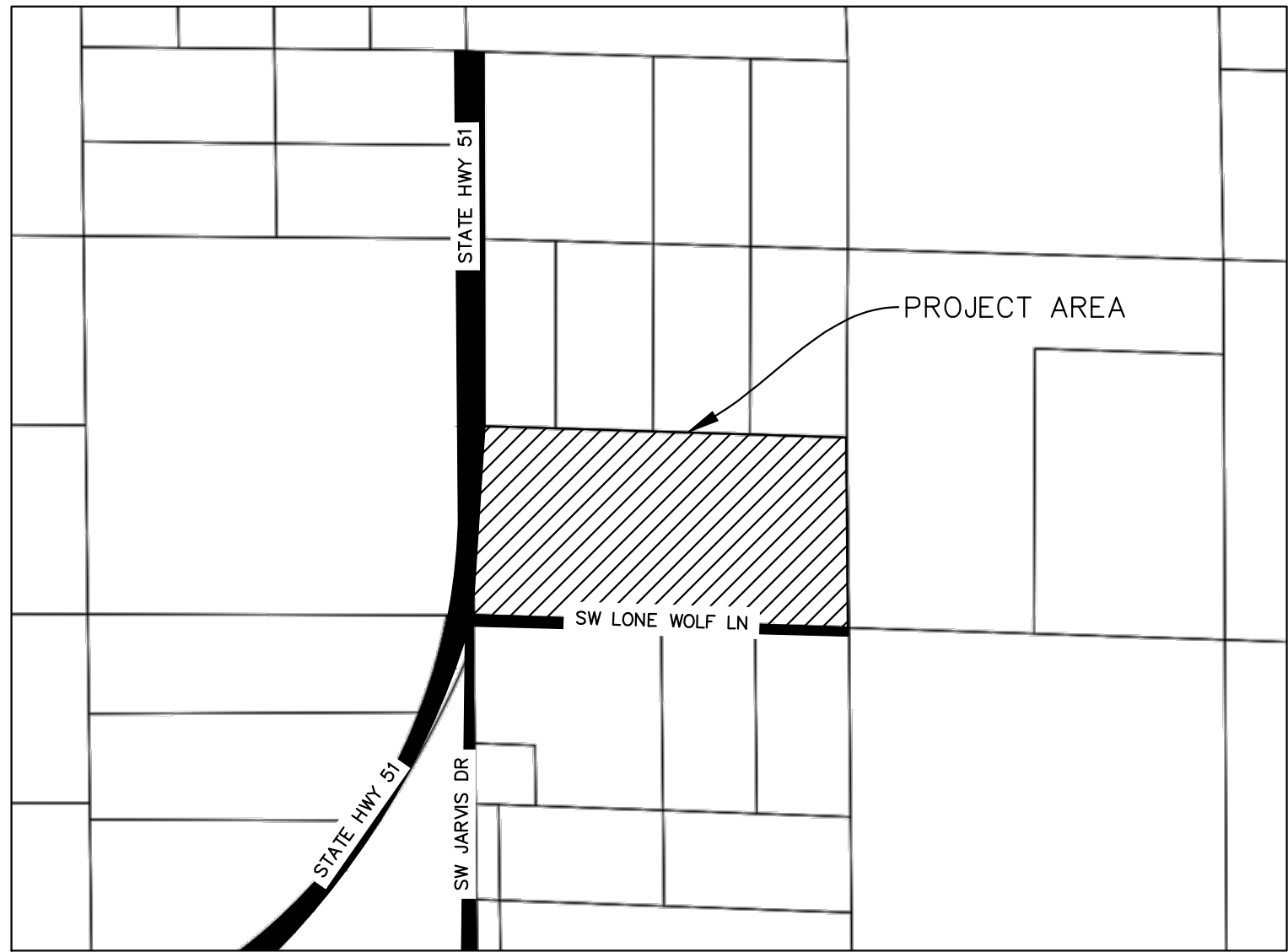
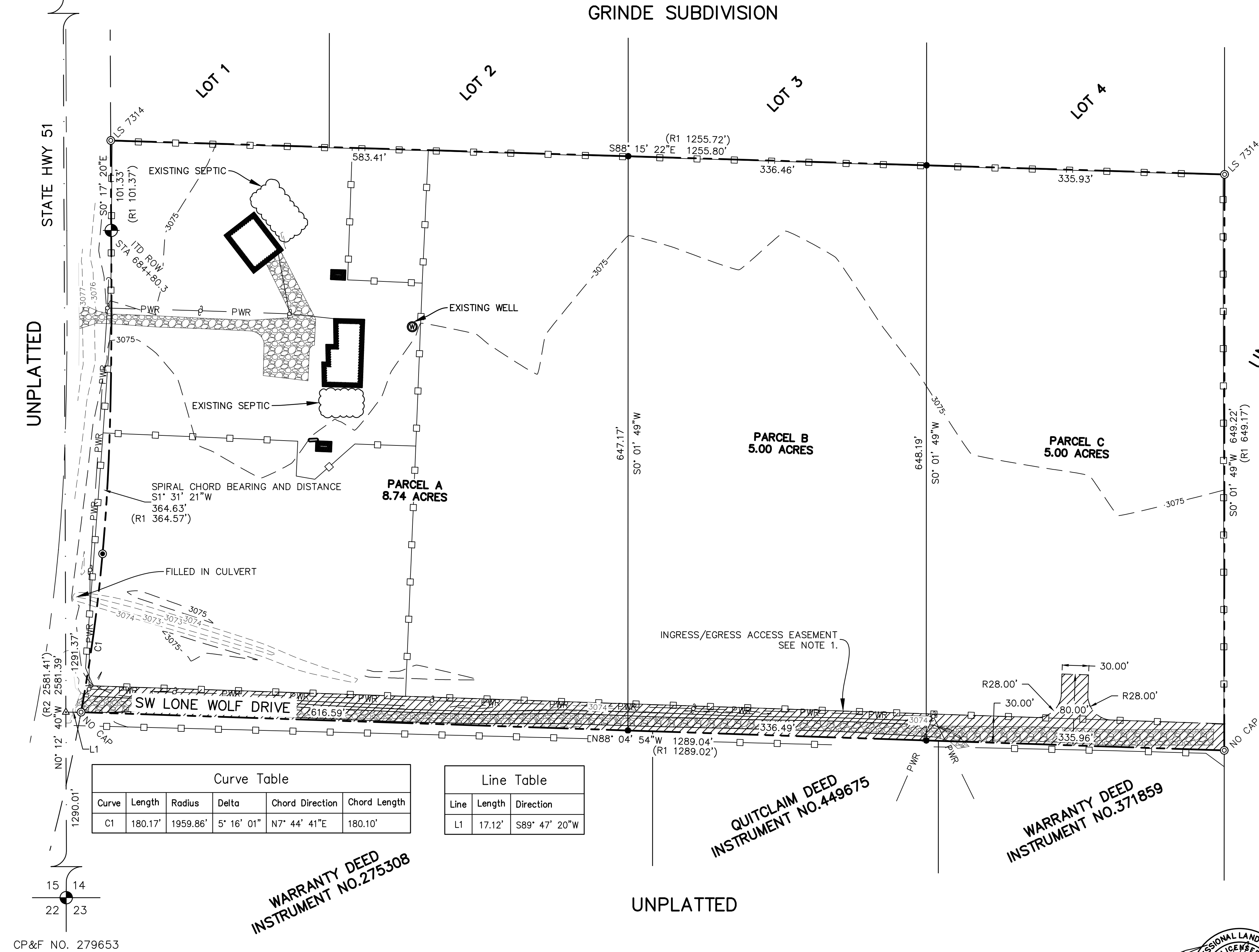


Exhibit 1
Preliminary
Plat Map

LONE WOLF SUBDIVISION

A PARCEL OF LAND BEING A PORTION OF THE S 1/2 OF THE NW 1/4
OF THE SW 1/4 OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 6 EAST,
BOISE MERIDIAN, ELMORE COUNTY, IDAHO. 2025

W 1/4 CORNER
SECTION 14
CP&F NO.



