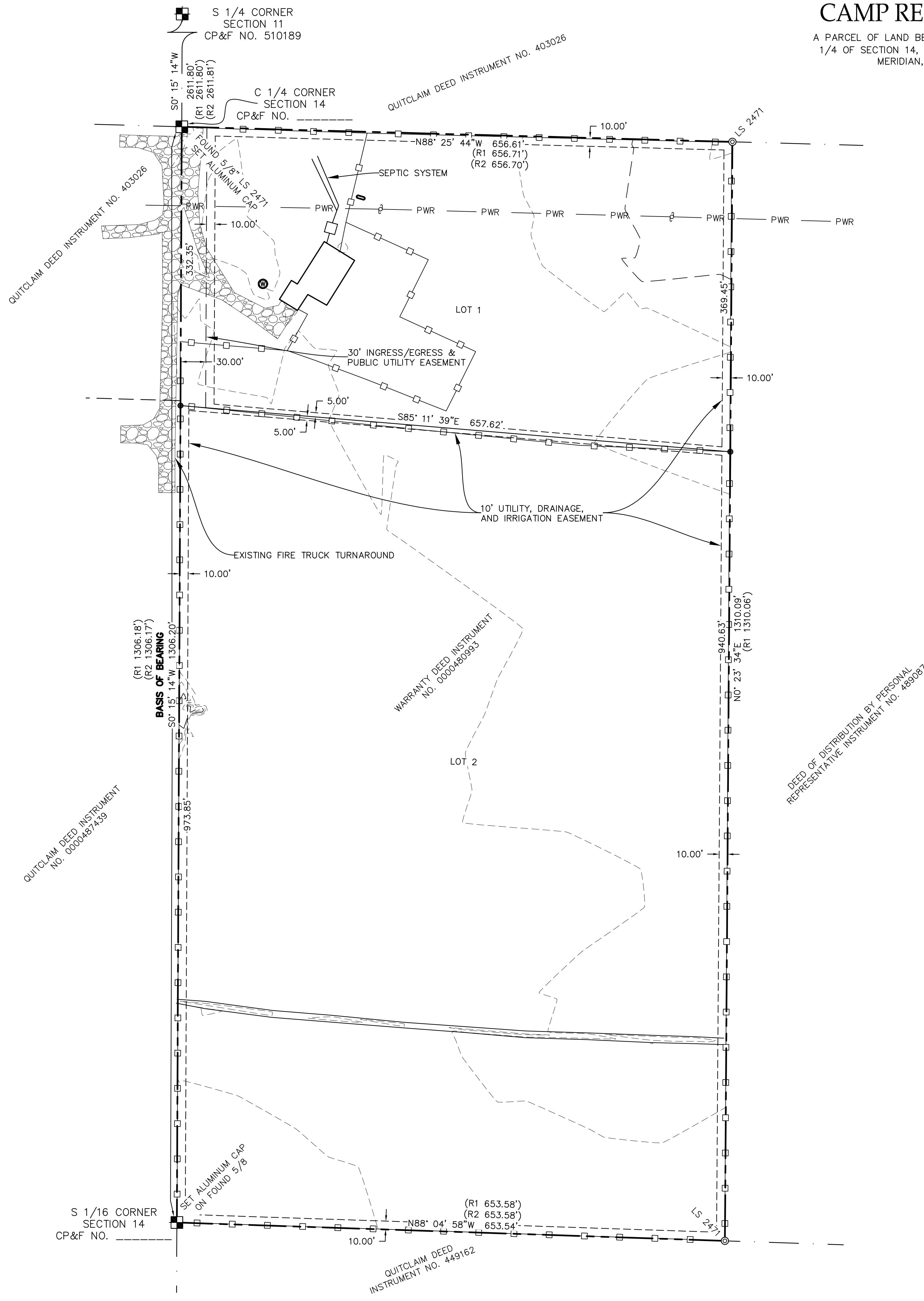


Exhibit 1
Preliminary
Plat Map

CAMP REEVES SUBDIVISION

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



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: 19.66 ACRE

SETBACKS (AG)

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

PROPOSED WATER

PRIVATE WELL

PROPOSED SEWER

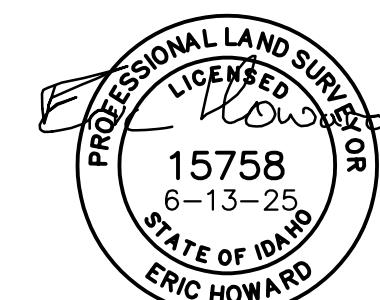
PROPOSED DRAINAGE

NOTES

NOTES
REFERENCE IS MADE TO THE FOLLOWING:
-(R1) ROS INSTRUMENT NO. 398959
J.J. HOWARD LLC
-(R2) ROS INSTRUMENT NO. 486545
MARKS LAND SURVEYING LLC
-(R3) WARRANTY DEED INSTRUMENT NO. 000048099

NARRATIVE

NARRATIVE
AT THE REQUEST OF SHELBY REEVES WORK WAS COMMENCED TO
REPLAT THE PARCEL SHOWN. THE PARCEL IS TO BE SPLIT ALONG THE
LINE SHOWN ON THE MAP. ALL MONUMENTS SURROUNDING THE
PROPERTY WERE FOUND AND ACCEPTED. BASIS OF BEARING IS AS
SHOWN ON THE MAP. HOMEOWNER IS TO WORK WITH THE MOUNTAIN
HOME FIRE DEPARTMENT TO SET UP A FIRE TRUCK TURN AROUND AT
THE PLANNED HOUSE SITE.



GRAPHIC SCALE

(IN FEET)

1 inch = 70 ft.

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

OWNER/DEVELOPER
WILLIAM BRIAN REEVES
5650 SW WOMBAT WAY
MOUNTAIN HOME, ID 83647
PHONE: 208-800-1172

OWNER/DEVELOPER
WILLIAM BRIAN REEVES
5650 SW WOMBAT WAY
MOUNTAIN HOME, ID 83647
PHONE: 208-800-1172

PRELIMINARY PLAT

C.1.0

J.J. HOWARD

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

CAMP REEVES SUBDIVISION

THIS INSTRUMENT IS FILED FOR RECORD BY
ALLIANCE TITLE & ESCROW LLC AS
AN ACCOMMODATION ONLY. IT HAS NOT
BEEN EXAMINED AS TO ITS EXECUTION
OR AS TO ITS AFFECT UPON THE TITLE

DRIVEWAY EASEMENT AND AGREEMENT

DRIVEWAY EASEMENT AND AGREEMENT made this 28th day of January, 2021, between Evanna B. Hamilton, a widow, of 5312 SE Childrens Drive, Mountain Home, Idaho 83647, hereinafter referred to as "Hamilton"; William Bryan Reeves and Virginia Winifred Reeves, husband and wife, of P.O. Box 724, Willow Creek, California 95573, hereinafter referred to as "Reeves"; Karen B. Mashak, a widow, of 5595 SW Evanna Drive, Mountain Home, Idaho 83647, hereinafter referred to as "Mashak"; Ronald G. Stonebreaker and Jamie L. Stonebreaker, husband and wife, of Psc 54, Box 1114, APO AE 09601-0012, hereinafter referred to as "Stonebreakers"; Vincent J. Trueba, also known as Vince J. Trueba, and Linda Trueba, also known as Linda L. Trueba, husband and wife, of 5245 SW Evanna Drive, Mountain Home, Idaho 83647, hereinafter referred to as "Truebas"; and Cameron W. Willett and Claudia Willett, husband and wife, of 312 Palace Way, Nampa, Idaho 83687, hereinafter referred to as "Willetts", all of whom are sometimes collectively referred to as the "Parties".

RECITALS

(a) Hamilton is the owner of Parcels A, B, C, D, E and F that are legally described in Exhibit A (Parcel A), Exhibit B (Parcel B), Exhibit C (Parcel C), Exhibit D (Parcel D), Exhibit E (Parcel E), Exhibit F (Parcel F) and as are depicted on Exhibit G that are all attached hereto and by this reference made a part hereof.

(b) Reeves are the owners of the West Half of the Northwest Quarter of the Southeast Quarter of Section 14, Township 4 South, Range 6 East, Boise Meridian, in Elmore County, Idaho.

(c) Mashak is the owner of the East Half of the Northwest Quarter of the Southeast Quarter of Section 14, Township 4 South, Range 6 East, Boise Meridian, in Elmore County, Idaho.

(d) Stonebreakers are the owners of the West Half of the Northeast Quarter of the Southwest Quarter of the Northeast Quarter of Section 14, Township 4 South, Range 6 East, Boise Meridian, in Elmore County, Idaho.

(e) Truebas are the owners of the real property described in Exhibit H that is attached hereto and by this reference made a part hereof.

(f) Willetts are the owners of the real property described in Exhibit I that is attached hereto and by this reference made a part hereof.

(g) The North and East Easement is legally described in Exhibit J that is attached hereto and by this reference made a part hereof. Stonebreakers, Mashak and the owners of Parcels A, B and D will each pay for one-fifth of the cost of the maintenance, repair, replacement and snow removal of the North and East Easement and driveway described in Exhibit J.

(h) The North and West Easement is legally described in Exhibit K that is attached hereto and by this reference made a part hereof. Reeves, Truebas, Willetts and the owners of Parcels E and F shall each pay for one-fifth of the cost of the maintenance, repair, replacement and snow removal of the North and West Easement and driveway described in Exhibit K.

(i) The easement over and across the property owned by the City of Mountain Home referred to as the 5 Acres North easement that is legally described in Exhibit L that

is attached hereto and by this reference made a part hereof shall be maintained by all of the Parties to this agreement. Reeves, Mashak, Stonebreakers, Truebas, Willetts and the owners of Parcels A, B, C, D, E and F shall each pay for one-eleventh of the cost of the maintenance, repair, replacement and snow removal of the 5 Acres North easement and driveway that goes over and across the property owned by the City of Mountain Home.

(j) Hamilton was the owner of all of the real properties described and referred to in this Driveway Easement and Agreement and has had constructed the driveways shown on Exhibit G that are referred to as ingress, egress, construction, utility & maintenance easements, which driveways and easements will provide access, ingress and egress to the properties described herein to the owners of the properties, their personal representatives, heirs and assigns.

AGREEMENT

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged the Parties hereby agree as follows:

1. **RECITALS.** The Parties hereto repeat herein by this reference the Recitals stated above as a part of this agreement and agree to the stated terms in the Recitals as if said Recitals were set forth in full herein.

