



Land Use and Building Department

2280 American Legion Blvd.
Mountain Home, Idaho 83647
Phone: (208) 587-2130 ext. 500
www.elmorecounty.org

James Roddin
Director

Johnny Hernandez
Building Official

Colton Janousek
Building Inspector

Josh Proffit
Building Inspector

David Abrahamson
Planner I

Vacant
Planner II

Matt Gouchner
Code Enforcement

Sandra Nuner
Permit Technician

Liz Elliot
*Administrative
Assistant*

Planning and Zoning Commission PUBLIC WORKSHOP STAFF REPORT

Workshop Date: April 2, 2026 **Date Report Compiled:** March 20, 2026

Agenda Item: Conditional Use Permit with Master Site Plan and Confined Animal Feeding Operation Siting Permit for the Sunview Dairy Expansion

Applicant: Sunview Dairy LLC

Representative: AGPROfessionals

Case Number: CUP-2025-30 with Master Site Plan and CAFO-2025-01

County Review Team:

Elmore County Staff

James Roddin, Director

David Abrahamson, Planner

Elmore County Consultants

Elizabeth Allen, Consulting Planner, HDR Engineering

Angie Michaels, Consulting County Engineer, Engineering with a Mission

Zoning Designation: General Agriculture (Ag) with a Wildland Urban Interface (WUI) Overlay

Parcel Numbers: RP05S06E067210, RP05S06E070010, RP05S06E080100, RP05S06E082000, and RP05S06E081800 ("Site")

Total Property Size: 646.78 acres

Location/Site: The subject land and properties (Site) are described as being located in Part of Sections 6, 7, and 8, all in Township 5 South, Range 6 East of the Boise Meridian, County of Elmore, State of Idaho. The physical address is 6600 Blanksma Road, Elmore County, Idaho 83647.

Notification: The Public Workshop was advertised in the Mountain Home Newspaper on March 18, 2026. The purpose of this Public Workshop is to discuss the Conditional Use Permit ("CUP") and Confined Animal Feeding Operation ("CAFO") Siting Permit application review to date with the Planning and Zoning Commission ("Commission") and receive their feedback before proceeding with the public hearings for the proposal.

Exhibits of the Record: The documents and exhibits referenced in the Application record are numbered sequentially. This staff report references the following portions of the Application record, which are included as Exhibits. The electronic record is maintained by the Department, which is the authoritative source of these Exhibits and shall take precedence if any inconsistencies exist in other paper or otherwise kept or maintained versions of the Exhibits.

1. Initial Application – September 11, 2025
 - a. Application Forms
 - b. Property Descriptions
 - c. Deeds
 - d. Project Narrative
 - e. Herd Composition
 - f. Nuisance Management Plan
 - g. Water Rights Summary
 - h. NRCS Soil Survey
 - i. Siting Team Narrative and Attachments
 - j. Neighborhood Meeting
 - k. Comment Letters
 - l. Topographic Map
 - m. Vicinity Map
 - n. Site Plan
2. Completeness Determination Memo by Department – November 18, 2025
3. CAFO Siting Report – December 1, 2025
 - a. Site Advisory Team Memorandum to the Board of County Commissioners
 - b. Board of County Commissioners ISDA request for a CAFO Site Advisory Team
 - c. Idaho State Department of Agriculture CAFO Site Advisory Team Review Report
4. Agency Comments
 - a. Idaho Transportation Department Correspondence
 - b. Glens Ferry Highway District Correspondence
 - c. Mountain Home Fire Department Correspondence
5. Supplemental Application – January 30, 2026
 - a. CUP Application
 - i. Response to the February 19, 2025 Completeness Determination
 - ii. Application Forms
 - iii. Property Descriptions
 - iv. Deeds
 - v. Project Narrative
 - vi. Nuisance Control Management Plan
 - vii. Glens Ferry Highway District Email Correspondence
 - viii. Site Plan
 - ix. Vicinity Map
 - x. Variance Email Correspondence
 - xi. Glens Ferry Highway District Letter
 - b. Master Site Plan Application

- i. Cover and Application Form
- ii. Deeds
- iii. Project Narrative
- iv. Master Site Plan
- v. Water Well Drill Logs
- vi. Wetlands Map
- vii. FEMA Flood Hazard Map 58.01.16 design section 493. X
- viii. Soil Survey
- ix. Topographic Map
- x. IPAC Analysis
- xi. SHPO Review
- xii. Septic
- xiii. Fire District Correspondence