VICINITY MAP

MOUNTAIN HOME, ID - NOT TO SCALE

JURISDICTIONS

COUNTY: ELMORE
ROADWAYS: MOUNTAIN HOME HIGHWAY DISTRICT
FIRE DEPT: MOUNTAIN HOME FIRE DEPARTMENT

ZONING

CURRENT ZONING: AG
PROPOSED ZONING: AG

AREA SUMMARY

TOTAL AREA: 18.74 ACRES

LOT SUMMARY

RESIDENTIAL: 3
LOT 1: 8.74 ACRES
LOT 2: 5.00 ACRES
LOT 3: 5.00 ACRES

SETBACKS (AG)

FRONT: 10 FEET
SIDE: 5 FEET
REAR: 5 FEET

PROPOSED WATER

PRIVATE WELL

PROPOSED SEWER

INDIVIDUAL SEPTIC SYSTEMS

PROPOSED DRAINAGE

DRAINAGE FROM LOTS RETAINED ON SITE.

REFERENCES

REFERENCE IS MADE TO THE FOLLOWING:
-(R1) ROS INSTRUMENT NO. 286152
W&H PACIFIC
-(R2) ROS INSTRUMENT NO. 517421
MARKS LAND SURVEYING
-(R3) QUITCLAIM DEED INSTRUMENT NO.496857
-(R4) FEDERAL

NARRATIVE

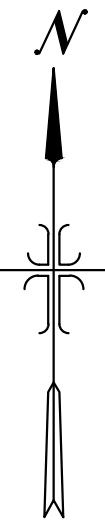
AT THE REQUEST OF JAY McCOWN A SUBDIVISION PRELIMINARY PLAT
WAS COMPLETED. ALL CORNERS SET IN ROS INSTRUMENT NO.286152
WERE FOUND AND ACCEPTED. STATE HIGHWAY 51 RIGHT-OF-WAY WAS
REESTABLISHED USING FEDERAL AID PROJECT NO.S-3806(1). DEED
INSTRUMENT NO.0000496857 AND NO.82893 WERE ALSO USED TO
ESTABLISH THE BOUNDARY.

NOTES

1. THIS EASEMENT REFERENCES THE JOINT USE AND MAINTENANCE
AGREEMENT FILED AS INSTRUMENT NO. 449678. MAINTENANCE
AGREEMENTS MAY BE AMENDED FROM TIME TO TIME.

LEGEND

	BOUNDARY LINE
	SECTION LINE
	PROPOSED PROPERTY LINE
	PROPOSED EASEMENT LINE
	EXISTING FENCE LINE
	EXISTING OVERHEAD POWER
	EXISTING DRIVEWAY
	PROPOSED SHARED INGRESS/EGRESS EASEMENT
	FOUND ALUMINUM CAP
	FOUND 5/8" IRON PIN
	SET 5/8" X 24" IRON PIN W/ CAP
	SET 1/2" X 24" IRON PIN W/ CAP
	CALCULATED POINT-NOT SET
	POWER POLE
	EXISTING 5' CONTOUR LINE RANDOM DATUM
	EXISTING 1' CONTOUR LINE RANDOM DATUM



GRAPHIC SCALE



SURVEYOR
J.J. HOWARD, LLC.
5983 W. STATE ST., STE. D
BOISE, ID 83703
PHONE: 208.846.8937

OWNER/DEVELOPER
JAYDEE & LINDA McCOWN
5816 IDAHO 51
MOUNTAIN HOME, ID 83647
PHONE: 208-283-3941

J.J. HOWARD

LAND SURVEYING

5983 W. State St., Ste. D
Boise, ID 83703 (208) 846-8937



LONE WOLF
SUBDIVISION

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	5/29/25	EJH	FINISH PRELIM DOCUMENT

PROJECT NO.	DATE
250907	10/7/25
SCALE	DESIGNED CHECKED
1"=70'	EIA E.J.H.

PRELIMINARY
PLAT

C.1.0

Exhibit 2
Neighborhood
Meeting Letter

PARCEL #	OWNER	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP CODE	PROPERTY ADDRESS
✓ 1	RP002350010010 GRINDE, KEN '	490 E 16TH N		MTN HOME	ID	83647	
✓ 2	RP002350010020 GRINDE, KEN	490 E 16TH N		MTN HOME	ID	83647	
✓ 3	RP002350010030 WIDGEON, JANELLE *	2091 SW GRINDE DR		MTN HOME	ID	83647	2091 SW GRINDE DR
✓ 4	RP002350010040 GRINDE, SHARON *	2045 SW GRINDE DR		MTN HOME	ID	83647	2045 SW GRINDE DR
✓ 5	RP04S06E144815 MADRIGAL, MICHAEL R	5065 SW WOMBAT WAY		MTN HOME	ID	83647	5065 SW WOMBAT WAY
✓ 6	RP04S06E14550C MCCOWN, JAYDEE E	5816 HWY 51		MTN HOME	ID	83647	5816 HWY 51
✓ 7	RP04S06E14602C CEJA-PINEDA, BENJAMIN	2151 SW LONE WOLF LANE		MTN HOME	ID	83647	2151 SW LONE WOLF LN
✓ 8	RP04S06E14603C GOMEZ, ROGELIO	2049 SW LONE WOLF LANE		MTN HOME	ID	83647	2049 SW LONE WOLF LN
✓ 9	RP04S06E146110 VINES, MICHAEL W	6118 SW JARVIS DR		MTN HOME	ID	83647	6118 SW JARVIS DR
✓ 10	RP04S06E14621C VINES, MICHAEL W	6118 SW JARVIS DR		MTN HOME	ID	83647	6118 SW JARVIS DR
✓ 11	RP04S06E15721C MORALES, REINALDO	2477 STATE HWY 19		HOMEDALE	ID	83628	
✓ 12	RP04S06E15905C JACOBSEN, RITA	9001 ADVANTAGE COURT		BURKE	VA	22015	
✓ 13	RP04S06E15908C STATE OF IDAHO	5963 HWY 51		MTN HOME	ID	83647	5963 HWY 51
✓ 14	RP04S06E15950C JELVIK, GREGORY E	P O BOX 8028		BOISE	ID	83707	
✓ 15	RP04S06E15950C ARAUJO, CESAR RUIZ	38719 AUBURN ENUMCLAW ROAD SE		AUBURN	WA	98092	
✓ 16	RP04S06E15906C ARAUJO, CESAR RUIZ	1936 N ANCESTOR AVE		BOISE	ID	83704	

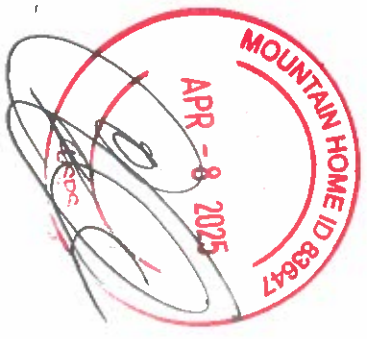


MOUNTAIN HOME
350 N 3RD E
MOUNTAIN HOME, ID 83647-9998
(800)275-8777

04/08/2025 03:23 PM
Product Qty Unit Price
Love 2024 13 \$0.73 \$9.49
DOM - Bulk - 13 \$12.50
Domestic