2. **GRANT.** The Parties, including but not limited to Hamilton, do hereby grant, bargain, sell and convey to all of the Parties, their heirs, personal representatives, successors and assigns, the non-exclusive driveway and ingress, egress, construction, utility and maintenance easements that are legally described in Exhibit J, K and L that are attached hereto and by this reference made a part hereof.

3. PURPOSE OF EASEMENT. The easements created by this agreement shall be used for ingress and egress for pedestrian travel, vehicular travel, cross parking, utilities, etc. and their respective representatives, customers, invitees, utility companies and agents.

4. EASEMENT OBSTRUCTIONS. No fence or other barrier shall be erected or permitted within or across the respective driveways and easements which would prevent or obstruct the passage of pedestrian or vehicular travel; provided, however, that the foregoing shall not prohibit (i) the temporary erection of barricades which are reasonably necessary for security and/or safety purposes in connection with the construction, reconstruction, repair and maintenance of property, improvements and the driveways, it being agreed by the Parties however, that all such work shall be conducted in the most expeditious manner reasonably possible to minimize the interference with the use of the respective driveways and easements by the Parties, and such work shall be diligently prosecuted to completion.

5. REPAIR, MAINTENANCE AND SNOW REMOVAL.

(a) The North and East Easement that is legally described in Exhibit J shall be repaired, maintained, replaced and any snow plowed and removed by Stonebreakers, Mashak and the owners of Parcels A, B and C and each owner shall pay for one-fifth of the cost of the repair, maintenance, replacement and snow removal of the North and East Easement driveway described in Exhibit J.

(b) The North and West Easement that is legally described in Exhibit K shall be repaired, maintained, replaced and any snow plowed and removed by Stonebreakers,

Mashak, Reeves, Truebas, Willetts and the owners of Parcels A, B, C, D, E and F and each owner shall pay for one-eleventh of the cost of the repair, maintenance, replacement and snow removal of the North and West Easement driveway described in Exhibit K.

(c) The easement over and across the property owned by the City of Mountain Home referred to as the 5 Acres North easement that is legally described in Exhibit L shall be repaired, maintained, replaced and any snow plowed and removed by Stonebreakers, Mashak, Reeves, Truebas, Willetts and the owners of Parcels A, B, C, D, E and F and each owner shall pay for one-eleventh of the cost of the repair, maintenance, replacement and snow removal of the 5 Acres North driveway described in Exhibit L.

(d) The parties to this agreement and all future owners of the parcels and tracts of real property described in this agreement shall cooperate with each other in the repair, maintenance, replacement and snow removal of the driveways and easements. If any party fails or refuses to pay for their proportionate share of the cost and expense of the repair, maintenance, replacement and snow removal of the driveway or easement, the other party or parties may pay for any such repairs, maintenance, replacement or snow removal and the party or parties not paying for their share of the repairs, maintenance, replacement or snow removal shall immediately reimburse the party of parties paying for the maintenance, repairs, replacements or snow removal their full share of the cost of the repairs, maintenance, replacement or snow removal. No party to this agreement may incur costs or expenses to repair, replace or remove snow from any portion of the driveway or easement without the prior consent of the other affected parties, which consent shall not be unreasonably withheld.

6. **BINDING ON SUCCESSORS.** This Driveway Easement and Agreement and the easements created hereby shall be recorded in the official records of Elmore County, Idaho, and shall be binding on the personal representatives, heirs, successors and assigns of all parties hereto and shall run with the land.

7. **COUNTERPARTS.** This Agreement may be executed in counterparts, each part being considered an original document, all parts being but one document.

8. **REMEDIES.** In the event of a breach hereunder by any party, the non-breaching party shall have all remedies available at law or in equity, including the availability of injunctive relief. In any suit, action or appeal therefrom to enforce or interpret this Driveway Easement and Agreement, the prevailing party shall be entitled to recover the costs incurred therein, including reasonable attorneys' fees and disbursements.

9. **NOTICES.** All notices, demands and requests required or desired to be given under this Driveway Easement and Agreement must be in writing and shall be deemed to have been given as of the date such writing is (i) delivered to the party intended, (ii) delivered to the then current address of the party intended, or (iii) rejected at the then current address of the party intended, provided such writing was sent prepaid.

IN WITNESS WHEREOF, the undersigned have caused this Driveway Easement and Agreement to be executed the day and year first written above.



Evanna B. Hamilton

William Bryan Reeves

William Bryan Reeves

By Virginia W. Reeves ^{Winifred}

Virginia Winifred Reeves
Agent of William Bryan Reeves pursuant
to a Power of Attorney

Virginia Winifred Reeves

Virginia Winifred Reeves

Karen B. Mashak

Karen B. Mashak

Ronald G. Stonebreaker

Jamie L. Stonebreaker

Vincent J. Trueba

Vincent J. Trueba, also known as
Vince J. Trueba

Linda L. Trueba

Linda Trueba, also known as
Linda L. Trueba

Cameron W. Willett

Claudia Willett

William Bryan Reeves

By _____

Virginia Winifred Reeves
Agent of William Bryan Reeves pursuant
to a Power of Attorney

Virginia Winifred Reeves

Karen B. Mashak
Karen B. Mashak

Ronald G. Stonebreaker

Jamie L. Stonebreaker

Vincent J. Trueba
Vincent J. Trueba, also known as
Vince J. Trueba

Linda L. Trueba
Linda Trueba, also known as
Linda L. Trueba

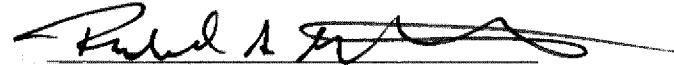
Cameron W. Willett
Cameron W. Willett

Claudia Willett
Claudia Willett

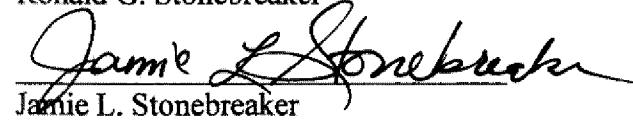
William Bryan Reeves

Virginia Winifred Reeves

Karen B. Mashak



Ronald G. Stonebreaker


Jamie L. Stonebreaker

Vincent J. Trueba, also known as
Vince J. Trueba

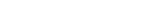
Linda Trueba, also known as
Linda L. Trueba

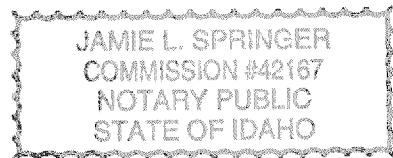
Cameron W. Willett

Claudia Willett

STATE OF IDAHO,)
) ss.
COUNTY OF EMORE,)

On this 20 day of January, 2021, before me, the undersigned, a Notary Public in and for said state, personally appeared Evanna B. Hamilton, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written. 



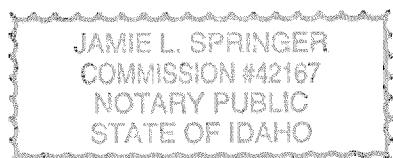
STATE OF Idaho,)
COUNTY OF Elmore) ss.

Notary Public for Idaho,
Residing at My Home, ID.
My commission expires:

Residing In: Mountain Home, Idaho
My commission expires: 05/19/2022

On this 10 day of Jan
Public in and for said state, personally
identified to me to be the person who
the attorney in fact of William Bryan
subscribed the name of William Bryan
attorney in fact.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written. 1.



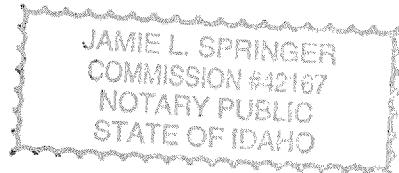
STATE OF Michigan,)
COUNTY OF Emmets,) SS.

Notary Public for John Doe,
Residing at:
My commission expires: 10/10/2024

Reelding In: Mountain Home, Idaho
My commission expires: 05/18/2022

On this 20 day of January, 2021, before me, the undersigned, a Notary Public in and for said state, personally appeared Virginia Winifred Reeves, known to me to be the person whose names is subscribed to the foregoing instrument, and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.



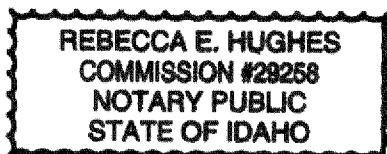
[Signature]
Notary Public for _____, _____,
Residing at _____, _____.
My commission expires:

Residing in: Mountain Home, Idaho
My commission expires: 05/19/2022

STATE OF IDAHO,)
)
) ss.
COUNTY OF Blaine,)

On this 25th day of January, 2021, before me, the undersigned, a Notary Public in and for said state, personally appeared Karen B. Mashak, a widow, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.



[Signature]
Notary Public for Idaho,
Residing at: Mtn. Home, ID
My commission expires: 1/30/2022

STATE OF IDAHO,)
)
) ss.
COUNTY OF Blaine,)

On this day of January, 2021, before me, the undersigned, a Notary Public in and for said state, personally appeared Ronald G. Stonebreaker and Jamie L. Stonebreaker, husband and wife, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same.

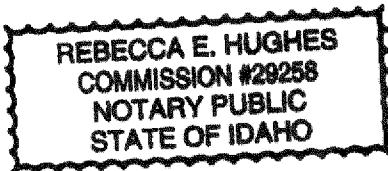
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

Notary Public for Idaho,
Residing at: _____, ID
My commission expires:

STATE OF IDAHO,)
)
COUNTY OF ELMORE,)

On this 25th day of January, 2021, before me, the undersigned, a Notary Public in and for said state, personally appeared Vincent J. Trueba, also known as Vince J. Trueba, and Linda Trueba, also known as Linda L. Trueba, husband and wife, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.



Rebecca E. Fischer
Notary Public for Idaho,
Residing at: Mt. Home, ID
My commission expires: 1/30/2022

STATE OF IDAHO,)
) ss.
COUNTY OF _____,)

On this day of January, 2021, before me, the undersigned, a Notary Public in and for said state, personally appeared Cameron W. Willett and Claudia Willett, husband and wife, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same.

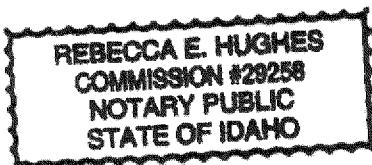
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

Notary Public for Idaho,
Residing at: _____ ID
My commission expires: _____

STATE OF IDAHO,)
COUNTY OF ELMORE,)
ss.)