6. Second Completeness Determination Memo – February 19, 2026

7. Public Workshop Notification

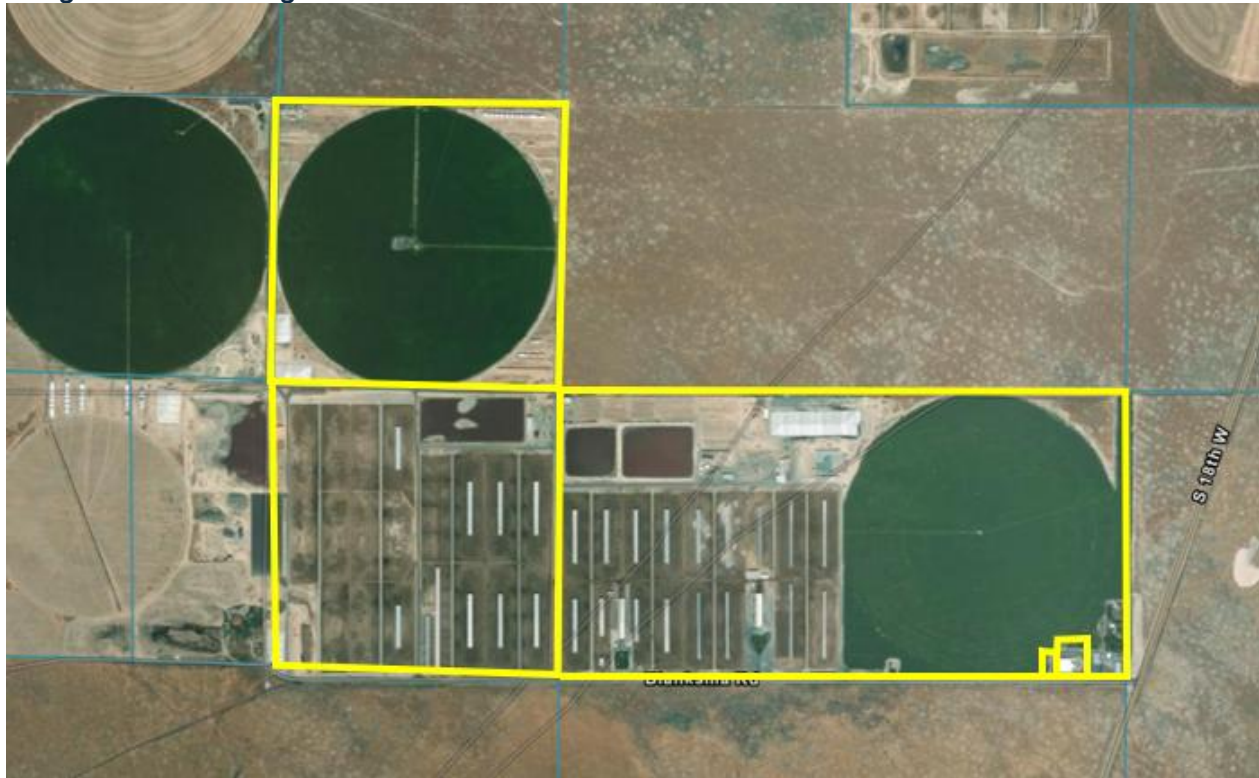
SITE AND AREA DETAILS

The Application includes five parcels: RP05S06E067210, RP05S06E070010, RP05S06E080100, RP05S06E082000, and RP05aS06E081800 (collectively, the “Site”), as shown in Image 1. The Site is zoned General Agriculture (“Ag”). Properties immediately adjacent to the Site to the north, east, and south are zoned Ag, and properties immediately adjacent to the west have an Air Base Hazard Zone (“ABHZ”) designation. The Site is approximately 5.88 miles southwest of the city limits of Mountain Home.

REQUEST

AGPROfessionals, on behalf of the property owners, Sunview Dairy LLC and Degroot Family Farms LLC (“Applicant”), is requesting the approval of a modification to an existing CUP and CAFO Siting Permit. The site comprises approximately 646.78 acres.

Image 1. Aerial image of the Site.



The existing CAFO consists of an open-lot facility with open-lot corrals with shade structures, two milk parlors, commodity barns and feed storage, and three wastewater lagoons.

The Applicant requests a revision of the herd composition from Jerseys to Holsteins, resulting in an increase from 11,703 to 26,000 animal units (AUs). The Applicant is also requesting an upgrade to the existing milk parlor, the addition of two new milk parlors, an adjustment to the corral configuration, and the addition of two cross-vent barns. Three phases are proposed as outlined below.

Phase I

- Begins immediately after receiving Elmore County approval
- Change herd composition from Jersey to Holstein dairy cows, including the addition of heifers and calves
- Increase herd size
- Add heifer corrals along the west end of the facility.

Phase II

- Upgrade the milk parlor
- Adjust corral configuration
- Increase herd size

Phase III

- Commences during or after Phase II
- Add additional corrals

The existing CAFO operation, based on aerial imagery, dates back to 2006, although it did not receive use approval from the Land Use and Building Department (“Department”) until 2015, when Sunview Dairy submitted a CUP and CAFO Siting Permit application (CAFO-2015-01) to expand operations by adding 3,407 AUs. At the time of the request, the operation had 8,296 AUs. The request also included a new milking parlor and additional corrals. A CAFO Site Advisory Team was formed, and the site suitability report determined that the proposed expansion was low risk and did not recommend mitigation measures (Exhibit 3).

APPLICATION REVIEW

The Application was reviewed per the following Elmore County Amended Zoning and Development Ordinance sections:

- Title 7 Zoning and Development, Chapter 2 Land Use Tables, Zoning Districts, and their Base Densities, Overlay Districts and Boundaries;
- Title 7 Zoning and Development, Chapter 3, Application Procedures and Fees
- Title 7 Zoning and Development, Chapter 9 Conditional Use Permit (CUP) Standards and Requirements;
- Title 7 Zoning and Development, Chapter 12 Confined Animal Feeding Operations
- Title 10 Subdivision, Chapter 6 Master Site Plan Requirements

The following Application requirements are fulfilled for this proposal pursuant to Title 7 Chapter 3:

- On April 8, 2025, the Applicant had a pre-application meeting with the Department pursuant to §7-3-2(A).
- The Applicant held two neighborhood meetings. The Applicant sent neighborhood meeting letters on June 12, 2025, and August 8, 2025, providing notice of the meeting date, time, and location to neighboring property owners within 2 miles, in accordance with Zoning Ordinance §7-3-3. Neighborhood meetings were held at Sunview Dairy on June 23, 2025, and August 21, 2025 (Exhibit 1j).

The Application and associated fees (\$400 and \$100) were submitted to the Department on September 11, 2025, per Zoning Ordinance §7-9-3. The Application has been reviewed by the County Review Team, comprising County Planner David Abrahamson, Consulting Planner Elizabeth Allen, and County Engineer Angie Michaels.

Upon review of the September 11, 2025, Application submittal, the County Review Team issued a Completeness Memo on November 18, 2025, deeming the Application incomplete and requesting additional information (Exhibit 2).

On October 24, 2025, the Consulting Planner and Attorney of Record appeared before the Board of County Commissioners with a recommendation to form a Site Advisory Team (Exhibit 3a). The Board of County Commissioners requested the Idaho State Department of Agriculture form a Site Advisory Team on November 7, 2025 (Exhibit 3b). The Site Advisory Team was formed within 30 days of the request and visited the Site on December 1, 2025. The Site Advisory Team issued the Site Suitability Determination on January 8, 2026, with the environmental risk determined to be low (Exhibit 3c).