Grand Total: \$21.99

Debit Card Remit
Card Name: VISA
Account #: XXXXXXXXXXXX9159 \$21.99
Approval #: 436655
Transaction #: 275
Receipt #: 050350
Debit Card Purchase: \$21.99
AID: A000000980840
AL: US DEBIT Contactless



U.S. POSTAGE PAID
MOUNTAIN HOME, ID
83647
APR 08, 25
AMOUNT
\$12.50
S2324P505039-14

13 pieces

PARCEL #	OWNER	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP CODE	PROPERTY ADDRESS
RP002350010010	GRINDE, KEN	490 E 16TH N		MTN HOME	ID	83647	
RP002350010020	GRINDE, KEN	490 E 16TH N		MTN HOME	ID	83647	
RP002350010030	WIDGEON, JANELLE	2091 SW GRINDE DR		MTN HOME	ID	83647	2091 SW GRINDE DR
RP002350010040	GRINDE, SHARON	2045 SW GRINDE DR		MTN HOME	ID	83647	2045 SW GRINDE DR
RP04S06E144815	MADRIGAL, MICHAEL R	5065 SW WOMBAT WAY		MTN HOME	ID	83647	5065 SW WOMBAT WAY
RP04S06E14550C	MCCOWN, JAYDEE E	5816 HWY 51		MTN HOME	ID	83647	5816 HWY 51
RP04S06E14602C	CEJA-PINEDA, BENJAMIN	2151 SW LONE WOLF LANE		MTN HOME	ID	83647	2151 SW LONE WOLF LN
RP04S06E14603C	GOMEZ, ROGELIO	2049 SW LONE WOLF LANE		MTN HOME	ID	83647	2049 SW LONE WOLF LN
RP04S06E146110	VINES, MICHAEL W	6118 SW JARVIS DR		MTN HOME	ID	83647	
RP04S06E14621C	VINES, MICHAEL W	6118 SW JARVIS DR		MTN HOME	ID	83647	6118 SW JARVIS DR
RP04S06E14661C	HINER, TEENA ELAINE	2477 STATE HWY 19		HOMEDALE	ID	83628	
RP04S06E15721C	MORALES, REINALDO	9001 ADVANTAGE COURT		BURKE	VA	22015	
RP04S06E15905C	JACOBSEN, RITA	5963 HWY 51		MTN HOME	ID	83647	5963 HWY 51
RP04S06E15908C	STATE OF IDAHO	P O BOX 8028		BOISE	ID	83707	
RP04S06E15950C	JELVIK, GREGORY E	38719 AUBURN ENUMCLAW ROAD SE		AUBURN	WA	98092	
RP04S06E15906C	ARAUJO, CESAR RUIZ	1936 N ANCESTOR AVE		BOISE	ID	83704	

April 7, 2025

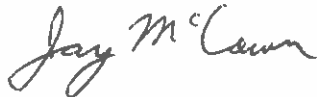
Subject: Neighborhood Meeting

From: JayDee Elmore McCown

To: Reinaldo Morales

You are invited to attend a neighborhood meeting on Saturday April 26, 2025, at 5816 Highway 51, Mountain Home Idaho 83647 from (10:00 am to 7:00 pm). The purpose of the meeting is to inform surrounding property owners of my pending Elmore County Zoning Permit Application (2025154) . Your comments are greatly appreciated as we move forward with our application.

Sincerely,

A handwritten signature in cursive script that reads "Jay McCown".

Jay McCown
5816 Hwy. 51
Mountain Home Idaho, 83647

Exhibit 3
Neighborhood
Meeting Sign-In Sheet



ELMORE COUNTY LAND USE & BUILDING DEPARTMENT

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

Fax: (208) 587-2120 • www.elmorecounty.org

Neighborhood Meeting Sign Up Sheet

Date of Neighborhood Meeting: April 26, 2025

Start Time of Neighborhood Meeting: 10:00 a.m. to 1:00 p.m.

End Time of the Neighborhood Meeting: 7:00 p.m.

Location of Meeting: 5816 Hwy 51 Mtn. Home Idaho - Home

Description of the proposed project: 20 Acre sub-division into 4 each
5 Acre plots. Followed by Single Family Home Construction

Notice Sent to neighbors on: _____

Location of the neighborhood meeting: 5816 Hwy 51 Mtn. Home Idaho
Home on property.

Attendees:

<u>Name</u>	<u>Address</u>
1. <u>Danny Thurner</u>	<u>1365 SW Ham Hill</u>
2. <u>MICHAEL MADRIGAL</u>	<u>5065 SW WOMBAT WAY</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: Jay McCown

Address: 5816 Highway 51 Mtn. Home ID

City: Mtn. Home State: Idaho Zip: 83647

Telephone: 208-283-3941 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.

Jay McCown
Signature: (Applicant)

5-1-2025
Date

Elmore County Zoning and Development Ordinance

Title 7, Chapter 3, Subsection 7-3-3: Neighborhood Meetings:

- A. Applicants shall conduct a neighborhood meeting for Comprehensive Plan amendments, variances, conditional uses, Ordinance amendments, expansions or extensions of nonconforming uses, subdivisions or as otherwise required by the Director.
- B. It shall be the sole duty of the applicant to provide written notice to all property owners or purchasers of record owning property within the radius required in this Ordinance of the exterior boundary of the application property and to all registered neighborhood associations and political subdivisions deemed appropriate by the Director. The Department will provide applicants the proper notice list. Notice of a neighborhood meeting shall be in addition to, and not in lieu of, mailed radius notices already required by this Ordinance. Notice of neighborhood meeting must be mailed at least ten (10) days prior to the date of the neighborhood meeting.
- C. The purpose of the neighborhood meeting shall be to review the proposed project.
 - 1. The meeting shall be on a weekend between ten o'clock (10:00) A.M. and seven o'clock (7:00) P.M. or on a weekday between six o'clock (6:00) P.M. and eight o'clock (8:00) P.M. The meeting shall not be on a holiday, a holiday weekend, or the day before a holiday or holiday weekend.
 - 2. The meeting shall be held at one of the following locations:
 - a. On the subject property; or
 - b. At the nearest available public meeting place including, but not limited to, fire station, library, or community center; or
 - c. At an office space with suitable meeting facilities if such facilities are within a one-mile radius of the nearest public meeting place.
- D. The neighborhood meeting shall be conducted prior to submitting the application.
- E. The neighborhood meeting shall not be conducted more than thirty (30) days prior to submitting the application.
- F. The application materials shall include written verification of the neighborhood meeting on the forms provided by the Department.
- G. A copy of the written notice to property owners must be submitted to the Department with the application.

Neighborhood Meeting Template:

Date

To: Property Owner

You are invited to attend a neighborhood meeting on "date", at *location & time*. This meeting is to inform property owners of *proposed application* Your comments are greatly appreciated as we move forward with our application.

Sincerely,

Name

Exhibit 4

Applications



ELMORE COUNTY LAND USE & BUILDING DEPARTMENT

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

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: Jay Dee Elmore McCown
2. Address of applicant: 5816 Highway 51
3. Daytime telephone number of applicant: 208-283-3941
4. Email Address: jaymccown5@gmail.com
5. Name, address, and daytime telephone number of developer: Same as Above.