On this 25th day of January, 2021, before me, the undersigned, a Notary Public in and for said state, personally appeared Vincent J. Trueba, also known as Vince J. Trueba, and Linda Trueba, also known as Linda L. Trueba, husband and wife, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

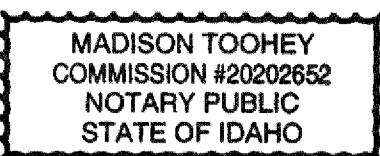


Notary Public for Idaho,
Residing at: Mr. Home, ID
My commission expires: 1/30/2022

STATE OF IDAHO,)
COUNTY OF *Ana*) ss.

On this 27 day of January, 2021, before me, the undersigned, a Notary Public in and for said state, personally appeared Cameron W. Willett and Claudia Willett, husband and wife, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.



Madison Toney
Notary Public for Idaho,
Residing at: Boise, ID
My commission expires: 07-20-2026

~~Karen B. Mashak, a widow,~~

~~known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that~~

~~she executed the same.~~

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

Idaho

Notary Public for

,

Residing at:

, ID

My commission expires:

STATE

IDAHO WASHINGTON

OF

,

)

) ss.

COUNTY

CHAMPAIGN

OF

,

)

On this 26th day of

January

,

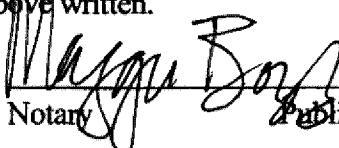
2021

, before me, the undersigned, a Notary Public in and for said state, personally appeared Ronald G. Stonebreaker and Jamie L. Stonebreaker, husband and wife,

known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that

they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.


Notary Public for

~~Idaho~~ WASHINGTON

Residing at: FORK

, ID

My commission expires: JUNE 25th, 2023



STATE
IDAHO
,

)
) ss.

OF
OF

COUNTY

)

On this _____ day of
January

, 2021

, before me, the undersigned, a Notary Public in and for said state, personally appeared Vincent J. Trueba, also known as Vince J. Trueba, and Linda Trueba, also known as Linda L. Trueba, husband and wife,

known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that

they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

Idaho

Notary

Public

for

Residing at: _____

EXHIBIT A

Parcel A

A parcel of land being a portion of the SW1/4 NE1/4 of Section 14, T.4S., R.6E., Boise Meridian, Elmore County, Idaho and being more particularly described as follows:

Commencing at a point marking the N1/4 Corner of said Section 14, T.4S., R.6E., Boise Meridian, Elmore County, Idaho, said point bears N.89°05'35"W. 2652.44 feet from a point marking the NE Corner of said Section 14, T.4S., R.6E., Boise Meridian, Elmore County, Idaho and also bears S.89°05'28"E. 2652.17 feet from a point marking the NW Corner of said Section 14, T.4S., R.6E., Boise Meridian, Elmore County, Idaho; thence S.0°16'36"W. 1305.90 feet along the westerly boundary of the NW1/4 NE1/4 of Section 14 to a point marking the N1/16 Corner of said Section 14, said point also marking THE REAL POINT OF BEGINNING;

thence S.88°45'05"E. 659.89 feet along the northerly boundary of the said SW1/4 NE1/4 of Section 14 to a point;

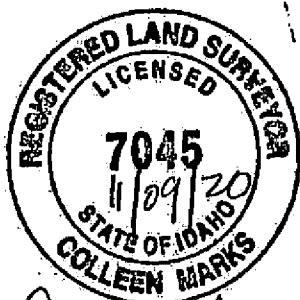
thence leaving the said northerly boundary of the SW1/4 NE1/4 of Section 14, S.00°25'10"W. 654.90 feet to a point;

thence N.88°34'45"W. 658.29 feet to a point lying along the westerly boundary of the said SW1/4 NE1/4 of Section 14;

thence N.00°16'36"E. 652.95 feet to the point of beginning, containing 9.89 acres, more or less.

SUBJECT TO AND/OR TOGETHER WITH:

Any easements or rights of way of record or in use.



Colleen Marks

EXHIBIT B

Parcel B

A parcel of land being a portion of the SW1/4 NE1/4 of Section 14, T.4S., R.6E., Boise Meridian, Elmore County, Idaho and being more particularly described as follows:

Commencing at a point marking the N1/4 Corner of said Section 14, T.4S., R.6E., Boise Meridian, Elmore County, Idaho, said point bears N.89°05'35"W. 2652.44 feet from a point marking the NE Corner of said Section 14, T.4S., R.6E., Boise Meridian, Elmore County, Idaho and also bears S.89°05'28"E. 2652.17 feet from a point marking the NW Corner of said Section 14, T.4S., R.6E., Boise Meridian, Elmore County, Idaho; thence S.0°16'36"W. 1305.90 feet along the westerly boundary of the NW1/4 NE1/4 of Section 14 to a point marking the N1/16 Corner of said Section 14, thence S.88°45'05"E. 989.84 feet along the northerly boundary of the said SW1/4 NE1/4 of Section 14 to a point, said point marking THE REAL POINT OF BEGINNING;

thence continuing along the northerly boundary of the said SW1/4 NE1/4 of Section 14, S.88°45'05"E. 329.95 feet to a point marking the NE1/16 Corner of said Section 14;

thence leaving the said northerly boundary of the SW1/4 NE1/4 of Section 14 and along the easterly boundary of the said SW1/4 NE1/4 of Section 14, S.00°33'42"W. 656.87 feet to a point;

thence leaving the said easterly boundary of the SW1/4 NE1/4 of Section 14, N.88°34'45"W. 329.15 feet to a point;

thence N.00°29'27"E. 655.88 feet to the point or beginning, containing 4.97 acres, more or less.

SUBJECT TO AND/OR TOGETHER WITH:

Any easements or rights of way of record or in use.

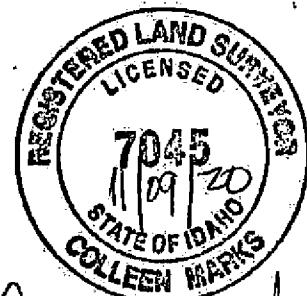


EXHIBIT C

Parcel C

A parcel of land being a portion of the SW1/4 NE1/4 of Section 14, T.4S., R.6E., Boise Meridian, Elmore County, Idaho and being more particularly described as follows:

Commencing at a point marking the N1/4 Corner of said Section 14, T.4S., R.6E., Boise Meridian, Elmore County, Idaho, said point bears N.89°05'35"W. 2652.44 feet from a point marking the NE Corner of said Section 14, T.4S., R.6E., Boise Meridian, Elmore County, Idaho and also bears S.89°05'28"E. 2652.17 feet from a point marking the NW Corner of said Section 14, T.4S., R.6E., Boise Meridian, Elmore County, Idaho; thence S.00°16'36"W. 1305.90 feet along the westerly boundary of the NW1/4 NE1/4 of said Section 14 to a point marking the N1/16 Corner of said Section 14, thence continuing S.00°16'36"W. 652.95 feet along the westerly boundary of the said SW1/4 NE1/4 of Section 14 to a point, said point marking THE REAL POINT OF BEGINNING;

thence leaving the said westerly boundary of the SW1/4 NE1/4 of Section 14, S.88°34'45"E. 658.29 feet to a point;

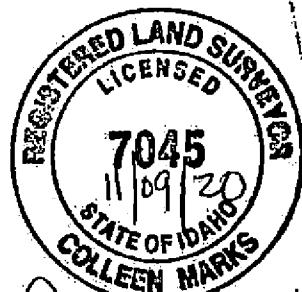
thence S.00°25'10"W. 654.92 feet to a point;

thence N.88°24'22"W. 656.71 feet to a point marking the C1/4 Corner of said Section 14;

thence N.00°16'36"E. 652.96 feet along the said westerly boundary of the SW1/4 NE1/4 of Section 14 to the point of beginning, containing 9.87 acres, more or less.

SUBJECT TO AND/OR TOGETHER WITH:

Any easements or rights of way of record or in use.



Colleen Marks

EXHIBIT D

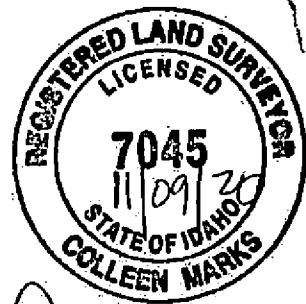
Parcel D

A parcel of land being a portion of the SW1/4 NE1/4 of Section 14, T.4S., R.6E., Boise Meridian, Elmore County, Idaho and being more particularly described as follows:

Commencing at a point marking the N1/4 Corner of said Section 14, T.4S., R.6E., Boise Meridian, Elmore County, Idaho, said point bears N.89°05'35"W. 2652.44 feet from a point marking the NE Corner of said Section 14, T.4S., R.6E., Boise Meridian, Elmore County, Idaho and also bears S.89°05'28"E. 2652.17 feet from a point marking the NW Corner of said Section 14, T.4S., R.6E., Boise Meridian, Elmore County, Idaho; thence S.0°16'36"W. 1305.90 feet along the westerly boundary of the NW1/4 NE1/4 of said Section 14 to a point marking the N1/16 Corner of said Section 14; thence S.88°45'05"E. 1319.79 feet along the northerly boundary of the said SW1/4 NE1/4 of Section 14 to a point marking the NE1/16 Corner of said Section 14; thence S.00°33'42"W. 656.87 feet along the easterly boundary of the said SW1/4 NE1/4 of Section 14 to a point, said point marking THE REAL POINT OF BEGINNING; thence continuing S.00°33'42"W. 656.86 feet along the said easterly boundary of the SW1/4 NE1/4 of Section 14 to a point marking the E1/16 Corner of said Section 14; thence leaving the said easterly boundary of the SW1/4 NE1/4 of Section 14, N.88°24'22"W. 656.71 feet along the southerly boundary of the said SW1/4 NE1/4 of Section 14 to a point; thence leaving the said southerly boundary of the SW1/4 NE1/4 of Section 14, N.00°25'10"E. 654.92 feet to a point; thence S.88°34'45"E. 658.30 feet to the point of beginning, containing 9.90 acres, more or less.

SUBJECT TO AND/OR TOGETHER WITH:

Any easements or rights of way of record or in use.