The Department conducted an agency meeting on January 13, 2026, with affected agency representatives to discuss this proposed project. During the meeting, none of the agencies in attendance had comments or concerns about the Application. The Department followed up with the Highway Districts following that meeting. Idaho Transportation Department (“ITD”) requested that the Applicant conduct a Turn Lane Warrant Analysis at the intersection of Blanksma Road and Highway 51 to determine whether the additional traffic warrants the installation of dedicated turn lanes (Exhibit 4a). Glens Ferry Highway District (“GFHD”) confirms that it has no requirements that would apply to the proposed expansion unless additional driveways are requested (Exhibit 4b).

PRELIMINARY FINDINGS FOR CONDITIONAL USE PERMIT §7-9-7

These findings are preliminary and provided for awareness and coordination. They are subject to revision, prior to the Planning and Zoning Commission Public Hearing. No findings should be interpreted as an indication of future approval of the Application.

1. The proposed use shall, in fact constitute a Conditional Use as determined in Ordinance Table 7-2-26 (B), Elmore County Land Use Table, as contained in this Ordinance;

Application Details: The Applicant provided an analysis of this criterion in their narrative and determined that the proposed expansion would be permitted with the approval of a CUP (Exhibit 5.a.v).

Staff Response: The Site is located on approximately 646.78 acres of land that is zoned Ag. The proposed CAFO expansion falls under Dairy (CAFO Permit Category), which requires a CUP as outlined in §7-2-26(26) of the Elmore County Land Use Table. Therefore, the proposed CUP Application has met this requirement.

2. The proposed use shall be in harmony with and in accordance with the Comprehensive Plan and this Ordinance;

Comprehensive Plan Application Details: The Applicant provided an analysis of this criterion in their CUP narrative and determined that the proposed expansion would be in harmony and in accordance with Economic Development and Land Use Goals and Objectives in the 2014 Elmore County Comprehensive Plan (“Plan”) (Exhibit 5.a.v).

Comprehensive Plan Staff Response: The proposed use is in harmony and accordance with the following language in the 2014 Elmore County Comprehensive Plan.

Economic Objective 1. Support existing business and industry in the County.

Approval of the CAFO expansion would strengthen Sunview Dairy's ability to remain competitive and sustain its operations in Elmore County, contributing to local employment and economic stability.

Agriculture Goal 1. Support existing agricultural operations within the County.

Approval of the CAFO expansion would reinforce the County's commitment to sustaining long-standing agricultural enterprises that form the backbone of the local economy.

Agriculture Objective 2. Support the expansion of existing agricultural operations within the County.

Approval of the proposed CAFO expansion would directly achieve this objective by enabling growth of an established dairy operation, ensuring continued agricultural productivity, and supporting investment in Elmore County.

Ordinance Application Details: The Applicant did not provide an analysis of this criterion.

Ordinance Staff Response:

Conditional Use Permit Standards and Requirements

Section 7-9-3 Process

§7-9-3 – Applicable procedures have been followed.

Section 7-9-4 Conditional Use Standards

§7-9-4(A) – The Applicant has agreed to comply with the approved plans and specifications.

§7-9-4(B) – The Applicant has agreed to maintain adequate housekeeping practices, not to create a nuisance.

§7-9-4(C) – The Applicant has obtained written approval from Mountain Home Rural Fire District.

§7-9-4(D) – The Site is not next to a residential district; therefore, this standard is not applicable.

§7-9-4(E) – The Site does not abut a residential district; therefore, a sound wall is not required for parking areas.

§7-9-4(F) – The Applicant has agreed to maintain sanitary practices so as not to create a nuisance and reduce noise and odor. Conditions of approval addressing this item will be drafted for consideration at the Planning and Zoning Commission Public Hearing.

§7-9-4(G) – No evidence was provided that the proposed use would include any dangerous characteristics that would create a nuisance or be detrimental to the public health, safety, or welfare. The Applicant has developed a Nuisance Control Management Plan (Exhibit 5.a.vi) that outlines common best management practices (“BMPs”) for Sunview Dairy to mitigate potential nuisances. Conditions of approval addressing this item will be drafted for consideration at the Planning and Zoning Commission Public Hearing.

§7-9-4(H) – The Site is not within or abutting a residential district; therefore, the facility hours need not be limited by the decision-making body.

§7-9-4(I) – A CAFO facility is considered an agricultural use; it would not cause detrimental impacts to agriculture.

§7-9-4(J) – Conditions of approval addressing this item will be drafted for consideration at the Planning and Zoning Commission Public Hearing.

3. The proposed use complies with the purpose statement of the applicable base zone of Ordinance Section 7-2-5 and with the specific use standards as set forth in this Chapter;

Application Details: As explained in the CUP narrative, the Site is within the Ag zone, where the intent is to provide land uses compatible with farming, ranching, grazing, and associated agricultural activities, which the proposed expansion meets (Exhibit 5.a.v).

Staff Response: The Ag base zone is applied to most unincorporated areas of Elmore County and allows for a variety of land uses with the approval of a CUP, as identified in §7-2-5

“The purpose of the Ag district is to preserve and protect the supply of agriculture and grazing land in Elmore County until development is appropriate. This district will also control the infiltration of urban development and other uses in agriculture areas, which will adversely affect agricultural operations. Uses that are compatible with farming, ranching, grazing, forest products, and limited mining may be considered in this district. Residential land use is allowed in the Ag zone subject to site development standards and compatibility with agricultural operations.”

The proposed expansion of the existing CAFO aligns with the Ag district's purpose statement, reinforcing its objective of preserving and protecting agricultural land in

Elmore County. A CAFO is an agricultural use that supports livestock production. The expansion does not introduce urban development or non-agricultural uses; rather, it strengthens an existing agricultural operation, ensuring continued productivity and economic viability of local agriculture.

4. The proposed use shall comply with all applicable County Ordinances;

Application Details: The Applicant agrees to comply with all applicable County Ordinances (Exhibit 5.a.v).

Staff Response: This report includes an analysis of compliance with the Zoning Ordinance. The proposed use was discussed with affected agencies at an agency meeting on January 13, 2026, and coordination will continue as needed with Elmore County departments regarding applicable ordinances. All comments related to Elmore County ordinances will be incorporated into the Planning and Zoning Commission public hearing staff report. Conditions of approval addressing this item will be drafted for consideration at the Planning and Zoning Commission Public Hearing.