6. Address of subject property: Same as Above.

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

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

Attach at least one of the following:

☒ Deed ☐ Proof of Option ☐ Earnest Money Agreement ☐ Lease Agreement ☐ Assessor's Parcel Master Inquiry RP# 04506E145500A

9. Common directions of how to get to the proposed Conditional Use Permit property from a known beginning point: Proceed South on Highway 51 from Mtn. Home. Travel approximately 3 miles. Property located on left side of Hwy just before S-Curve.

10. a. Current zoning: AG b. Current district (if applicable): _____

11. a. Is the proposed location within an ☐ Area of Critical Concern (ACC) or ☐ Community Development Overlay (CDO)? ☐ Yes ☒ No If in a CDO, what CDO? _____

If in an ACC or CDO, technical studies, an environmental assessment, or an environmental impact statement may be required.

b. Is the proposed development within any city's impact area? ☐ Yes ☒ No

c. Is the proposed site within an Airport Hazard Zone or Air Port Sub Zone? ☐ Yes ☒ No
If yes, applicant shall provide approval from the Federal Aviation Administration and/or the Idaho Department of Aeronautics and Transportation.

d. Is any portion of the property located in a Floodway or 100-year Floodplain? ☐ Yes ☒ No
If yes submit map showing location of floodway and/or floodplain in relation to the property and/or proposal.

e. Does any portion of this parcel have slopes in excess of 10%? ☐ Yes ☒ No If yes, submit contour map.

f. The impacts of a proposed development and/or land use on adjacent land uses and transportation facilities must be considered. The applicable Highway District or Transportation Department may require a Traffic Impact Study (TIS) if the proposed development or land use has associated with its special circumstances deemed by the district or department to warrant a study. A notation and signature from the applicable district or department stating no study is required or a copy of this study must be submitted with this application.

g. The impacts of the CUP on existing public services and facilities (such as the fire department, emergency services, sheriff's department, schools, etc.) must be considered. A letter from the applicable agency governing the public service or facility stating how the developer will provide for said services with plans and/or drawings or that said services are not required may need to be submitted with the application.

h. Are there any known hazards on or near the property (such as canals, hazardous material spills, soil or water contamination, etc.)? ☐ Yes ☒ No If yes, describe and give location: _____

i. Are there hazardous materials and/or wastes involved either in your operation or generated off site and brought onto the property? ☐ Yes ☒ No

12. Does any other agency require a permit (DEQ, EPA, IDWR, FAA, state, federal, etc.)? ☐ Yes ☒ No If yes, who? _____

☐ Proof of having applied for or acquired other agency(ies) permit(s) submitted with CUP application.

13. ADJACENT PROPERTIES have the following uses:

North Residential

East Residential/Agricultural

South Residential

West Open Range

14. EXISTING USES and structures on the property are as follows: Home and Workshop.

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

Objective is to sub-divide property, then gift 5 Acres to son and spouse so they can construct home as their residence.

16. a. The conditional use is requested to begin within 6 ☐ days/☒ months after permit approval (permit expires if not used within 1 year of approval) and is for 12 years or ☐ perpetuity.

b. Construction or improvements associated with conditional use is expected to begin within: 6 ☐ days/☒ month/☐ years and be completed within 12 ☐ days/☒ months/☐ years.

17. Proposed Use(s): Residence Hours of Operation: 24 hrs.

Days of Operation: 365 Maximum Number of Patrons: 3

Sewage disposal: municipal/individual septic: Individual Septic

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

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? No

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?

Meets standards of Table 7-2-26B

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

Added residence blends with the local housing environment

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

Application meets base zone and ordinance.

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

Land use complies with applicable County Ordinance

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

Land use complies with applicable State and Federal 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?

New residence is harmonious with the general vicinity

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

Proposed land use is harmonious with all the local housing in the area.

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?

Proposed land use will not impact available public facilities/services, highways, streets, police/fire, drainage, refuse disposal.

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 is no additional cost for public facilities/services.

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?

Added residence will not create excessive traffic, noise, smoke, fumes, glare or odors.

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?

Residence will not impact or cause destruction of scenic nature of the area.

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) DEM. The applicant also verifies that the application is complete and all information contained herein is true and correct (initial) DEM. 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: 5-27-2025 Accepted by Alyssa
CUP FEE: \$400.00 Fee \$ 400.00 (X Pd) Receipt # 20-15314
Date Paid: 5-27-2025 Case# CUP- 2025-24

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.

See next page attachment.

•	Central District Health (or other Sewer District) Sewer Permit (208-580-6003)	Date
	Comment: <u>Brent Copes (Out of Office) will review plan</u>	
		5-22-25
•	Roadway Jurisdiction (MHFD 208-587-3211) (GFHD 208-366-7744) (AHD 208-864-2115)	Date
	Comment: <u>Located off Private drive</u>	
	- MHFD	5.22.2025
•	Fire District	Date
•	(MHRFD 208-587-2117) (Oasis 208-796-2115) (GFFD 208-599-0000) (BGRFD 208-834-2511) (AFD 208-864-2182)	
	Comments: _____	

Agency 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.

• <u>Central District Health</u> (or other Sewer District) Sewer Permit (208-580-6003) Date • <u>Roadway Jurisdiction</u> (MHHD 208-587-3211) (GFHD 208-366-7744) (AHD 208-864-2115) (208-587-3211) Date	Date Date
• <u>Fire District</u> • <u>(MHRFD 208-587-2117) (Oasis 208-796-2115) (GFFD 208-599-0000) (BGRFD 208-834-2511) (AFD 208-864-2182)</u>	Date Date

Comments:

Instrument # 0000496857
ELMORE COUNTY, ID
12:10:26 PM Jan 10, 2022
For RADIAN SETTLEMENT SERVICES
No. of Pages: 3 Fee: \$15.00
SHELLEY ESSL, Recorder
SE, Deputy
Electronically Recorded by Simplifile

AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Dr., Suite 210
Coraopolis, PA 15108
File No. 1280375904

Parcel ID No.: RP04506E145500A

QUITCLAIM DEED

THIS DEED made and entered into on this 10th day of December, 2021, by and between Linda S. McCown, a married woman as her sole and separate property, a mailing address of 5816 Idaho 51, Mountain Home, ID 83647, hereinafter referred to as Grantor(s) and Jaydee E. McCown and Linda S. McCown, a married couple, as joint tenants with the right of survivorship, a mailing address of 5816 Idaho 51, Mountain Home, ID 83647, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, the receipt of which is hereby acknowledged, does this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Elmore County, Idaho:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property commonly known as: 5816 Idaho 51, Mountain Home, ID 83647

Prior instrument reference: Instrument Number: 387727, Recorded: 05/23/2007

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

Dated this 10th day of December, 2021.

Linda S. McCown
Linda S. McCown

STATE OF Idaho
COUNTY OF Elmore

On this 10th day of December, 2021, before me, a Notary Public in and for the said State, personally appeared Linda S. McCown known to me to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument, and acknowledged to me that she/~~he~~/~~they~~ executed the same.

Selle Gruber
Notary Public for the State of _____

Residing at: Canyon County

My Commission Expires: _____

No title exam performed by the preparer. Legal description and party's names provided by the party.

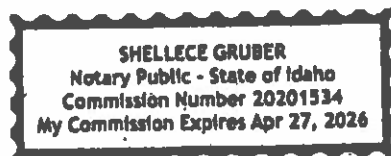


EXHIBIT A
LEGAL DESCRIPTION

The following described real property:

Township 4 South, Range 6 East, Boise Meridian, Elmore County, Idaho.

Section 14: South Half of the Northwest Quarter of the Southwest Quarter.