Colleen Marks

EXHIBIT

Tables

E

Parcel E

A parcel of land being a portion of the NE1/4 SW1/4 of Section 14, T.4S., R.6E., Boise Meridian, Elmore County, Idaho and being more particularly described as follows:

Commencing at a point marking the N1/4 Corner of said Section 14, T.4S., R.6E., Boise Meridian, Elmore County, Idaho, said point bears N.89°05'35"W. 2652.44 feet from a point marking the NE Corner of said Section 14, T.4S., R.6E., Boise Meridian, Elmore County, Idaho and also bears S.89°05'28"E. 2652.17 feet from a point marking the NW Corner of said Section 14, T.4S., R.6E., Boise Meridian, Elmore County, Idaho; thence S.0°16'36"W. 2611.81 feet along the westerly boundary of the NW1/4 NE1/4 of Section 14 to a point marking the C1/4 Corner of said Section 14, said point also marking THE REAL POINT OF BEGINNING;

thence continuing S.00°16'36"W. 326.54 feet along the easterly boundary of the said NE1/4 SW1/4 of Section 14 to a point;

thence leaving the said easterly boundary of the NE1/4 SW1/4 of Section 14, N.88°19'11"W. 654.98 feet to a point;

thence S.00°09'39"W. 976.71 feet to a point lying along the southerly boundary of the said NE1/4 SW1/4 of Section 14;

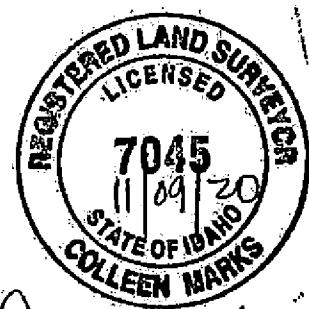
thence N.88°03'33"W. 653.09 feet along the said southerly boundary of the NE1/4 SW1/4 of Section 14 to a point marking the SW1/16 Corner of said Section 14;

thence N.00°02'39"E. 1298.40 feet along the westerly boundary of the said NE1/4 SW1/4 of Section 14 to a point marking the W1/16 Corner of said Section 14;

thence S.88°24'22"E. 1311.23 feet along the northerly boundary of the said NE1/4 SW1/4 of Section 14 to the point of beginning, containing 24.40 acres, more or less.

SUBJECT TO AND/OR TOGETHER WITH:

Any easements or rights of way of record or in use.



Colleen Marks

EXHIBIT

F

Parcel F

A parcel of land being a portion of the NE1/4 SW1/4 of Section 14, T.4S., R.6E., Boise Meridian, Elmore County, Idaho and being more particularly described as follows:

Commencing at a point marking the N1/4 Corner of said Section 14, T.4S., R.6E., Boise Meridian, Elmore County, Idaho, said point bears N.89°05'35"W. 2652.44 feet from a point marking the NE Corner of said Section 14, T.4S., R.6E., Boise Meridian, Elmore County, Idaho and also bears S.89°05'28"E. 2652.17 feet from a point marking the NW Corner of said Section 14, T.4S., R.6E., Boise Meridian, Elmore County, Idaho; thence S.0°16'36"W. 2611.80 feet along the westerly boundary of the said NE1/4 of Section 14 to a point marking the C1/4 Corner of said Section 14; thence continuing S.00°16'36"W. 326.54 feet along the easterly boundary of the said NE1/4 SW1/4 of Section 14 to a point, said point marking THE REAL POINT OF BEGINNING;

thence continuing along the said easterly boundary of the NE1/4 SW1/4 of Section 14, S.00°16'36"W. 979.63 feet to a point marking the S1/16 Corner of said Section 14;

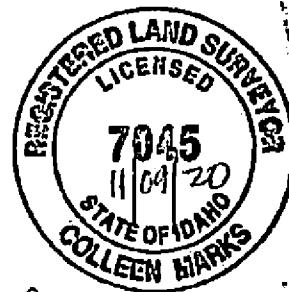
thence N.88°03'33"W. 653.09 feet along the southerly boundary of the said NE1/4 SW1/4 of Section 14 to a point;

thence leaving the said southerly boundary of the NE1/4 SW1/4 of Section 14, N.00°09'39"E. 976.71 feet to a point;

thence S.88°19'11"E. 654.98 feet to the point of beginning, containing 14.70 acres, more or less.

SUBJECT TO AND/OR TOGETHER WITH:

Any easements or rights of way of record or in use.



Colleen Marks

EXHIBIT

tabbies®

H

A PARCEL OF LAND LYING IN THE SE1/4NW1/4 OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 6 EAST, BOISE MERIDIAN, ELMORE COUNTY, IDAHO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MARKING THE N1/4 CORNER OF SECTION 14; THENCE S 00°16'36" W 1305.90 FEET ALONG THE MERIDIONAL CENTER LINE TO A REBAR MARKING THE N1/16 CORNER OF SAID SECTION, SAID REBAR BEING THE POINT OF BEGINNING:

THENCE CONTINUING S 00°16'36" W 330.05 FEET ALONG SAID MERIDIONAL CENTER LINE TO A REBAR;
THENCE N 88°45'02" W 660.10 FEET PARALLEL WITH THE NORTH LINE OF THE SE1/4NW1/4 TO A REBAR;
THENCE N 00°16'36" E 330.05 FEET TO A REBAR ON THE SAID NORTH LINE;
THENCE S 88°45'02" E 660.10 FEET ALONG THE SAID NORTH LINE TO POINT OF BEGINNING.

ALSO INCLUDING:

A 15 FOOT INGRESS, EGRESS AND UTILITY EASEMENT LYING IN THE W1/2 NE1/4 OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 6 EAST, BOISE MERIDIAN, ELMORE COUNTY, IDAHO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WESTERLY 15 FEET OF THE N1/2 OF THE NE1/4 AS DESCRIBED IN INSTRUMENT NUMBER 201237.

ALSO INCLUDING:

COMMENCING AT AN ALUMINUM CAP MARKING THE N1/4 CORNER OF SECTION 14; THENCE S 00°16'36" W 1305.90 FEET ALONG THE MERIDIONAL CENTER LINE TO A REBAR MARKING THE N1/16 CORNER, SAID REBAR BEING THE POINT OF BEGINNING:

THENCE S 88°45'05" E 15.00 FEET ALONG THE NORTH LINE OF THE NW1/4 SW1/4 NE1/4 TO A POINT;
THENCE S 00°16'36" W 30.00 FEET PARALLEL WITH THE SAID MERIDIONAL CENTER LINE TO A POINT;
THENCE N 88°45'05" W 15.00 FEET PARALLEL WITH THE SAID NORTH LINE TO A POINT;
THENCE N 00°16'36" E 30.00 FEET ALONG THE SAID MERIDIONAL CENTER LINE TO THE POINT OF BEGINNING.

EXHIBIT

File No. 504304

Tables

+

Southeast Quarter Northwest Quarter of Section 14, Township 4 South, Range 6 East, Boise Meridian, Elmore County, Idaho, excepting therefrom the following described parcel:

Commencing at an aluminum cap marking the North Quarter corner of Section 14; thence South $00^{\circ}16'36''$ West 1305.90 feet along the meridional center line to rebar marking the North 1/16 corner of said Section, said rebar being the POINT OF BEGINNING; thence continuing South $00^{\circ}16'36''$ West 330.05 feet along said meridional center line to a rebar; thence North $88^{\circ}45'02''$ West 660.10 feet parallel with the North line of the Southeast Quarter Northwest Quarter to a rebar; thence North $00^{\circ}16'36''$ East 330.05 feet to a rebar on the said North line; thence South $88^{\circ}45'02''$ East 660.10 feet along the said North line to the POINT OF BEGINNING.

EXHIBIT

tables

J

Ingress, Egress, Construction, Utility & Maintenance Easement
(North & East Easement)

An ingress, egress, construction, utility & maintenance easement, said easement lying in a portion of the SW1/4 NE1/4 Section 14, T.4S., R.6E., Boise Meridian, Elmore County, Idaho and being more particularly described as follows:

Commencing at a found Aluminum Cap marking the N1/4 Corner of said Section 14, T.4S., R.6E., Boise Meridian, Elmore County, Idaho, said point bears N.89°05'35"W. 2652.44 feet from a found Aluminum Cap marking the NE Corner of said Section 14, T.4S., R.6E., Boise Meridian, Elmore County, Idaho and also bears S.89°05'28"E. 2652.17 feet from a found 5/8" iron pin marking the NW Corner of said Section 14, T.4S., R.6E., Boise Meridian, Elmore County, Idaho; thence S.0°16'36"W. 1305.90 feet along the westerly boundary of the NW1/4 NE1/4 of said Section 14 to a found 5/8" iron pin marking the N1/16 Corner of said Section 14; thence S.88°45'05"E. 989.84 feet along the northerly boundary of the said SW1/4 NE1/4 of Section 14 to a found 5/8" iron pin, said pin marking THE REAL POINT OF BEGINNING;

thence continuing S.88°45'05"E. 329.95 feet along the said northerly boundary of the SW1/4 NE1/4 of Section 14 to a found 5/8" iron pin marking the NE1/16 Corner of said Section 14;

thence leaving the said northerly boundary of the SW1/4 NE1/4 of Section 14 and along the easterly boundary of the said SW1/4 NE1/4 of Section 14, S.00°33'42"W. 1313.73 feet to a point marking the E1/16 Corner of said Section 14;

thence leaving the said easterly boundary of the SW1/4 NE1/4 of Section 14 and along the southerly boundary of the said SW1/4 NE1/4 of Section 14, N.88°24'22"W. 40.00 feet to a point;

thence leaving the said southerly boundary of the SW1/4 NE1/4 of Section 14, N.00°46'47"E. 31.64 feet to a point of curve to the left;

thence along said curve to the left a distance of 36.13 feet, said curve having a delta of 90°00'00", a radius of 23.00 feet, tangents of 23.00 feet and a long chord of 32.53 feet which bears N.44°13'13"W. to the point of ending of said curve;

thence N.89°13'13"W. 37.00 feet to a point;

thence N.00°46'47"E. 30.00 feet to a point;

thence S.89°13'13"E. 37.00 feet to a point of curve to the left;

thence along said curve to the left a distance of 36.13 feet, said curve having a delta of 90°00'00", a radius of 23.00 feet, tangents of 23.00 feet and a long chord of 32.53 feet, which bears N.45°46'47"E. to the point of ending of said curve;

thence N.00°46'47"E. 1175.80 feet to a point;

thence N.88°45'05"W. 295.19 feet to a point;

thence N.00°29'27"E. 30.00 feet to the point of beginning, containing 1.38 acres, more or less.