5. The proposed use shall comply with all applicable State and Federal laws, rules, and/or regulations;

Application Materials: In the CUP narrative, the Applicant agrees to comply with all applicable State and Federal laws, rules, and regulations (Exhibit 5.a.v).

Staff Response: The proposed use was discussed with affected agencies at an agency meeting on January 13, 2026, and coordination will continue as needed with State and Federal agencies. Comments from these agencies will be incorporated into the Planning and Zoning Commission public hearing staff report. Conditions of approval addressing this item will be drafted for consideration at the Planning and Zoning Commission Public Hearing.

6. The proposed use shall be designed, constructed, operated, and maintained in such a way as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity; and that such use shall not change the essential character of said area;

Application Details: As explained in the CUP narrative, the Site is within an agricultural zone and surrounded by farms, ranches, and other CAFO operations; therefore, the proposed expansion is harmonious with the area's character (Exhibit 5.a.v).

Staff Response: The Site is located in an undeveloped area of Elmore County and surrounded by Bureau of Land Management (BLM) lands and private land used for farming and dairy operations. Given the area's undeveloped state and existing agricultural uses, the proposed CAFO expansion would not alter the area's essential character.

7. The proposed use shall not be hazardous or disturbing to existing neighboring uses or impede their normal development;

Application Materials: As explained in the CUP narrative, Sunview Dairy is an existing operation that complies with all regulations and the nutrient management plan (Exhibit 5.a.v). A nuisance control management plan has been provided outlining how dust, odor, pest, and mortalities will be managed (Exhibit 5.a.vi).

Staff Response: The proposed expansion of Sunview Dairy would not be hazardous or disturbing to existing neighboring uses, nor would it impede their normal development. The existing CAFO facility has operated on the Site since approximately 2005 and has historically supported both livestock and crop production. Surrounding uses include BLM lands, irrigated crop fields, and other agricultural operations, including CAFO facilities, all of which are consistent with the Ag zoning district. The proposed expansion would occur within the existing CAFO footprint. The Applicant proposes to continue to incorporate BMPs.

The BLM lands to the north and south of the Site are managed under the Snake River Birds of Prey National Conservation Area Resource Management Plan and Record of Decision (RMP). BLM lands located immediately to the south of the Site include a BLM grazing allotment, the Airbase Allotment, and the BLM lands located immediately to the north include the Rattlesnake Seeding Allotment. The proposed CAFO expansion is entirely on private land owned by the Applicant and would not affect the BLM grazing allotments or the desired future conditions of BLM lands identified in the RMP.

Conditions of approval addressing this item will be drafted for consideration at the Planning and Zoning Commission Public Hearing.

8. The proposed use shall be served adequately by available public facilities and services such as highways, streets, police protections, fire protection, drainage structures, refuse disposal, water, sewer, or that the person responsible for the establishment of the proposed conditional use shall be able to provide adequately any such services;

Highways and Streets.

Application Details: As explained in the CUP narrative, existing access would be used for the expansion (Exhibit 5.a.v).

Staff Response: Blanksma Road is under the jurisdiction of the Glenns Ferry Highway District (“GFHD”), and Highway 51 is under the jurisdiction of ITD. Based on correspondence with the Glenns Ferry Highway District (Exhibit 4b), no requirements would apply to the proposed use unless changes to Blanksma Road are proposed or additional driveways are requested, neither of which the Applicant has proposed. The Applicant provided a letter dated February 25, 2026, from GFHD, which noted their support of the proposal and explained that the site plan and estimated traffic count have been reviewed and that they have no concerns about the proposal (Exhibit 5.a.xi).

ITD has requested a Turn Warrant Analysis for the intersection of Blanksma Road and Highway 51 to determine whether dedicated turn lanes are necessary to support the increase in trips generated by the expansion, which will be required as a condition of approval (Exhibit 4a).

Conditions of approval addressing this item will be drafted for consideration at the Planning and Zoning Commission Public Hearing.

Emergency Services.

Application Details: The CUP narrative explains that the expansion would be served by the police department and fire district (Exhibit 5.a.v).

Staff Response: Emergency services are provided by the Elmore County Sheriff, Elmore County Emergency Management Services (“EMS”), and the Mountain Home Rural Fire District (“MHRFD”). Three of the four Site parcels are within MHRFD’s service boundary. In an email exchange with MHRFD, staff received confirmation that MHRFD would respond to an event at all four of the Site parcels (Exhibit 4c).

Refuse Disposal.

Application Details: The Applicant did not provide details about the refuse disposal provider.

Staff Response: Snake River Rubbish serves the Site.

Well and Septic.

Application Details: No new wells are proposed as part of the CAFO expansion. Any new wells would be required to comply with the Idaho Department of Water Resources requirements.

Staff Response:

No new septic systems are proposed for this expansion. If a new septic system is needed as part of the expansion, it must comply with Central District Health permitting and regulatory requirements. The Application materials include a transmittal from Central District Health stating that they have no objections to the proposal (Exhibit 5.b.xii).

Conditions of approval addressing this item will be drafted for consideration at the Planning and Zoning Commission Public Hearing.

9. The proposed use shall not create excessive additional requirements at public cost for public facilities and services and the proposed use shall not be detrimental to the economic welfare of the County;

Application Details: As explained in the CUP narrative, the facility expansion will enable the dairy operation to meet market demand. The expansion is not anticipated to create public costs from public improvements. The expansion would increase the available jobs in Elmore County. (Exhibit 5.a.v).

Staff Response: Staff will continue to coordinate with agencies to determine whether the proposal would impose excessive additional requirements at public cost. A Turn Warrant Analysis was requested by ITD to determine whether dedicated turn lane (s) are needed (Exhibit 4a). The Applicant would be responsible for installing those improvements in accordance with ITD standards. The continuation and expansion of the CAFO is expected to support Elmore County's economic welfare. The expansion would occur entirely within the existing Site footprint and would not introduce new uses or activities beyond those already permitted. Conditions of approval addressing this item will be drafted for consideration at the Planning and Zoning Commission Public Hearing.

10. The proposed use shall not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property or the general welfare be reason of excessive production of traffic, noise, smoke, fumes, glare or odors;

Application Details: As explained in the CUP narrative, the proposed expansion is not expected to significantly increase traffic to and from the facility, and smoke, noise, fumes, glare, or odors are not expected to be an issue. Operations would follow the approved nutrient management plan and best management practices. (Exhibit 5.a.v).