SAVE AND EXCEPT that portion deeded to State of Idaho for Right of Way for Public Highway as disclosed in Right of Way Deed, recorded November 5, 1951, as Instrument No. 82894, records of Elmore County, Idaho.

Parcel ID Number: RP04S06E145500A

Property commonly known as: 5816 Idaho 51, Mountain Home, ID 83647



ELMORE COUNTY LAND USE & BUILDING DEPARTMENT

520 E 2nd 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: Lone Wolf Subdivision

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):

Jay Dee Elmore McCown

5816 Highway 51 Mountain Home Idaho 83647

208-283-3941

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

Same As Above.

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

e. Legal description of subdivision:

Township 4 South, Range 6 East, Boise Meridian,

Elmore County, Idaho: Section 14: South Half of the Northwest

Quarter of the Southwest Quarter: Parcel ID# 04506E145500A

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

Proceed South on Highway 51 from Mtn. Home, travel approximately 3 miles. Property located on left side (East) of Highway 51 just before S-Curve.

g. Total contiguous acreage owned by subdivider and/or developer: 20 Acres

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

i. Distance the closest part of subdivision is to incorporated city: 3 miles

j. Current zoning: AG

k. Overlay Zone(s): _____

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

m. Elmore County Assessor Parcel number: 04506E145500A

2. SUBDIVISION FEATURES

a. Total area (acres): 20

Area (%) open space 95+

Number of lots: 4

Number of buildable lots 4

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

c. Minimum lot size: width: 330' depth: 660' acres: 5

d. Maximum lot size: width: 330' depth: 660' acres: 5

3. IMPROVEMENTS

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

☐ paved

☒ private

☐ barrow pit

☐ curb

☐ sidewalk

b. Existing streets:

☐ paved

☒ graveled

☐ private

☐ curb

☐ barrow pit

☐ sidewalk

c. street lights: ☐ yes ☒ no

d. Sewer system

☐ public

☒ private septic tanks

☐ central system

☐ other: _____

e. Water system

☒ individual wells

☐ central water system

☐ other: _____

f. Storm water drainage: Flat Land

g. Power: ☐ underground

☒ overhead

h. Gas: ☐ yes ☒ no

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

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

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

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

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

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

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

B. _____ Copy of Pre-Application meeting notes.

C. N/A **One (1) copy of proposed restrictive covenants (CC&Rs), if applicable**

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

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

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

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

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

I. _____ Copy of plat in digital form

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

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

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

M. _____ Copy of FCO granting approval to subdivide property

N. Special development Status:

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

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

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

NOTICE TO APPLICANT

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

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

Jay Dee Elmore McClum 5-23-25 Jay Dee Elmore McClum 5-23-25
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: _____
- Roadway Jurisdiction (MHHD 587-3211) (GFHD 366-7744) (AHD 864-2115) Date
Comment: _____
- Fire District (MHRFD 587-2117) (Oasis 796-2115) (GFFD 599-0000) (BGRFD 834-2511) (AFD 864-2182) Date
Comments: _____

ADMINISTRATIVE USE ONLY

Date of Acceptance 5-21-25 Accepted by alyssa Receipt # 20-15314
490

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- 2025-08

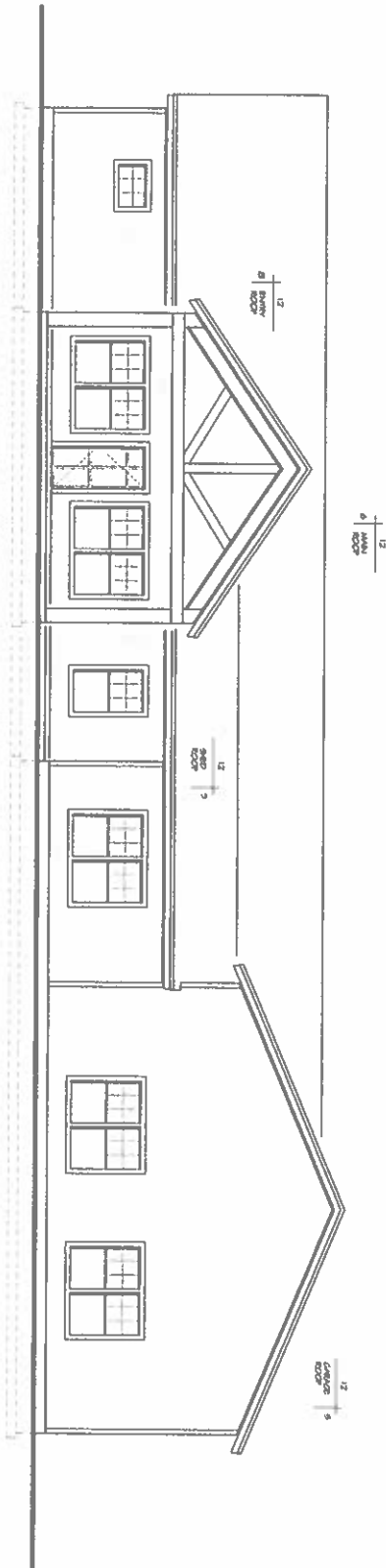
Assessor's Office: _____ Date: _____

Comments: _____

Treasurer's Office: _____ Date: _____

Comments: _____

THE CLIENT / ARCHITECT IS RESPONSIBLE TO VERIFY BUILDING CODES/REQUIREMENTS TO OBTAIN A BUILDING PERMIT. THIS DRAWING IS NOT BEING SUBMITTED WITH THE INTERNATIONAL RESOLUTION CODE AND REQUIREMENTS AND ALL APPLICABLE. THE CLIENT / ARCHITECT IS RESPONSIBLE TO OBTAIN A BUILDING PERMIT. THIS DRAWING IS NOT BEING SUBMITTED WITH THE INTERNATIONAL RESOLUTION CODE AND REQUIREMENTS AND ALL APPLICABLE. THE CLIENT / ARCHITECT IS RESPONSIBLE TO OBTAIN A BUILDING PERMIT. THIS DRAWING IS NOT BEING SUBMITTED WITH THE INTERNATIONAL RESOLUTION CODE AND REQUIREMENTS AND ALL APPLICABLE.



FRONT ELEVATION
SCALE 1/8"=1'-0"