SUBJECT TO AND/OR TOGETHER WITH:

Any easements or rights of way of record or in use.



Colleen Marks

EXHIBIT

tables

K

Ingress, Egress, Construction, Utility & Maintenance Easement
(North & West Easement)

An ingress, egress, construction, utility & maintenance easement, said easement lying in portions of the SW1/4 NE1/4, NW1/4 SE1/4 and NE1/4 SW1/4 of Section 14, T.4S., R.6E., Boise Meridian, Elmore County, Idaho and being more particularly described as follows:

Commencing at a found Aluminum Cap marking the N1/4 Corner of said Section 14, T.4S., R.6E., Boise Meridian, Elmore County, Idaho, said point bears N.89°05'35"W. 2652.44 feet from a found Aluminum Cap marking the NE Corner of said Section 14, T.4S., R.6E., Boise Meridian, Elmore County, Idaho and also bears S.89°05'28"E. 2652.17 feet from a found 5/8" iron pin marking the NW Corner of said Section 14, T.4S., R.6E., Boise Meridian, Elmore County, Idaho; thence S.0°16'36"W. 1305.90 feet along the westerly boundary of the NW1/4 NE1/4 of said Section 14 to a found 5/8" iron pin marking the N1/16 Corner of said Section 14, said pin also marking THE REAL POINT OF BEGINNING;

thence S.88°45'05"E. 659.89 feet along the northerly boundary of the said SW1/4 NE1/4 of Section 14 to a found 5/8" iron pin;

thence leaving the said northerly boundary of the SW1/4 NE1/4 of Section 14, S.00°25'10"W. 30.00 feet to a point;

thence N.88°45'05"W. 629.81 feet to a point;

thence S.00°16'36"W. 1321.10 feet to a point;

thence N.88°24'22"W. 30.01 feet to a point lying along the easterly boundary of the said NE1/4 SW1/4 of said Section 14;

thence along the said easterly boundary of the NE1/4 SW1/4 of Section 14, S.00°16'36"W. 394.53 feet to a point;

thence leaving the said easterly boundary of the NE1/4 SW1/4 of Section 14, N.89°43'24"W. 30.00 feet to a point;

thence N.00°16'36"E. 32.00 feet to a point of curve to the left;

thence along said curve to the left a distance of 43.98 feet, said curve having a delta of 90°00'00", a radius of 28.00 feet, tangents of 28.00 feet and a long chord of 39.60 feet which bears N.44°43'24"W. to the point of ending of said curve;

thence N.89°43'24"W. 27.00 feet to a point;

thence N.00°16'36"E. 30.00 feet to a point;

thence S.89°43'24"E. 27.00 feet to a point marking a curve to the left;

thence along said curve to the left a distance of 43.98 feet, said curve having a delta of 90°00'00", a radius of 28.00 feet, tangents of 28.00 feet and a long chord of 39.60 feet which bears N.45°16'36"E. to the point of ending of the curve;

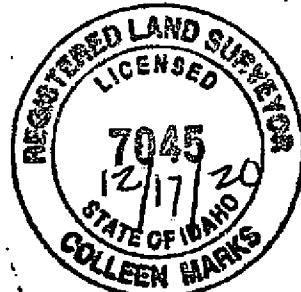
thence N.0°16'36"E. 322.23 feet to a point lying along the northerly boundary of the said NE1/4 SW1/4 of Section 14;

thence S.88°24'22"E. 30.01 feet along the northerly boundary of the said NE1/4 SW1/4 of Section 14 to a found 5/8" iron pin marking the C1/4 Corner of said Section 14;

thence along the westerly boundary of the said SW1/4 NE1/4 of Section 14, N.00°16'36"E. 1305.91 feet to the point of beginning, containing 1.71 acres, more or less.

SUBJECT TO AND/OR TOGETHER WITH:

Any additional easements or rights of way of record or in use.



Colleen Marks

EXHIBIT

tables

L

Ingress, Egress, Construction, Utility & Maintenance Easement

(5 Acres North)

An ingress, egress, construction, utility & maintenance easement, said easement lying in a portion of the SW1/4 NE1/4 Section 14, T.4S., R.6E., Boise Meridian, Elmore County, Idaho and being more particularly described as follows:

Commencing at a found Aluminum Cap marking the N1/4 Corner of said Section 14, T.4S., R.6E., Boise Meridian, Elmore County, Idaho, said point bears N.89°05'35"W. 2652.44 feet from a found Aluminum Cap marking the NE Corner of said Section 14, T.4S., R.6E., Boise Meridian, Elmore County, Idaho and also bears S.89°05'28"E. 2652.17 feet from a found 5/8" iron pin marking the NW Corner of said Section 14, T.4S., R.6E., Boise Meridian, Elmore County, Idaho; thence S.0°16'36"W. 1305.90 feet along the westerly boundary of the NW1/4 NE1/4 of said Section 14 to a found 5/8" iron pin marking the N1/16 Corner of said Section 14, said pin also marking THE REAL POINT OF BEGINNING;

thence S.88°45'05"E. 659.89 feet along the northerly boundary of the said SW1/4 NE1/4 of Section 14 to a found 5/8" iron pin, said pin marking THE REAL POINT OF BEGINNING;

thence continuing S.88°45'05"E. 329.95 feet along the said northerly boundary of the SW1/4 NE1/4 of Section 14 to a found 5/8" iron pin;

thence leaving the said northerly boundary of the SW1/4 NE1/4 of Section 14, S.01°14'55"W. 30.00 feet to a point;

thence N.88°45'05"W. 329.52 feet to a point;

thence N.00°25'10"E. 30.00 feet to the point of beginning, containing 0.23 acres, more or less.

SUBJECT TO AND/OR TOGETHER WITH:

Any easements or rights of way of record or in use.



Colleen Marks

Exhibit 2

Neighborhood

Meeting Letter

June 13, 2025

Dear Neighbor:

You are invited to attend a neighborhood meeting on Saturday June 28, 2025, at 5650 SW Wombat Way, Mountain Home, ID 83647 at 1:00 PM. This meeting is to inform you of my proposed subdivision of my property into two parcels so that my son and his family can build their forever home. Your comments are greatly appreciated as we move forward with our application. Refreshments will be provided. We look forward to seeing you at the meeting.

Sincerely,

Ginger Reeves, Bryan Reeves, Lori Reeves

Ginger Reeves, Bryan and Shelby Reeves, Lori, and Otto

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: June 28, 2025

Start Time of Neighborhood Meeting: 1:00 PM

End Time of the Neighborhood Meeting: 2:00 PM

Location of Meeting: 5650 SW Wombat Way Mountain Home ID 83647

Description of the proposed project: Subdividing into two parcels
for family to build

Notice Sent to neighbors on: June 13, 2025

Location of the neighborhood meeting: 5650 SW Wombat Way, Mountain Home ID 83647

Attendees:

| | <u>Name</u> | <u>Address</u> |
|-----|----------------------------------|---|
| 1. | <u>Ton-Michael Gysell</u> | <u>5492 SW Wombat Way ID 83647</u> |
| 2. | <u>CO DEN</u> | |
| 3. | <u>OTT</u> | |
| 4. | <u>AMANDA + MICHAEL MADRIGAL</u> | <u>5065 SW WOMBAT WAY Mountain Home 83647</u> |
| 5. | <u>Dan + Sandra Thweatt</u> | <u>1565 SW Hamilton - Molton ID</u> |
| 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: Virginia Reeves

Address: 5650 SW Womble Way

City: Manquin Home State: ID Zip: 83647

Telephone: 707-845-7917 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.

Virginia (i). Reeves

6-29-25

Signature: (Applicant)

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

CUP 2025-26

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: Virginia Reeves
2. Address of applicant: 5650 SW Wombat Way, Mountain Home, ID 83647
3. Daytime telephone number of applicants: 707-845-7917
4. Email Address: missprescott10@gmail.com
5. Name, address, and daytime telephone number of developers: Virginia Reeves
5650 SW Wombat Way, Mountain Home, ID 83647 707-845-7917
6. Address of subject property: 5650 SW Wombat Way
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# _____

9. Common directions of how to get to the proposed Conditional Use Permit property from a known beginning point: Turn onto SW Wombat Way from Hamilton Rd

1/2 mile to the end of SW Wombat Way to on the left

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 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 Airport 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 / AG

East Residential / AG

South Residential / AG

West Residential / AG

14. EXISTING USES and structures on the property are as follows: 1 house 1 shed 1 chicken coop
1 horse shelter

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

Splitting the existing parcel into 2 parcels so my son and his family can place a manufactured home to live in

16. a. The conditional use is requested to begin within 12 days/ months after permit approval (permit expires if not used within 1 year of approval) and is for 3 years or perpetuity.

b. Construction or improvements associated with conditional use is expected to begin within: 12 days/ month/ years and be completed within 2 days/ months/ years.

17. Proposed Use(s): _____ Hours of Operation: _____

Days of Operation: _____ Maximum Number of Patrons: _____

Sewage disposal: municipal/individual septic: _____

Water: municipal supply/community well/individual well: _____

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

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, an 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: 1,000 feet mile(s) Date: 6/28/25 Initial JH

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?

We are subdividing a parcel

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

to live in just putting a home on the parcel

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

just splitting parcel for family to put a home

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

all permits will be obtained when that time comes

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

all regulations will be followed

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?

a home will not change the area since it is

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

it's a single family home

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?

private well private sewer public equipment
to power driveway will adhere to fire dept
standards

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?

because I'm paying for it. it is for a private residence

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?

we are just placing a home

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?

nothing is scenic or natural that is important

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

Virginia W. Reeves 6-29-25
Property Owner Signature

Date

Virginia W. Reeves 6-29-25
Applicant Signature

Date

ADMINISTRATIVE USE ONLY

Date of Acceptance: 6-30-25 Accepted by James R

CUP FEE: \$400.00 Fee \$ 400.00 (Pd) Receipt # 20-15372

Date Paid: 6-30-25 Case# CUP- _____

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.