Staff Response: Please refer to Finding 8 for details regarding traffic impacts associated with the proposed expansion.

With respect to other potential disturbances, including noise, smoke, fumes, glare, and odors, no evidence has been submitted into the record demonstrating that the proposed expansion would generate impacts beyond those already associated with the existing CAFO operation. The Applicant is not proposing new activities or equipment that would substantially alter the nature of current operations, and the Site is located in an area characterized by similar agricultural and livestock uses, including neighboring CAFOs with comparable or larger operational profiles.

All operations will continue to comply with Idaho State Department of Agriculture ("ISDA") requirements. The Applicant has provided a Nuisance Control Management Plan that includes details on the BMPs to be used to manage air quality, dust, odor, pests, and mortalities (Exhibit 5.a.vi). Conditions of approval addressing this item will be drafted for consideration at the Planning and Zoning Commission Public Hearing.

11. The proposed use shall not result in the destruction, loss or damage of a natural or scenic feature of major importance.

Application Details: As explained in the CUP narrative, the Site has no significant scenic or historical features (Exhibit 5.a.v).

Staff Response: The proposed CAFO expansion is confined entirely within the existing CAFO footprint. Because the expansion does not extend beyond a previously developed area, it will not encroach upon or alter any natural or scenic features. A review of the Site indicated that there are no features of major importance, such as wetlands, riparian corridors, unique geological formations, or designated scenic vistas. Therefore, the proposed expansion is not expected to result in the destruction, loss, or damage of any natural or scenic resources.

PRELIMINARY FINDINGS FOR CAFO SITING PERMIT PER ZONING ORDINANCE §7-12-7

These findings are preliminary and provided for awareness and coordination. They are subject to revision, prior to the Planning and Zoning Commission Public Hearing. No finding should be interpreted as an indication of future approval of the Application.

A. General Requirements and Findings

1. The expanding and/or New CAFO shall be within an area zoned for Agriculture; and

Application Details: As explained in the CUP narrative, the Site is zoned Agricultural (Exhibit 5.a.v).

Staff Response: Based on the officially adopted Elmore County Zoning Map (as amended by subsequent Zoning Map Amendments adopted by the Board of County Commissioners), the Site is zoned Ag.

2. The expanding and/or New CAFO Facility Area shall be located a minimum of two (2) miles outside any adopted Area of City Impact and two (2) miles from the legally described perimeter of Mountain Home Air Force Base; and

Application Details: As explained in the CUP narrative, the Site is approximately 2.7 miles from the Mountain Home Air Force Base perimeter (Exhibit 5.a.v).

Staff Response: Based on the officially adopted Elmore County Zoning Map (as amended by subsequent Zoning Map Amendments adopted by the Board of County Commissioners), and the Comprehensive Plan, the proposed CAFO expansion is not located within an area of city impact of the legally described perimeter of Mountain Home Air Force Base.

The Mountain Home area of city impact is approximately 4.93 miles from the Site. The legally described perimeter of the Mountain Home Air Force Base is located approximately 2.75 miles from the Site.

3. New swine and poultry facility areas shall be located a minimum of three (3) miles outside any adopted Area of City Impact and the legally described perimeter of Mountain Home Air Force Base; and

Application Materials: As explained in the CUP narrative, no swine and poultry facilities are proposed (Exhibit 5.a.v).

Staff Response: As proposed, the request includes an expansion of cattle AUs; therefore, staff finds that no swine or poultry are included.

4. An expanding and/or New CAFO facility area shall not be located within any adopted aquifer recharge or Community Development Overlay; and

Application Materials: As explained in the CUP narrative, the Site is not located within an aquifer recharge overlay or a community development overlay (Exhibit 5.a.v).

Staff Response: The expanding CAFO facility area is not located within any adopted aquifer recharge areas or a Community Development Overlay.

5. The expanding and/or New CAFO shall comply with and is not in violation of any Federal, State, or local laws or Ordinances; and

Application Materials: As explained in the CUP narrative, the facility is not in violation and will continue to operate in conformance with federal, state, and local laws and ordinances (Exhibit 5.a.v).

Staff Response: The proposed use was discussed with agencies on January 13, 2026, and coordination will continue as needed with State and Federal agencies. Comments from these agencies will be incorporated into the Planning and Zoning Commission Public Hearing Staff Report. Conditions of approval addressing this item will be drafted for consideration at the Planning and Zoning Commission Public Hearing.

6. An applicant shall not begin construction of an expanding and/or New CAFO prior to receiving final approval of the CAFO Siting Permit; and

Application Materials: As explained in the CUP narrative, the Applicant agrees not to start construction prior to receiving final approval of the CAFO Siting Permit (Exhibit 5.a.v).

Staff Response: Conditions of approval addressing this item will be drafted for consideration at the Planning and Zoning Commission Public Hearing.

7. An expanding and/or New CAFO shall provide a pest abatement plan if it is required by any governing agencies; and

Application Materials: As explained in the CUP narrative, ISDA does not require a pest abatement plan. A nuisance control management plan was provided (Exhibit 5.a.vi). Pens will be routinely cleaned and sprinkled. Odor will be mitigated through good pen drainage, regular manure removal, reducing standing water, composting, and appropriate timing of land application. Pests will be controlled through regular

manure removal, reducing standing water, minimizing fly habitat, managing weeds and grass, minimizing stockpiles and manure storage, biological treatments, and baits and chemical treatments. Mortalities will be addressed through expedient removal from pens, removal by a commercial rendering company, and adherence to burial guidelines.

Staff Response: Conditions of approval addressing this item will be drafted for consideration at the Planning and Zoning Commission Public Hearing.

8. An expanding and/or New CAFO shall comply with IDAPA rules governing dead animal movement and disposal; and

Application Materials: The Applicant agrees to comply with the Idaho Administrative Procedures Act (IDAPA) rules governing the movement and disposal of dead animals. Per the Nuisance Management Plan and narrative, the Applicant proposes removing dead animals from pens daily and relocating them to a temporary dead-animal storage area. A commercial rendering company that disposes of dead animals within 72 hours. The existing site has a screened dry area that is not located in a water runoff or drainage area, where dead animals are stored until they are disposed of in accordance with IDAPA standards. This method is proposed to remain in place for the CAFO expansion. (Exhibit 5.a.v and 5.a.vi).