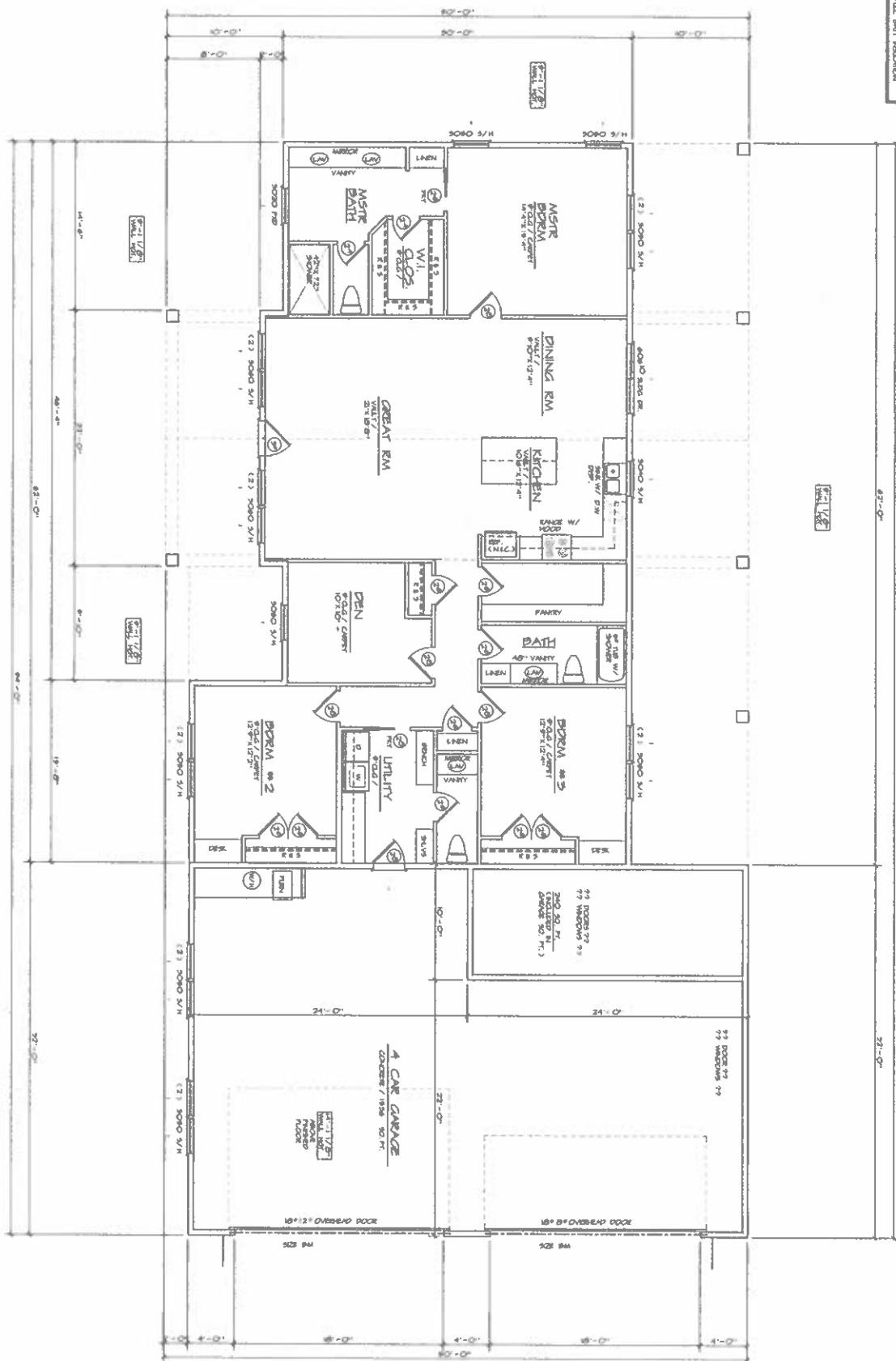
4-8

PROJECT #	
DATE: 04/17/20	DATE: 04/17/20
ELEVATIONS	

DAVE BIXLER

SMITH



[illegible]

NOTE: ALL ANSWERS
WALLS ARE 40 CM.
(UNO.)

NOTE: 4 x 8 HEAVY DUTY PLYCL
@ ALL EXTERIOR WALL
CORNERS (LINO)
POSSIBLE TRIMMERS WITH
SPAN ENDS 4'-0"

⚠ SEPARATE SMOKEHOLDERS FROM GAS OR FLAME.

NOTE:
PARENTS MUST
SIGN FOR
FULL PAGE

FLOOR PLAN

14-00648

DAVE BIXLER

SMITH



208-889-0488
RAM
TECH

FLOOR PLAN

04/7/29
DATE OF
YAU
CORPORATE
PAY
ADDO
28000 C
DENOTE
5-8

Google Maps

Proposed Land Division



To

Google Maps



Monday



ELMORE COUNTY LAND USE & BUILDING DEPARTMENT

520 E 2nd South St, Mountain Home, ID 83647
Phone: (208) 587-2142 Ext. 502 Fax: 208-587-2120
www.elmorecounty.org

Application for Private Road/Driveway

Jay Dee Elmore McCown 208-283-3941 jaymccown5@gmail.com
Applicant Name Phone/Fax/Email

5816 Hwy 51 Mountain Home Idaho 83647
Street Address City, State, Zip

Jay Dee Elmore McCown 208-283-3941 jaymccown5@gmail.com
Property Owner Name Phone/Fax/Email

5816 Hwy 51 Mountain Home Idaho 83647
Street Address City, State, Zip

? Parcel Number of proposed Driveway RP RP04506E145500

? How many parcels will the driveway be servicing? 1

Has the proposed driveway name been approved by the Elmore County Street Naming Committee? Y ☒ N ☐
If no, please provide three names for the proposed driveway to present to the Committee:

1. _____

2. _____

3. _____

Will the proposed private driveway access a public road? Y ☒ N ☐

? Under which Highway District is the parcel in? Mountain Home Highway District

? Is the proposed driveway located within a Fire District? Y ☒ N ☐ If so, which one? Mountain Home Fire District

Has a Road Maintenance Agreement been written? Y ☒ N ☐

? Road Maintenance Agreements shall be recorded and a copy given to the Land Use and Building Department prior to final approval.

? Has the Road Maintenance Agreement been recorded? Y ☒ N ☐

The owner and/or applicant affirms:

1. This application is completed in its entirety to include all required information and the information contained herein is true and correct as of the date it is received in the Land Use & Building Department
2. If there is a hillside involved in development (10% or greater grade to building envelope) plans must be submitted by a licensed engineer. Grading plans must be approved by the County Engineer prior to any driveway construction.
3. Elmore County will not approve development applications, land splits, or any type of zoning related application unless improved driveways or roads are provided to all properties.
4. The Applicant/Property owner is responsible for creating and recording a Road Maintenance Agreement prior to approval of any permits.
5. All driveways require a final approval from the Land Use and Building Department.

Jay Dee Elmore 7th June 5/23/2025 Same
Property Owner Signature Date Applicant Signature Date

For Administrative Use Only

File Number: _____ Fee: \$300.00 + Consultant Fees _____

Date Paid: _____ Receipt Number: _____

Date Accepted: _____ By: _____ Referral Needed: Y / N.

If yes, what? _____

County Engineer Approval Date (if applicable): _____

Tentative Approval Date: _____

Final Approval Signature and Date: _____

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

Vacant
Director

David Abrahamson
Planner I

Andrew Meek
Planner II

Johnny Hernandez
Building Official

Colton Janousek
Building Inspector

Josh Proffit
Building Inspector

James Roddin
*Administrative
Manager/Interim
Director*

Matt Gouchner
Code Enforcement

Sandra Nuner
Permit Technician

Alyssa Nieto
*Administrative
Assistant*

August 20, 2025

JayDee Elmore McCown
5816 Highway 51
Mountain Home, ID 83647

To whom it may concern,

The purpose of this letter is to inform you that your application for a Conditional Use Permit Case Number CUP-2025-24 and Preliminary Plat Case Number PP-2025-08 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 tentatively scheduled for Thursday September 25, 2025, at 6:00 p.m. at the War Memorial American Legion Hall, located at 515 E. 2nd Street, Mountain Home, ID 83647. Your attendance is required.