Brent J. Copes

6/16/25

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

Comment: CDH has no objection to the CUP, holes and engineering report
Subdivision application, fees, test
verbal

Date

- Readway Jurisdiction (MHHID 587-3211) (GFHD 366-7744) (AHD 864-2115)

Date

Comment:  - MHD

6.13.2025

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

Comments: _____

Date

- Assessor's Office (Verify Legal Description) (ext. 247)

Comments: _____

- Treasurer's Office (Verify Tax Status) (ext. 501)

Date

Comments: _____



Instrument # 0000480993
ELMORE COUNTY, ID
09:03:14 AM Jun 05, 2020
For ALLIANCE TITLE - MTN. HOME C
No. of Pages: 1 Fee: \$15.00
SHELLEY ESSL, Recorder
DE, Deputy
Electronically Recorded by Simplifile

WARRANTY DEED

Alliance Title & Escrow Corp. Order No.:489347

FOR VALUE RECEIVED

Evanna B. Hamilton, a widow

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

William Bryan Reeves and Virginia Winifred Reeves, husband and wife as
community property with right of survivorship

whose current address is

PO Box 724
Willow Creek, CA 95573

the grantee(s), the following described premises, in Elmore County, Idaho, TO WIT:

**Township 4 South, Range 6 East, Boise Meridian, Elmore County, Idaho
Section 14: The West Half of the Northwest Quarter of the Southeast Quarter**

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said
Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the
said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free
from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions,
reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: June 4, 2020

Evanna B. Hamilton
Evanna B. Hamilton

State of Idaho } ss
County of Elmore }

On this 4th day of June, 2020, before me, the undersigned, a Notary Public in and
for said state, personally appeared Evanna B. Hamilton, known or identified to me to be the
person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that
he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.



Elmore County Transmittal
Division of Community and Environmental Health

RETURN TO:

Elmore Co.
Land Use &
Building Dept.

Mtn. Home

Glenns Ferry

Rezone # _____

Conditional Use # Camp Reaves Subdivision

Preliminary / Final / Short Plat _____

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

Reviewed By: Beth Copal

Date: 6/16/25



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: Camp Reeves 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):

Virginia Reeves 5650 SW Wombat Way Mountain Home, ID
83647 707-845-7917

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

Virginia Reeves 5650 SW Wombat Way Mountain
Home ID 83647 707-845-7917

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

Eric Howard, J.J. Howard Engineers 5983 W 8th
St Ste D, Boise, ID 83703 208-846-8937

e. Legal description of subdivision:

Township 4 South, Range 6 East, Boise Meridian,
Elmore County, Idaho Section 14 1/4 The West
Half of the Northwest Quarter of the Southeast
Quarter

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

Turn onto SW Wombat Way from Hamilton Rd.
1/2 mile to the end of SW Wombat Way
on the left

g. Total contiguous acreage owned by subdivider and/or developer: 19.66 ~~20~~

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

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

j. Current zoning: AG k. Overlay Zone(s): AG

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

m. Elmore County Assessor Parcel number: RP041506E147900

2. SUBDIVISION FEATURES

a. Total area (acres): 19.66 ~~20~~ Area (%) open space _____

Number of lots: 2 Number of buildable lots ~~1~~

b. Type of subdivision: regular residential cluster commercial industrial

c. Minimum lot size: width: _____ depth: _____ acres: _____

d. Maximum lot size: width: _____ depth: _____ acres: _____

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: _____

g. Power: underground overhead

h. Gas: yes no

i. Proposed fire protection program (district if applicable) : 10 Mtn. Home Rural Fire Dist

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. _____ **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. _____ **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. _____ 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. VR (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 VR (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.

Virginia W. Reaves 6-29-25
Signature of Developer/Applicant Date

Virginia W. Reaves 6-29-25
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.

Bretal Copes 6/16/25
• Central District Health (or other Sewer District) Sewer Permit (580-6003) Date

Comment: Subdivision application, fees, test holes and engineering report required.

• Roadway Jurisdiction (MHD 587-3211) (GHD 366-7744) (AHD 864-2115) Date

Comment: Subdivision application, fees, test holes and engineering report required.

• 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 6-30-25 Accepted by James R Receipt # 20-15372

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

\$ 470.00 Case# SUB- _____

Assessor's Office: _____ Date: _____

Comments: _____

Treasurer's Office: _____ Date: _____

Comments: _____



Elmore County Transmittal
Division of Community and Environmental Health

RETURN TO:

Elmore Co.
Land Use &
Building Dept.

Mtn. Home

Glenns Ferry

Rezone # _____

Conditional Use # _____

Preliminary

Final / Short Plat Camp Reeves Subdivision

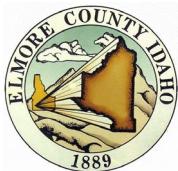
- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before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

Reviewed By: Brent Coyer

Date: 6/16/25

Exhibit 5

Acceptance Letters



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 I

JOHNNY HERNANDEZ
Building Official

COLTON JANOUSEK
Building Inspector

JOSH PROFFIT
Building Inspector

JAMES RODDIN
Administrative Manager/Interim Director

MATT GOUCOUR
Code Enforcement

SANDRA NUNER
Permit Technician

ALYSSA NIETO
Administrative Assistant

July 25, 2025

Virginia Reeves
5650 SW Wombat Way
Mountain Home, ID 83647

Re: Application Acceptance letter

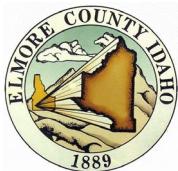
The purpose of this letter is to inform you that your application for a Conditional Use Permit for Case Number CUP-2025-26 and PP-2025-09 has been accepted by the Elmore County Land Use and Building Department. We will let you know when the public hearing is with the Elmore County Planning and Zoning Commission. Your attendance will be required.

If you have any questions regarding this letter, do not hesitate to contact me.

Thank you,

David Abrahamson
Planner I
520 E 2nd St.
Mountain Home Idaho, 83647
208-587-2142 ext. 1269
dabrahamson@elmorecountyid.gov
www.elmorecountyid.gov





Elmore County Land Use and Building Department

2280 American Legion Blvd.
Mountain Home, Id. 83647
(208) 587-2142 ext. 502
Fax 208-587-2120
www.elmorecounty.org

James Roddin
Director

David Abrahamson
Planner I

Andrew Meek
Planner II

Johnny Hernandez
Building Official

Colton Janousek
Building Inspector

Josh Proffit
Building Inspector

Matt Gochnour
Code Enforcement

Sandra Nuner
Permit Technician

Liz Elliott
Administrative Assistant

December 30, 2025

Virginia Reeves
5650 SW Wombat Way
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-2025-26 and Preliminary Plat PP-2025-09 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 January 22, 2025, at 7:00 p.m. at the Public Services Building 1 (PS 1), located at 2280 American Legion Blvd, Mountain Home, ID 83647. Your attendance is required.

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

Thank you,

A handwritten signature in black ink, appearing to read "Andrew Meek".

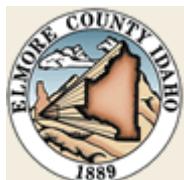
Andrew Meek
Elmore County
Land Use and Building Department
Planner II
2280 American Legion Blvd.
Mountain Home, ID 83647
208-587-2142 ext. 1256



Exhibit 6

Property

Notification



Elmore County Land Use and Building Department

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

James Roddin
Director

Date: January 13, 2026

David Abrahamson
Planner I

To: Whom It May Concern

Andrew Meek
Planner II

Subject: Notice of Public Hearing

Applicant: Virginia Reeves

Johnny Hernandez
Building Official

Proposal: A Conditional Use Permit and Preliminary Plat to subdivide a 20-acre parcel into two parcels. The site is located on SW Wombat Way, South of the City of Mountain Home. The property is surrounded by all sides in the General Agriculture (AG) zone. The site is 5650 SW Wombat Way, Mountain Home ID, 83647. The parcel is RP04S06E147900. A common way of locating the property is to head south from the intersection of Airbase Rd and State Highway 51 for 3 miles. Turn onto SW Hamilton Rd and go for 0.5 miles and then turn onto SW Wombat Way and the property will be at the end.

Colton Janousek
Building Inspector

Case #: CUP-2025-26 & PP-2025-09

A public hearing will be held before the Elmore County Planning and Zoning Commission on the enclosed application. The hearing is scheduled for Thursday, January 22, 2025, at 7:00 p.m. in the Public Service Building 1 (PS1) at 2280 American Legion Blvd., Mountain Home, Idaho.

Please review the application and return your written comments to the Elmore County Land Use and Building Department, 2280 American Legion Blvd., Mountain Home, ID, 83647, by 5 p.m. on January 20, 2026, so your comments are included in the record. If you prefer, please come to the hearing to testify before the Commission.