Staff Response: IDAPA standards require that dead animals shall be disposed of within 72 hours through the method of rendering, burial, disposal in an approved sanitary landfill, composting, digestion, incineration, burning, or decomposition, which the Applicant proposes to comply with. Conditions of approval addressing this item will be drafted for consideration at the Planning and Zoning Commission Public Hearing.

9. An expanding and/or New CAFO, swine or poultry facility area shall provide a hold harmless agreement pertaining to noise within two (2) miles of the legally described perimeter of the Orchard Training Range; and

Application Materials: As explained in the CUP narrative, the Site is over 3 miles from the Orchard Training Range buffer (Exhibit 5.a.v).

Staff Response: The proposed expansion is located more than 3 miles from the Orchard Training Range Buffer; therefore, a hold-harmless agreement is not needed.

B. Animal Waste

1. The expanding and/or New CAFO shall comply with the terms of its Nutrient Management Plan for Land Application; and

Application Materials: As explained in the CUP narrative, the facility has a current Nutrient Management Plan (“NMP”) for existing operations, which would be revised when the herd size increases (Exhibit 5.a.v).

Staff Response: Conditions of approval addressing this item will be drafted for consideration at the Planning and Zoning Commission Public Hearing.

- 2. The expanding and/or New CAFO shall be in compliance with all environmental regulations, requirements and permits imposed by state or federal law or any regulatory agencies; and**

Application Materials: As explained in the CUP narrative, the Applicant has agreed to comply with this standard (Exhibit 5.a.v).

Staff Response: Conditions of approval addressing this item will be drafted for consideration at the Planning and Zoning Commission Public Hearing.

- 3. Liquid animal waste shall not be applied on snow, ice, or frozen soil.**

Application Materials: As explained in the CUP narrative, the Applicant has agreed to comply with this standard (Exhibit 5.a.v).

Staff Response: Conditions of approval addressing this item will be drafted for consideration at the Planning and Zoning Commission Public Hearing.

C. CAFO Site Setbacks

- 1. The location of animal waste management systems, corrals, wells, and septic systems shall conform to all applicable rules, regulations and specifications as required by any regulatory agencies; and**

Application Materials: As explained in the CUP narrative, the expansion will conform to all required setbacks (Exhibit 5.a.v).

Staff Response: Conditions of approval addressing this item will be drafted for consideration at the Planning and Zoning Commission Public Hearing.

- 2. Silage, potatoes or any feed product resulting from the ensilage process shall be located a minimum of seven hundred (700') feet from any existing residence not belonging to the owner or operator of the CAFO; and**

Application Materials: As explained in the CUP narrative, the CAFO boundary is more than 5,000 feet south of the nearest residence, and feed storage would be located on-site (Exhibit 5.a.v).

Staff Response: No existing residence that does not belong to the owner and operator of the proposed CAFO expansion is located within 700 feet. Conditions of approval addressing this item will be drafted for consideration at the Planning and Zoning Commission Public Hearing.

- 3. All agricultural buildings, feed storage areas, feed bunks or feed racks shall be setback a minimum of one hundred (100') feet from property lines and public rights of way; and**

Application Materials: As explained in the CUP narrative, all agricultural buildings and feed storage areas will be setback 100 feet from the public right-of-way (Exhibit 5.a.v).

Staff Response: Conditions of approval addressing this item will be drafted for consideration at the Planning and Zoning Commission Public Hearing.

- 4. Lights shall be placed and shielded to direct the light source down and inside the property lines of the expanding and/or New CAFO. All direct glare from the CAFO lights shall be contained within the CAFO facility area; and**

Application Materials: As explained in the CUP narrative, any new lights installed at the facility would be shielded to direct light downward and into the facility (Exhibit 5.a.v).

Staff Response: No lighting is proposed for the expansion. Conditions of approval addressing this item will be drafted for consideration at the Planning and Zoning Commission Public Hearing.

- 5. No expanding and/or New CAFO facility area shall be approved and/or located within a minimum of one and one-half (1 ½) miles of a parcel of property in a residential zone or a platted, approved or developed subdivision or an unincorporated townsite that has been platted for five (5) years or more as of January 20, 1994. If however, a subdivision or un-incorporated townsite has been platted for five (5) years or more and no public improvements have been built, the minimum one and one-half (1½) mile setback shall not be applied to that subdivision or unincorporated townsite. Public improvements are those required by this Ordinance; and**

Application Materials: As explained in the CUP narrative, the Site is not within 1.5 miles of a residential zone, subdivision, or townsite (Exhibit 5.a.v).

Staff Response: Based on aerial imagery and Elmore County records, the proposed CAFO expansion is not within one and one-half (1 ½) miles of a residential zone, platted subdivision, or incorporated townsite.

- 6. The animal waste management system shall not be located or operated closer than a minimum of one thousand three hundred twenty (1,320') feet from an existing residence belonging to someone other than the Applicant, or be located and/or operated closer than a minimum of three hundred (300') feet from property lines. However, the animal waste management system for new swine or poultry Facilities shall not be located closer than a minimum of two miles of an occupied residence not part of the new facility or owned, occupied or leased**

by the owner of the new facility. Such setbacks may be reduced if the owner and occupant of the residence consent in writing; and

Application Materials: As explained in the CUP narrative, the closest residence not owned by the operator is approximately 5,900 feet north of the CAFO boundary, and waste management systems meet the 1,320-foot setback (Exhibit 5.a.v).

Staff Response: No existing residences, other than the Applicant's, are located within 1,320 feet of the existing animal waste management system. The existing lagoons are located within 300 feet of two property lines. The land on both sides of the property lines where the setback encroaches is part of the existing CAFO and is owned by the Applicant. No setback reduction is necessary. Conditions of approval addressing this item will be drafted for consideration at the Planning and Zoning Commission Public Hearing.