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

Thank you,

Andrew Meek
Elmore County
Land Use and Building Department
Planner II
520 E 2nd S Street
Mountain Home, ID 83647
208-587-2142 ext. 1256

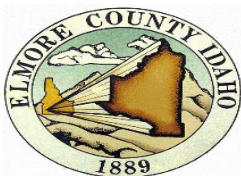


Exhibit 6
Property
Notification



Elmore County Land Use and Building Department

520 East 2nd South Street
Mountain Home, ID 83647
Phone: (208) 587-2142 ext.1254
Fax: (208) 587-2120
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

Vacant
Admin Assistant

Date: September 15, 2025

To: Whom It May Concern

Subject: Notice of Public Hearing

Applicant: JayDee McCown

Proposal: A Conditional Use Permit and Preliminary Plat to subdivide a 20 acre parcel into three lots. The site is located at 5816 Highway 51, Mountain Home, ID 83647. The property is abutted by AG zones on all sides with Highway 51 to the west. The parcel is RP04S06E145500A. A common way of locating the property is to head south from the intersection of Airbase Rd and Highway 51. Head south 3.9 miles to the intersection of Highway 51 and SW Lone Wolf Ln.

Case #: CUP-2025-24/PP-2025-08

A public hearing will be held before the Elmore County Planning and Zoning Commission on the enclosed application. The hearing is scheduled for Thursday, September 25th, 2025, at 7:00 p.m. in the War Memorial (American Legion) Hall at 515 East 2nd 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 2nd South Street, Mountain Home, ID, 83647, by 5 p.m. on September 18th, 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, or in person at 520 East 2nd South, Mountain Home, Idaho.

Sincerely,



Andrew Meek

Land Use and Building Department

Planner II

520 E 2nd S Street

Mountain Home, Idaho 83647

208-587-2142 ext 1256



Exhibit 7
Public Hearing
Notice

ELMORE COUNTY

PLANNING AND ZONING COMMISSION

520 East 2nd 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, September 25th, 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 JayDee McCown for a Conditional Use Permit and Preliminary Plat to subdivide a 20 acre parcel into three lots. The property is zoned General Agriculture. Case Number: CUP-2025-24/PP-2025-08. The site address is 5816 Highway 51, Mountain Home, ID 83647. The parcel number is RP04S06E145500A. A common way of locating the property is to head south from the intersection of Airbase Rd and State Highway 51 for 3.9 miles. The property is located at the intersection of State Highway 51 and SW Lone Wolf Ln.

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 2nd South Street, Mountain Home, Idaho 83647. Written testimony must be received by 5:00 p.m. on Thursday, September 18th, 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. 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 2nd South, Mountain Home, Idaho.

One publication: Wednesday, September 10th, 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, September 25th, 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 JayOee MacDon for a Conditional Use Permit and Preliminary Plat to subdivide a 20 acre parcel into three lots. The property is zoned General Agriculture. Case Number: CUP-2025-24/PP-2025-08. The site address is 5816 Highway 51, Mountain Home, ID 83647. The parcel number is RPD4506E145500A. A common way of locating the property is to head south from the intersection of Airbase Rd and State Highway 51 for 3.9 miles. The property is located at the intersection of State Highway 51 and SW Lone Wolf Ln.

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 2nd South Street, Mountain Home, Idaho 83647. Written testimony must be received by 5:00 p.m. on Thursday, September 18th, 2025.

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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, Kelsey Flansauer, 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:
September 10th, 2025.

8.50
52 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 \$78.32

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

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

☐ Prepayment ☐ Charge

Thank you,
Raena Garner

Proofed Data: *SEPA*

☐ OK, with Changes

☒ OK, No Changes

☐ Re-proof

104

Proofed

Printed

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

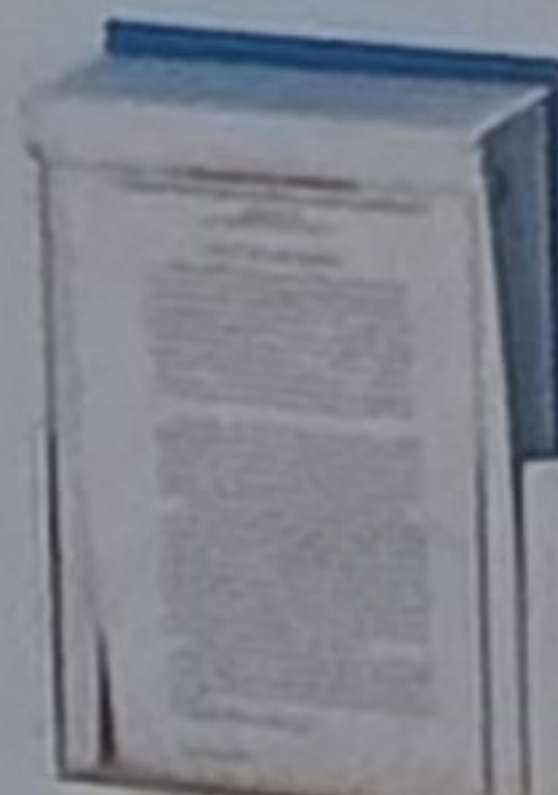


Exhibit 9

Agency

Comments



September 17, 2025

Andrew Meek, Planner II
Elmore County
520 E 2nd St.
Mountain Home, Idaho 83647
ameek@elmorecountyid.gov

Subject: CUP-2025-24/PP-2025-08 McCown Agency Notification

Dear Mr. Meek:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review every project 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://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083>.

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 contractors 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 contractors 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 local public health district.
- 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 groundwater.
- 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.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (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.
- 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.
- 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 groundwater 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 Emily Montague, IPDES Compliance Supervisor, at (208) 373-0433.
- 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 GROUNDWATER 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 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. 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.

- **Groundwater 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, additional regulations may apply. If an UST is present, the site should be evaluated to determine whether the UST is regulated by DEQ. If an AST is identified, EPA may have additional requirements. Both 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 land uses: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, ponds and outdoor gun ranges. 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



**Your Safety • Your Mobility
Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • itd.idaho.gov

July 14, 2025

Andrew Meek
Planner
520 E 2nd. Street
Mountain Home, ID 83647

VIA EMAIL

Development Application	CUP-2025-24/PP-2025-08
Project Name	Lone Wolf Subdivision
Project Location	SH-51 & SW Lone Wolf Lane
Project Description	Subdivide Land into 4 Buildable Lots
Applicant	JayDee McCown

The Idaho Transportation Department (ITD) reviewed the referenced application(s) and has the following comments:

1. The existing residence may maintain direct access to SH-51, however all other lots must take access via SW Lone Wolf Lane.
2. For the new parcel that will abut SH-51, please be mindful that ITD's ROW is 50' from centerline.

If you have any questions, you may contact me at 208-334-8377.

Sincerely,

Kendra Conder

Kendra Conder
Development Services Coordinator
Kendra.conder@itd.idaho.gov

From: [Alan Roberts](#)
To: angie@ewsid.com
Cc: [Mike Hollinshead](#); [Andrew Meek](#); pmeyers2@mindspring.com; nannette.blonshine@yahoo.com; regan.hansen@itd.idaho.gov; jason.brinkman@itd.idaho.gov; [David Abrahamson](#)
Subject: RE: CUP-2025-24/PP-2025-08
Date: Tuesday, July 15, 2025 2:49:04 PM
Attachments: [image002.png](#)

Angie, thank you for the update. Also, I believe since this will serve more than 5 lots (subdivision) it will need to be taken to the Highway District for approval to become a public roadway which I do not believe can happen off a private roadway. With this being right on the curve of the state highway, I would question the safety side of this and would like ITD input if possible.