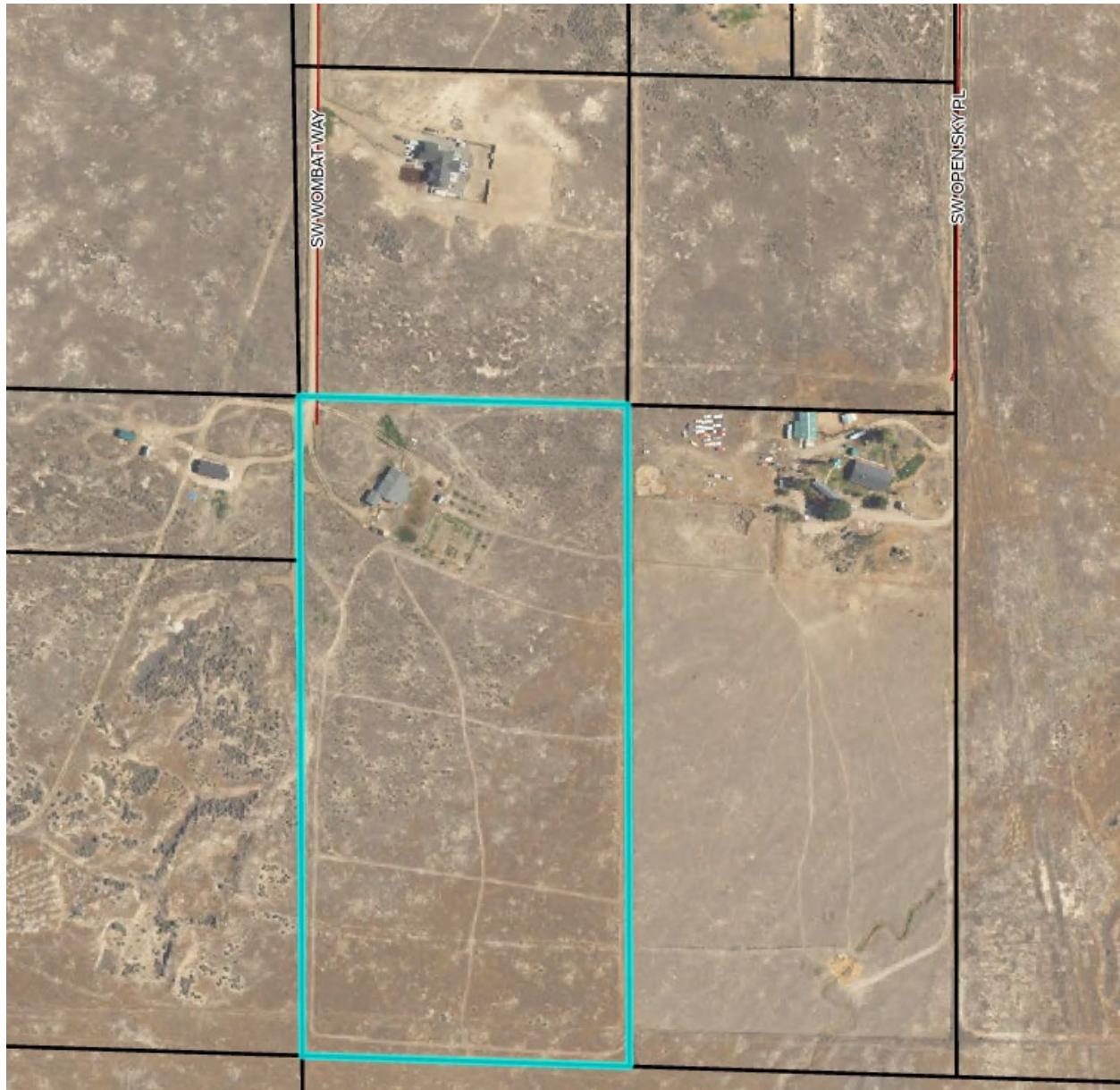
The Elmore County Planning and Zoning Commission responsible for ensuring compliance with the Americans with Disabilities Act of 1990 (ADA). Any Person needing special accommodations to participate in the public hearing should contact the Elmore County ADA Coordinator, Kacey Ramsauer, 24 hours prior to the Public Hearing at 208-587-2130, extension 1280, or via email kramsauer@elmorecounty.org, or in person at 150 S 4th E St, Ste 3, Mountain Home, Idaho.

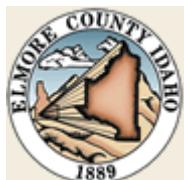
Sincerely,



Andrew Meek

Land Use and Building Department
Planner II
2280 American Legion Blvd.
Mountain Home, Idaho 83647
208-587-2142 ext 1256





Elmore County Land Use and Building Department

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

James Roddin
Director

Date: January 13, 2026

David Abrahamson
Planner I

To: Whom It May Concern

Andrew Meek
Planner II

Subject: Notice of Public Hearing

Applicant: Virginia Reeves

Johnny Hernandez
Building Official

Proposal: A Conditional Use Permit and Preliminary Plat to subdivide a 20-acre parcel into two parcels. The site is located on SW Wombat Way, South of the City of Mountain Home. The property is surrounded by all sides in the General Agriculture (AG) zone. The site is 5650 SW Wombat Way, Mountain Home ID, 83647. The parcel is RP04S06E147900. A common way of locating the property is to head south from the intersection of Airbase Rd and State Highway 51 for 3 miles. Turn onto SW Hamilton Rd and go for 0.5 miles and then turn onto SW Wombat Way and the property will be at the end.

Colton Janousek
Building Inspector

Case #: CUP-2025-26 & PP-2025-09

A public hearing will be held before the Elmore County Planning and Zoning Commission on the enclosed application. The hearing is scheduled for Thursday, January 22, 2025, at 7:00 p.m. in the Public Service Building 1 (PS1) at 2280 American Legion Blvd., Mountain Home, Idaho.

Please review the application and return your written comments to the Elmore County Land Use and Building Department, 2280 American Legion Blvd., Mountain Home, ID, 83647, by 5 p.m. on January 20, 2026, so your comments are included in the record. If you prefer, please come to the hearing to testify before the Commission.

The Elmore County 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 208-587-2130, extension 1280, or via email kramsauer@elmorecounty.org, or in person at 150 S 4th E St, Ste 3, Mountain Home, Idaho.

Sincerely,



Andrew Meek
Land Use and Building Department
Planner II
2280 American Legion Blvd.
Mountain Home, Idaho 83647
208-587-2142 ext 1256

Cc
Elmore County Engineer
EAS
MHRFD
CDH
Sheriff
DEQ

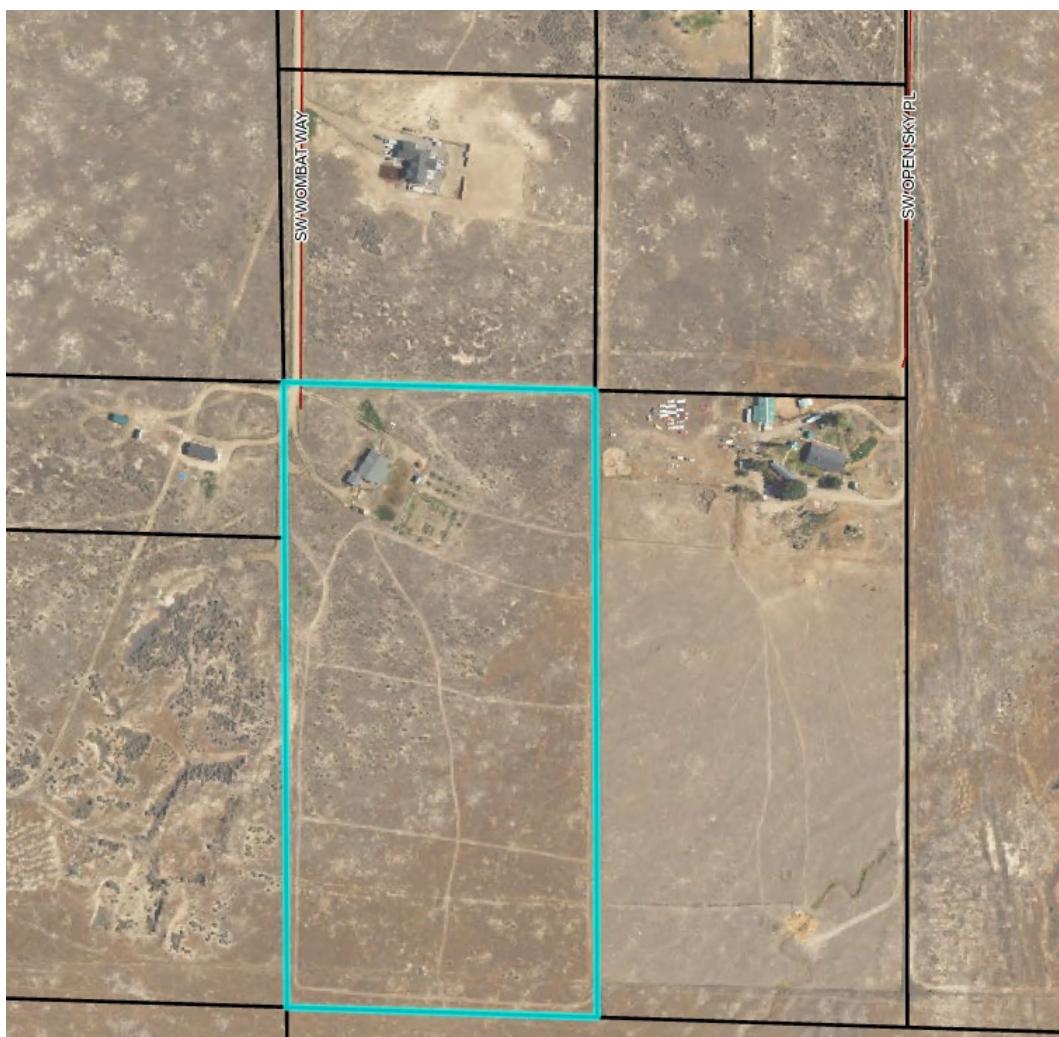


Exhibit 7

Public Hearing

Notice

ELMORE COUNTY
PLANNING AND ZONING COMMISSION

2280 American Legion Blvd.
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, January 22, 2026, in the Public Service Building 1 (PS 1) 2280 American Legion Blvd., Mountain Home, Idaho, to accept testimony and consider an application from Virginia Reeves for a Conditional Use Permit and Preliminary Plat to subdivide a 20 acre parcel into two lots . The property is zoned General Agriculture. Case Number: CUP-2025-26/PP-2025-09. The site address is 5650 SW Wombat Way Dr, Mountain Home, ID 83647. The parcel number is RP04S06E147900. A common way of locating the property is to head south from the intersection of Airbase Rd and State Highway 51 for 3 miles. Turn on to SW Hamilton Rd and travel for .5 miles and turn on to SW Wombat Way and the property will be at the end.

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, 2280 American Legion Blvd, Mountain Home, Idaho 83647. Written testimony must be received by 5:00 p.m. on Thursday, January 15, 2026.

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, 2280 American Legion Blvd, 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 150 S 4th E St, Ste 3, Mountain Home, Idaho.

One publication: Wednesday, January 7, 2026.

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

NOTICE OF PUBLIC
HEARING

14
109 Lines

NOTICE IS HEREBY GIVEN pursuant to the laws of the State of Idaho and Ordinance of Elmore County, that the Elmore County Planning and Zoning Commission will hold a PUBLIC HEARING at 7:00 p.m. on Thursday, January 22, 2026, in the Public Service Building 1 (PS 1) 2280 American Legion Blvd., Mountain Home, Idaho, to accept testimony and consider an application from Greg Palmer for a Conditional Use Permit and Preliminary Plat to subdivide a 20 acre parcel into two lots. The property is zoned General Agriculture. Case Number: CUP-2025-267P-2025-09. The site address is 5650 SW Wombat Way, Mountain Home, ID 83647. The parcel number is 104-0001-0000-7800. A common way of locating the property is to head south from the intersection of Airbase Rd and State Highway 51 for 3 miles. Turn on to SW Hamilton Rd and travel for .5 miles and turn on to SW Wombat Way and the property will be at the end.