7. No animal waste management system shall be located and/or operated closer than a minimum of five hundred (500') feet from a domestic well; and

Application Materials: As explained in the CUP narrative, Lagoon 3 is 2,968 feet south of the closest domestic well (Exhibit 5.a.v).

Staff Response: All existing animal waste management systems are located more than 3,000 feet from any domestic well. The nearest domestic well is located southwest of SW Sunview Avenue, which the Applicant owns. The Applicant has agreed to locate any new animal waste management systems as part of the expansion at least 500 feet from domestic wells. Conditions of approval addressing this item will be drafted for consideration at the Planning and Zoning Commission Public Hearing.

8. No animal waste management system shall be located closer than a minimum of three hundred (300') feet from a public right of way; and

Application Details: As explained in the CUP narrative, Lagoons 1 and 2 are located approximately 1,780 feet north of the closest public right-of-way. A third future lagoon is mentioned in the CUP narrative and would comply with setback standards (Exhibit 5.a.v).

Staff Response: The existing animal waste management systems are located on the northern side of the CAFO, over 1,000 feet from Blanksma Road, outside the public right-of-way. The CUP narrative mentions a future lagoon for Phase III, but it is not mentioned in the MSP materials. If a future lagoon is planned, the Application must include the lagoon footprint in the MSP or provide documentation confirming that no future lagoons are planned. Any change to the Site that exceeds 10 percent of the amount approved in the MSP would require a modification of the CUP. Conditions of approval addressing this item will be drafted for consideration at the Planning and Zoning Commission Public Hearing.

9. No expanding and/or New CAFO facility area shall be approved and/or located within a minimum of one and one-half (1 ½) miles of the Snake and/or Boise

Rivers or within a floodplain as set out on the most recent Federal Emergency Management Agency Flood Insurance Rate Map for Elmore County; and

Application Materials: As explained in the CUP narrative, the proposed expansion and existing facility are located approximately 2 miles north of the Snake River and are not located within a mapped floodplain (Exhibit 5.a.v).

Staff Response: The existing and proposed expansion of the CAFO is not located within one and one-half (1 ½) miles of the Snake River or Boise River and is not within a mapped floodplain.

10. Aquaculture CAFOs are exempt from the setbacks contained herein except for the storage of solid waste on the land; and

Not applicable.

11. The setbacks contained herein shall not apply to Land Application, except that Animal Waste from a swine or poultry CAFO facility area shall not be land applied within a minimum of one (1) mile of a residence not part of the New CAFO or owned, occupied or leased by the owner of the New CAFO. Such setback may be reduced if the owner and occupant of the residence consent in writing

Application Details: In the CUP narrative, the Applicant agreed that the setbacks in this code section do not apply to land application (Exhibit 5.a.v).

Staff Response: Conditions of approval addressing this item will be drafted for consideration at the Planning and Zoning Commission Public Hearing.

REQUIRED FINDINGS FOR MASTER SITE PLAN PER ZONING ORDINANCE § 10-6-7(A):

1. The Master Site Plan complies with the applicable Comprehensive Plan; and

Application Details: The MSP application details did not provide an analysis of this criterion.

Staff Response: Please refer to findings under Zoning Ordinance §7-9-7 (A)(2).

2. When applicable, the master site plan complies with Section 10-6-4 General Required Standards; in regard to:

a. Location of Structures on the site; and

Application Details: The Applicant provided details on the location of Structures on the Site in the MSP narrative. As explained in this document, the majority of the standards in this section are not applicable to this type of use. (Exhibit 5.b.iii).

Staff Response: Existing structures and future structures are shown on the MSP. Existing structures include the Sunview Dairy office, two milk parlors, a commodity barn, and shade structures. The future structures are shown as footprints on the MSP and include two dairy barns and two cross-vent barns. Updated site plans will be required at the time of building permit submittal. Conditions of approval addressing this item will be drafted for consideration at the Planning and Zoning Commission Public Hearing.

b. Non-Vehicular Access and Internal Circulation;

Application Details: The Applicant provided details on non-vehicular access and internal circulation in the MSP narrative. The Site is not designed for pedestrian access due to operational safety and biosecurity considerations. (Exhibit 5.b.iii).

Staff Response: Due to the facility's operations, non-vehicular access and internal circulation are not necessary. Future buildings will be required to provide parking spaces in accordance with applicable standards. Conditions of approval addressing this item will be drafted for consideration at the Planning and Zoning Commission Public Hearing.

c. Automobile Access and Internal Circulation; and

Application Details: The Applicant provided details on automobile access and internal circulation in the MSP narrative. Existing access is provided off Blanksma Road. The Site has existing internal circulation that would be utilized for the expansion. No new access points are proposed. (Exhibit 5.b.iii).

Staff Response: The Site has frontage and existing access on Blanksma Road. Internal circulation provides access to all project facilities. Conditions of approval addressing this item will be drafted for consideration at the Planning and Zoning Commission Public Hearing.

d. Additional Off-street Parking Design Standards.

Application Details: The Applicant provided off-street parking details. No landscaped area is proposed. The facility has existing parking stalls, vehicle turn-arounds, and loading areas. (Exhibit 5.b.iv).

Staff Response: Off-street parking is located at the Sunview Office, milking parlors, commodity barn, and maintenance buildings. Per Table §10-8-5 of the zoning ordinance, agricultural uses require 1 parking stall per 2 employees. The Applicant will be required to demonstrate conceptual parking to accommodate employees anticipated to be hired as part of the expansion prior to proceeding to the public hearing. Conditions of approval addressing this item will be drafted for consideration at the Planning and Zoning Commission Public Hearing.

3. **The applicant has submitted a natural features analysis compliant with section 10-6-5 indicating that the proposed development and master site plan sufficiently address:**

a. **Any natural constraints detected or observed; and**

Application Details: The Applicant provided a natural features analysis examining hydrology, soils, topography, and vegetation, and found that the proposed expansion would not be subject to any natural constraints (Exhibit 5.b.iii).

Staff Response: The proposed CAFO expansion would remain within the existing CAFO boundary with no natural constraints identified by the Applicant or staff.

b. **Historical and Cultural Resources; and**

Application Details: The Applicant provided an analysis of historic resources (Exhibit 5.b.xi). A request for review was submitted to the State Historic Preservation Office, and a desktop review was conducted, finding that no historic or cultural resources were identified on the Site.