Thank you

Alan Roberts

Emergency Services Director
Elmore Ambulance Elmore Rescue
Mountain Home, ID 83647
208-941-2423
aroberts@elmorecounty.org
aroberts@elmorecountyid.gov



From: Angie Michaels <angie@ewsid.com>
Sent: Tuesday, July 15, 2025 9:21 AM
To: Alan Roberts <aroberts@elmorecountyid.gov>
Cc: Mike Hollinshead <mhollinshead@elmorecountyid.gov>; Andrew Meek <ameek@elmorecountyid.gov>; pmeyers2@mindspring.com; nannette.blonshine@yahoo.com; regan.hansen@itd.idaho.gov; jason.brinkman@itd.idaho.gov; David Abrahamson <dabrahamson@elmorecountyid.gov>
Subject: Re: CUP-2025-24/PP-2025-08

Hi Andrew,

The private road, Lone Wolf, appears to have already been constructed a number of years ago. It looks like it accesses two existing lots to the south and possibly one to the east as well. With the additional lots created from this subdivision the road will serve 5 or 6 lots. Per Title 10, Chapter 5, Public and Private Roads, the road will need to be:

1. Built per county private road standards. It shall have 10" of subbase, 4" of 3/4" minus base, and 3" of asphalt. Roadside ditches and driveway culverts shall be sized in accordance with applicable Highway District Standards.

2. Shall be constructed on a perpetual access easement or a single platted lot that originates from a public street. We should talk with the assessor/sheriff/ems/ITD and determine whether a three way intersection is warranted where the two private roads come together at Highway 51.
3. The road easement shall be 60' wide and the road shall be 26' wide and terminate in a 70' radius cul-d-sac or other approved turnaround configuration. The County Engineer shall review and approve the alternate location and/or configuration for a private road turnaround.
4. Private roadways shall be constructed and certified as required by County ordinance by a State of Idaho licensed civil engineer before any lot is sold or any Building Permit issued.

Let me know if you have any questions.

Thanks,

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

On Tue, Jul 1, 2025 at 3:39 PM Alan Roberts <aroberts@elmorescountyid.gov> wrote:

Looking at the map, the road comes off Jarvis which is already a private road. I do not believe we allow that. Just need to clarify that. Roadway and access will have to be provided to meet our standards.

Alan Roberts

Emergency Services Director
Elmore Ambulance Elmore Rescue
Mountain Home, ID 83647
208-941-2423

aroberts@elmorescounty.org
aroberts@elmorescountyid.gov



From: Mike Hollinshead <mhollinshead@elmorescounty.org>

Sent: Tuesday, July 1, 2025 2:39 PM

To: Andrew Meek <ameek@elmorescountyid.gov>; angie@ewsid.com; Alan Roberts <aroberts@elmorescountyid.gov>; pmeyers2@mindspring.com; nannette.blonshine@yahoo.com; regan.hansen@itd.idaho.gov; jason.brinkman@itd.idaho.gov

Cc: David Abrahamson <dabrahamson@elmorecountyid.gov>

Subject: RE: CUP-2025-24/PP-2025-08

I see no issue as long as the road leading up to the location are within current policy and the numbering of the residence is also within current policy.

Sheriff Mike Hollinshead

Elmore County

2255 East 8th North

Mountain Home, Idaho 83647

Phone: 208-587-3370 Ext. 1028



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Please note: My email address has changed to mhollinshead@elmorecountyid.gov.

Please update your records accordingly, as eventually, the elmorecounty.org address will no longer work.

From: Andrew Meek <ameek@elmorecountyid.gov>

Sent: Tuesday, July 1, 2025 2:34 PM

To: angie@ewsid.com; Alan Roberts <aroberts@elmorecountyid.gov>; Mike Hollinshead <mhollinshead@elmorecounty.org>; pmeyers2@mindspring.com; nannette.blonshine@yahoo.com; regan.hansen@itd.idaho.gov; jason.brinkman@itd.idaho.gov

Cc: David Abrahamson <dabrahamson@elmorecountyid.gov>

Subject: CUP-2025-24/PP-2025-08

Good Afternoon,

Attached is the Application for CUP-2025-24 and PP-2025-08 for a proposed subdivision of the McCown Property on 5816 Highway 51 in Elmore County. If you could provide me with comments by July 15th, 2025, that would be appreciated.

Very Respectfully,

Andrew Meek

Planner II

520 E 2nd St.

Mountain Home, Idaho 83647

208-587-2142 ext. 1256

ameek@elmorescountyid.gov

From: [Angie Michaels](#)
To: [Andrew Meek](#)
Subject: Re: Lone Wolf Subdivision
Date: Wednesday, August 13, 2025 2:59:45 PM

It looks like the approach is already established. Their private road, Lone Wolf, will need to meet standards for a private road serving 4 or less lots. The road shall be located in a 60' recorded easement and shall terminate in a 70' radius cul-de-sac. The road shall be 26' wide and built with 10" of compacted subbase and 4" of compacted 3/4" crushed aggregate.

Thanks,

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

On Wed, Aug 13, 2025 at 2:35 PM Andrew Meek <ameek@elmorecountyid.gov> wrote:

Also, if they decide to move forward with just this smaller subdivision, are we going to require them to improve the intersection at Jarvis and Lone Wolf? Just so I can pass that information along to them. Thanks!

From: Angie Michaels <angie@ewsid.com>
Sent: Wednesday, August 13, 2025 10:20 AM
To: Andrew Meek <ameek@elmorecountyid.gov>
Subject: Re: Lone Wolf Subdivision

Yes, that works.

Thanks,

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

On Wed, Aug 13, 2025 at 10:17 AM Andrew Meek <ameek@elmorecountyid.gov> wrote:

So, I was going to discuss with you during the meeting, but we got sidetracked so I'm glad you reached out. The applicant came in yesterday was wondering if he just did a subdivision like in the image attached would he be able to not pave it? He really just wants to have two lots for his sons. The main parcel would still take access of State Highway 51. Let me know your thoughts when you get a chance. I have to go to Glenns Ferry here soon so I will respond when I get back. Thanks!

From: Angie Michaels <angie@ewsid.com>
Sent: Wednesday, August 13, 2025 10:02 AM
To: Andrew Meek <ameek@elmorecountyid.gov>
Subject: Re: Lone Wolf Subdivision

Andrew,

Clearly these folks were blindsided by the fact that they need to put in a paved road. !000 ft of paved road is a very expensive proposition. I don't believe they will qualify for a variance. I would recommend they have the new lot with the proposed house on it share the existing lot's driveway. This would require an access easement. If they do this, then the number of lots accessing Lone Wolf will be 4 and therefore will not need to be paved. Let me know your thoughts.

Thanks,

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

On Mon, Aug 11, 2025 at 1:06 PM Andrew Meek <ameek@elmorecountyid.gov> wrote:

Yes, I will be on at 2:30 for this meeting to discuss. Thanks!

From: curtis mccown <curtismccown@yahoo.com>
Sent: Monday, August 11, 2025 1:01 PM

To: Alyssa Nieto <anieto@elmorecountyid.gov>; Andrew Meek <ameek@elmorecountyid.gov>; Angie <angie@ewsid.com>; Kendra Conder <kendra.conder@itd.idaho.gov>; jaymccown5@gmail.com; Tiffany.M.McCown@boeing.com
Subject: Re: Lone Wolf Subdivision

Just checking to make sure everyone is still good for call today at 2:30?

[Yahoo Mail: Search, Organize, Conquer](#)

On Wed, Jul 30, 2025 at 4:33 PM, Alyssa Nieto

<anieto@elmorecountyid.gov> wrote:

Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 262 535 971 105 5

Passcode: hM3nD6Aq

Dial in by phone

+1 323-457-8079,,933153766# United States, Los Angeles

[Find a local number](#)

Phone conference ID: 933 153 766#

For organizers: [Meeting options](#) | [Reset dial-in PIN](#)