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 the hearing written testimony before the hearing by sending it to Elmore County Land Use and Building Department, 2280 American Legion Blvd., Mountain Home, ID 83647 or email address: legal@elmorecountyclid.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. The Elmore County 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 Land Use and Building Department, Kacy Rampsauer, 24 hours before the Public Hearing at 208-587-2130 Ext.1260, or 150 S 4th E St, Ste 3, Mountain Home, Idaho.

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

One publication: Wednesday,
January 7, 2026.

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 **\$78.48**.
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) 587-3311
legal@elmorecountyclid.gov

Legal's cancellation prior to publication will incur a \$10 processing/typsetting fee.

Prepaid Charge

Thank you.
Reece Garner

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

From: [Angie Michaels](#)
To: [David Abrahamson](#)
Cc: DCeniceros@cdh.idaho.gov; bcopes@cdh.idaho.gov; [Alan Roberts](mailto:Alan.Roberts@breed@mountain-home.us); breed@mountain-home.us; [Mike Hollinshead](mailto:Mike.Hollinshead@teri.gregory@deq.idaho.gov); teri.gregory@deq.idaho.gov; matthew.beeter@deq.idaho.gov; dean.ehlert@deq.idaho.gov; [James Roddin](mailto:James.Roddin@andrew.meek); [Andrew Meek](mailto:Andrew.Meek)
Subject: Re: CUP-20258-26 Camp Reeves Subdivision Review
Date: Monday, July 28, 2025 11:01:02 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Hi David,

It looks like the existing driveway situation is kind of messy. I suggest talking with the applicant about the possibility of combining the existing southwest neighbor driveway (maybe widening it) rather than putting in a new separate driveway. It might warrant meeting with all three neighbors to discuss.

The driveway will need to meet county standards. The width will depend on how many parcels will access it. A driveway may need a turnaround inside the second parcel depending on where the home will be located and whether the driveway is combined with the adjacent parcel that already has a fire truck turnaround.

Thanks,

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

On Mon, Jul 28, 2025 at 7:42 AM David Abrahamson <dabrahamson@elmorecountyid.gov> wrote:

I have an application for a 2-parcel subdivision (split) south of Mountain Home on SW Wombat Way. Can you please review the application and get back to me by August 11th 5:00 p.m.

If you have any questions do not hesitate to contact me.

Have a good week!

Thank you,

David Abrahamson

Planner 1

520 E 2nd St.

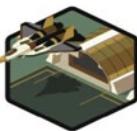
Mountain Home, Idaho 83647

208-587-2142 ext 1269

208-598-5247 (cell)

dabrahamson@elmorecountyid.gov

www.elmorecountyid.gov



ELMORE COUNTY COMPREHENSIVE PLAN

Please note: My email address has changed

to dabrahamson@elmorecountyid.gov. Please update your records accordingly, as eventually, the elmorecounty.org address will no longer work. Thank you!



August 4, 2025

David Abrahamson, Planner 1
Elmore County
520 E 2nd St.
Mountain Home Idaho 83647
dabrahamson@elmorecounty.org

Subject: CUP-20258-26 Camp Reeves Subdivision Review

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 open burning (58.01.01.600-617).
- IDAPA 58.01.01.614 sets out the rules for prescribed burning in Idaho. Please ensure all prescribed burning is done in compliance with the rules, and in compliance with the 2010 Operations Guide of the Montana/Idaho Airshed Group.

For questions, contact David Luft, Air Quality Manager, at 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,



Troy Smith
Regional Administrator



August 4, 2025

David Abrahamson, Planner 1
Elmore County
520 E 2nd St.
Mountain Home Idaho 83647
dabrahamson@elmorecounty.org

Subject: CUP-20258-26 Camp Reeves Subdivision Review

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,



Troy Smith
Regional Administrator

From: [Danielle Ceniceros](#)
To: [David Abrahamson](#); [angie@ewsid.com](#); [bcopes@cdh.idaho.gov](#); [Alan Roberts](#); [breed@mountain-home.us](#); [Mike Hollinshead](#); [teri.gregory@deq.idaho.gov](#); [matthew.beeter@deq.idaho.gov](#); [dean.ehlert@deq.idaho.gov](#)
Cc: [James Roddin](#); [Andrew Meek](#)
Subject: RE: CUP-20258-26 Camp Reeves Subdivision Review
Date: Tuesday, July 29, 2025 5:30:39 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[cdh-logo-final-small_8a084504-b955-49c9-b4be-a4f719139a77.png](#)
[facebook-icon_5e6438fa-e457-4bde-8f13-cab76103d650.png](#)
[twitter-icon_67a27cd3-3c5f-4dba-aa7e-64986bb3ab9e.png](#)
[youtube-icon_0d6189dd-5d37-4a9e-97f1-c3ba79884561.png](#)
[instagram-icon3_b1f05fc8-5c17-401b-be71-c43461df3996.png](#)

Good afternoon, David,

Our approval signatures are on the attachments you emailed. Let me know if you need anything else. Have a great day!



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Danielle Ceniceros | Environmental Health Specialist Senior
Community & Environmental Health
P. 208-580-6004 | M. 208-473-9628
E. DCeniceros@cdh.idaho.gov | W. cdh.idaho.gov
707 N. Armstrong Pl., Boise, ID 83704

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From: David Abrahamson <dabrahamson@elmorecountyid.gov>
Sent: Monday, July 28, 2025 7:42 AM
To: [angie@ewsid.com](#); [Danielle Ceniceros](#) <DCeniceros@cdh.idaho.gov>; [Brent Copes](#) <BCopes@cdh.idaho.gov>; [Alan Roberts](#) <caroberts@elmorecountyid.gov>; [breed@mountain-home.us](#); [Mike Hollinshead](#) <mhollinshead@elmorecountyid.gov>; [teri.gregory@deq.idaho.gov](#); [matthew.beeter@deq.idaho.gov](#); [dean.ehlert@deq.idaho.gov](#)
Cc: [James Roddin](#) <jroddin@elmorecountyid.gov>; [Andrew Meek](#) <ameek@elmorecountyid.gov>; [David Abrahamson](#) <dabrahamson@elmorecountyid.gov>
Subject: CUP-20258-26 Camp Reeves Subdivision Review

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Secured by Check Point

I have an application for a 2-parcel subdivision (split) south of Mountain Home on SW Wombat Way. Can you please review the application and get back to me by August 11th 5:00 p.m.

If you have any questions do not hesitate to contact me.

Have a good week!

Thank you,

David Abrahamson
Planner 1
520 E 2nd St.
Mountain Home, Idaho 83647
208-587-2142 ext 1269
208-598-5247 (cell)
dabrahamson@elmorecountyid.gov
www.elmorecountyid.gov



ELMORE COUNTY COMPREHENSIVE PLAN

Please note: My email address has changed

to dabrahamson@elmorecountyid.gov. Please update your records accordingly, as eventually, the elmorecounty.org address will no longer work. Thank you!

From: [Alan Roberts](#)
To: [David Abrahamson](#); [angie@ewsid.com](#); [DCeniceros@cdh.idaho.gov](#); [bcopes@cdh.idaho.gov](#); [breed@mountain-home.us](#); [Mike Hollinshead](#); [teri.gregory@deq.idaho.gov](#); [matthew.beeter@deq.idaho.gov](#); [dean.ehlert@deq.idaho.gov](#)
Cc: [James Roddin](#); [Andrew Meek](#)
Subject: RE: CUP-20258-26 Camp Reeves Subdivision Review
Date: Monday, July 28, 2025 8:41:32 AM
Attachments: [image005.png](#)
[image006.png](#)
[image007.png](#)

As long as access meets requirements then we have no issues.

Alan Roberts

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



From: David Abrahamson <dabrahamson@elmorecountyid.gov>
Sent: Monday, July 28, 2025 7:42 AM
To: [angie@ewsid.com](#); [DCeniceros@cdh.idaho.gov](#); [bcopes@cdh.idaho.gov](#); [Alan Roberts <\[aroberts@elmorecountyid.gov\]\(mailto:aroberts@elmorecountyid.gov\)>](#); [breed@mountain-home.us](#); [Mike Hollinshead <\[mhollinshead@elmorecountyid.gov\]\(mailto:mhollinshead@elmorecountyid.gov\)>](#); [teri.gregory@deq.idaho.gov](#); [matthew.beeter@deq.idaho.gov](#); [dean.ehlert@deq.idaho.gov](#)
Cc: [James Roddin <\[jroddin@elmorecountyid.gov\]\(mailto:jroddin@elmorecountyid.gov\)>](#); [Andrew Meek <\[sameek@elmorecountyid.gov\]\(mailto:sameek@elmorecountyid.gov\)>](#); [David Abrahamson <\[dabrahamson@elmorecountyid.gov\]\(mailto:dabrahamson@elmorecountyid.gov\)>](#)
Subject: CUP-20258-26 Camp Reeves Subdivision Review

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From: [Brian Reed](#)
To: [David Abrahamson](#)
Subject: Re: CUP-20258-26 Camp Reeves Subdivision Review
Date: Monday, July 28, 2025 8:24:36 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image005.png](#)
[image006.png](#)

David,

I signed off on this last month and have no issues with the CUP.



Brian W. Reed

Fire Marshal, CFIT

Mountain Home Fire Department
220 S. 2nd E.
Mountain Home, ID 83647

T (208) 587-2117
M (208) 590-6142
breed@mountain-home.us



From: David Abrahamson <dabrahamson@elmorecountyid.gov>

Date: Monday, July 28, 2025 at 7:43 AM

To: angie@ewsid.com <angie@ewsid.com>, DCeniceros@cdh.idaho.gov <dceniceros@cdh.idaho.gov>, bcopes@cdh.idaho.gov <bcopes@cdh.idaho.gov>, Alan Roberts <aroberts@elmorecountyid.gov>, Brian Reed <breed@mountain-home.us>, Mike Hollinshead <mhollinshead@elmorecountyid.gov>, teri.gregory@deq.idaho.gov <teri.gregory@deq.idaho.gov>, matthew.beeter@deq.idaho.gov <matthew.beeter@deq.idaho.gov>, dean.ehlert@deq.idaho.gov <dean.ehlert@deq.idaho.gov>
Cc: James Roddin <jroddin@elmorecountyid.gov>, Andrew Meek <ameek@elmorecountyid.gov>, David Abrahamson <dabrahamson@elmorecountyid.gov>
Subject: CUP-20258-26 Camp Reeves Subdivision Review

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