Staff Response: The proposed CAFO expansion would remain within the existing CAFO boundary; therefore, no historical and cultural resources would be impacted. Due to the amount of past and existing disturbance on the Site, it is unlikely that any historical and cultural resources would be discovered as the facility expands within its existing footprint. Conditions of approval addressing this item will be drafted for consideration at the Planning and Zoning Commission Public Hearing.

c. **Sensitive Plant and Wildlife Species; and**

Application Details: The Applicant provided a Sensitive Plant and Wildlife Species analysis using the web-based Information for Planning and Consultation (IPAC) software provided by the U.S. Fish and Wildlife Service (USFWS) (Exhibit 5.b.x). According to the “official species list,” 3 species of concern that could potentially overlap the Site include the monarch butterfly (endangered), Suckley’s cuckoo bumble bee (endangered), and slickspot peppergrass (threatened). No federally designated critical habitats for Endangered Species Act-listed species are located on the Site. As explained by the Applicant, the Site is an existing agricultural facility with the future expansion contained within the existing footprint; therefore, the expansion would not result in new or increased impacts to sensitive plant or wildlife species.

Staff Response: The proposed CAFO expansion would remain within the existing CAFO boundary and would create additional impacts on sensitive plant and wildlife species beyond those already present from the time the land was converted to a CAFO facility.

d. **Any impacts on Natural Features**

Application Details: As explained in the MSP narrative, the Site is an existing facility, and future improvements would be contained within the existing footprint; therefore, no impacts to natural features are anticipated (Exhibit 5.b.iii).

Staff Response: The proposed CAFO expansion would remain within the existing CAFO boundary. Staff reviewed the application materials and reviewed the Environmental Protection Agency NEPAAssist database for critical habitat and water resources and concurs that the proposed expansion would not impact natural features.

4. The master site plan complies with section 10-6-6 Other required standards; in regard to:

a. Screening; and

Application Details: The Applicant provided screening details in the MSP narrative(Exhibit 5.b.iii). As explained in this document, the existing and proposed expansion are located in a remote part of Elmore County with little development. The facility is setback from the Highway, and no screening or landscaping is proposed.

Staff Response: The proposed CAFO expansion is located on Ag-zoned property adjacent to ABHZ and Ag-zoned areas; therefore, no screening is necessary for the proposed use.

b. Drainage; and

Application Details: The Applicant provided drainage details in the MSP narrative (Exhibit 5.b.iii). As explained in this document, all drainage would be contained on the Site. On-site drainage generally flows north and west to the pond systems, and all stormwater and wastewater would be contained in the existing ponds. As explained by the Applicant, ISDA oversees the approval and sizing of ponds.

Staff Response: Conditions of approval addressing this item will be drafted for consideration at the Planning and Zoning Commission Public Hearing.

c. Water Supply and Sewage Disposal; and

Application Details: The Applicant provided water supply and sewage disposal details in the MSP narrative (Exhibit 5.b.iii). There is an existing septic system that serves the office building. No additional septic systems are proposed at this time. If future improvements include restroom facilities, a septic system would be designed and installed in accordance with Central District Health requirements. The facility is served by private wells, and no new wells are proposed.

As explained in the CUP narrative, three existing water rights support commercial and stock water use for the existing operations, supplying 3.17 cubic feet per second and 476.5 acre-feet for dairy use. After Phase I, the Applicant anticipates

that a transfer of water rights will be required to support the expanded herd size. The Applicant anticipates transferring the water rights from irrigation rights.

Staff Response: Conditions of approval addressing this item will be drafted for consideration at the Planning and Zoning Commission Public Hearing.

d. Filling, Excavation, and Earthmoving; and

Application Details: The Applicant provided details on filling, excavation, and earthmoving in the MSP narrative (Exhibit 5.b.iii). As explained in this document, the expansion would be constructed in up to 3 phases. Future phases would be designed in accordance with grading, erosion control, and stormwater best management practice standards. Future buildings and improvements would be located within the existing CAFO footprint on previously disturbed ground. No slope modification is anticipated. All stormwater run-off would be contained on Site. To construct the new milking barns and parlors, typical grading practices would be used.

Staff Response: A building permit would be required for future structures and improvements with a site plan showing all slopes, grading, and drainage. Conditions of approval addressing this item will be drafted for consideration at the Planning and Zoning Commission Public Hearing.

e. Irrigation Services and Delivery Systems; and

Application Details: The Applicant provided irrigation details in the MSP narrative (Exhibit 5.b.iii). As explained in this document, there are no new irrigation canals, ditches, laterals, or associated rights-of-way located on or adjacent to the property. No landscaping is proposed.

Staff Response: No irrigation services or delivery systems are required to support the proposed use.

f. Utilities; and

Application Details: The Applicant provided utilities details in the MSP narrative (Exhibit 5.b.iii). As explained in this document, the Applicant is not proposing a new utility infrastructure at this time. Existing utilities are proposed to remain in their current locations without modification.

Staff Response: The Site has utilities that serve the existing CAFO. Additional connections to these utilities would be required at the time of the building permit in accordance with local and state regulations. Conditions of approval addressing this item will be drafted for consideration at the Planning and Zoning Commission Public Hearing.

g. Maintenance; and

Application Details: The Applicant provided maintenance details in the MSP narrative (Exhibit 5.b.iii). As explained in this document, the property owner or operator will be responsible for controlling noxious weeds; trash will regularly be collected, contained, and removed from the Site; and the NMP will be followed to mitigate on-site nuisances.

Staff Response: Conditions of approval addressing this item will be drafted for consideration at the Planning and Zoning Commission Public Hearing.

h. Supplemental Information; and

Application Details: The Applicant provided an analysis of hazardous areas, including flood hazards, drainage limitations, groundwater conditions, steep slopes, geological constraints, and buried infrastructure. The Applicant found that no hazardous areas are located on the Site.

Staff Response: No additional information is deemed necessary at the time of drafting this report.

i. Alternate Site Development.

Application Details: The Applicant has not provided a request for Alternate Site Development.

Staff Response: Not applicable.

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