



Land Use and Building Department

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Staff Report to the Planning and Zoning Commission

Hearing Date: September 24, 2026. **Date Report Compiled:** September 2, 2026

Agenda Item: Continuation of CUP-2026-06

Applicant: Patrick Huner with Smartlink Group (Verizon)

Case Number: CUP-2026-06

Staff: David Abrahamson, Planner
Angie Micheals, Contract Engineer
Amy Woodruff, Contract Engineer

Zoning: M1 – Light Industrial/Manufacturing

Parcel Numbers: RP03S06E262410

Property Size: 17.09 acres

BACKGROUND:

Applicant, Patrick Hunter with Smartlink Group, ("Applicant") had a pre-application meeting with the Land Use and Building Department (the "Department") on June 16, 2025, pursuant to Elmore County Zoning Ordinance ("Zoning Ordinance") § 7-3-2(A), to discuss a proposal for a wireless communication facility with a 154 ft cell tower. The Applicant sent out neighborhood meeting letters on June 27, 2025, giving notice of the time, date, and location of the meeting to neighboring property owners within one thousand feet (1000') feet per Zoning Ordinance § 7-3-3(B) and conducted the required neighborhood meeting on July 17, 2025, Zoning Ordinance § 7-3-3. A Conditional Use Permit application ("CUP-2026-06") or "CUP" or "Application"), and the required four hundred (\$400) dollar fee was paid on February 12, 2026. The Application was deemed complete on April 23, 2026, and a Public Hearing date before the Elmore County Planning and Zoning Commission ("Commission") was tentatively set for May 28, 2026. The public hearing notice was mailed to landowners within one thousand (1000') feet of the property on May 18, 2025, per Zoning Ordinance § 7-3-5(C). The public hearing notice and application was emailed to agencies on May 18, 2026, per Zoning Ordinance § 7-3-4. The public hearing notice was published in the Mountain Home News on May 13, 2026, as required by Zoning Ordinance § 7-3-5(A).

The public hearing notice was posted on the property on May 18, 2026, per Zoning Ordinance § 7-3-5(B).

Application is for a 154 - foot tower on a site zoned M1-Light Industrial/Manufacturing. A facility that meets one of the following standards shall be reviewed as an accessory use. Any other facility shall be reviewed as a conditional use.

- a. The proposed tower or antenna structure is located on an existing structure or on the ground and the proposed tower or antenna structure does not exceed thirty-five (35') feet in height.
- b. The tower or antenna structure does not exceed thirty-five (35') feet in height, is accessory to a permitted or approved use, and the proposed facility meets all conditions of the previously approved use,

On May 28, 2026, at the Public Hearing, Staff asked for a continuance until July 23, 2026, so Staff could research to see if a variance was needed for a 154 – foot tower and if the Applicant needed to do a Geotech Study at the Site and submit engineered plans for the tower construction.

On July 23, 2026, at the Public Hearing, another continuance for CUP-2026-06 for Wolfe Tower was requested. Prior to the hearing, the Applicant sent an email on June 26, 2026, informing Staff that getting engineered stamped tower and foundation designs required for this project would cost them approximately \$10,000 worth of specialized field work. Even before the engineered designs can begin, a geotechnical crew must bring in a drilling rig to the Site, pull deep soil samples, and evaluate the bedrock and subsurface soils. Therefore, the Applicant requested a continuation to September 24, 2026.

Prior to September 24, 2026, public hearing, Staff sent an email to the Applicant to see if they had prepared the requested information. The Applicant replied stating that they still need a Geotech Report completed and Verizon needs to prepare construction drawings for tower construction prepared by an Idaho Certified Engineer prior to the next hearing. Following on the email, Staff asked the Applicant when they expect to have the Geotech Report and engineering documents prepared by Verizon for the tower construction. The Applicant assures Staff that they would have all this information prior to the November 19, 2026, Commission meeting (Exhibit 1).

Staff Recommendation:

Staff requests that the Commission continue the public hearing for CUP-2026-06 for Wolfe Towers to November 19, 2026.