



Land Use and Building Department

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

***Supplemental Staff Report**

Conditional Use Permit 2025-09 with Master Site Plan

Hearing Date: September 25, 2025

Supplemental Report: September 25, 2025

Agenda Item: Conditional Use Permit with Master Site Plan for Commercial Subdivision, Fuel Sales and Service Station, Fuel or Flammable Material Storage, Convenience Food Store and Deli, and Freestanding Billboard Sign; and Preliminary Plat for Commercial Subdivision; and Variance for a Billboard Sign

Applicant: Mountain Home Commercial LLC and Maverik Store 787

Case Numbers: CUP-2025-09 with Master Site Plan; PP-2025-06; and VAR-2025-03

Associated Cases: N/A

County Review Team: Mitra Mehta-Cooper, Consulting Principal Planner
Angie Michaels, Consulting County Engineer
Trent Miller, Consulting Traffic Engineer
Abbey Germaine, Consulting County Attorney

Zoning Designation: Highway/Interstate Commercial (C-2)

Parcel Number: RP03S06E098845

Property Size: 17 acres

SUMMARY:

*This Supplemental Staff Report adds the following Late Exhibits into the record via the Staff Report submitted to the Planning and Zoning Commission on September 19, 2025.

- 18. Applicant's Request for changes in the Conditions
- 19. DEQ's Comment Letter for the Application
- 20a. CDH's Approval Letter for PP-2025-06
- 20b. CDH's Approval Letter for VAR-2025-03

Vacant
Director

Dave Abrahamson
Planner I

Andrew Meek
Planner II

Vacant
Planner

Johnny Hernandez
Building Official

Colton Janousek
Building Inspector

Josh Proffit
Building Inspector

James Roddin
Admin Manager/
Interim Director

Matt Gochnour
Code Enforcement

Sandra Nuner
Permit Technician

Vacant
Admin Assistant

The Applicant has provided comments in response to the Staff Report that have caused staff to make minor revisions to two conditions in the following manner and will be discussed at the hearing.

5)The Applicant shall provide notice to the Department of the ~~sale~~ lease of Lot 1 to Maverik Store 787 or any other individual or entity which ~~purchases-leases~~ or ~~obtains~~ purchases Lot 1. Failure to provide this documentation may result in revocation of CUP-2025-09A per Title 7 Chapter 16 of the Zoning Ordinance.

13) Prior to ~~applying for a building permit~~ requesting an Occupancy Permit, the Applicant shall receive written approval from IDEQ, and Idaho Department of Water Resources (IDWR) for installation of underground fuel tanks. The Applicant shall provide a copy of these approvals to the Department.

Most of DEQ's comments were already addressed in COA #11 for CUP-2025-09.

All information not otherwise amended or supplemented herein, Exhibits of Record, and the remaining Conditions of Approval shall stay unchanged and continue to remain on record.

Subject: Re: Maverik review of docs submitted on 8 3 25
Sent: 9/19/2025, 10:22:22 AM
From: Andrew Knudsen<knudsenandrewk@gmail.com>
To: Mitra Mehta-Cooper
Cc: greg; Todd Meyers; Andrew Meek; Angie Michaels; Trent Miller; James Roddin

Good morning Mitra,

I spoke with Todd and we have two comments to the conditions of approval for CUP-2025-09A; CUP-2025-09B; CUP-2025-09C:

Condition #5 (page 25): I am happy to provide notice of a future sale. Please note this is a lease between Maverik, Inc and Mountain Home Commercial, LLC.

Condition #13 (page 26): Todd mentioned that Maverik's general contractor will apply for the IDEQ/IDWR approvals. He said they typically receive the building permit and then work on the IDEQ/IDWR approvals while they are under construction. We discussed having this condition tied to the certificate of occupancy as opposed to the building permit.

Thanks!

Andrew Knudsen
Mountain Home Commercial, LLC
435-760-9322

On Thu, Sep 18, 2025 at 5:19 PM Andrew Knudsen <knudsenandrewk@gmail.com> wrote:

Good afternoon Mitra,

Thanks for sending! I'm going to review tonight and I will connect with Greg and Todd in the morning. We'll be in contact with any questions or concerns.

Thanks again and hope you have a nice evening!

Andrew Knudsen
Mountain Home Commercial, LLC
435-760-9322

On Thu, Sep 18, 2025 at 4:25 PM Mitra Mehta-Cooper <mmehtacooper@ppeng.com> wrote:

Good afternoon, Andrew and Greg,

Please find the attached the staff report that I just sent out Elmore County team for posting online and sending to the P&Z. Please review it carefully and ask me any questions prior to the Public Hearing.

Should you want a quick touch base call to discuss any conditions or want a particular exhibit of the report, I am happy to do so. Otherwise, all the Exhibits of Record will be online tomorrow EOB. It is a lengthy document.

Best,
Mitra

Mitra Mehta-Cooper, AICP, CFM
Principal Planner
PROVOST & PRITCHARD CONSULTING GROUP
1965 S. Eagle Road, Suite 140, Meridian, ID 83642
Cell: (626) 893-3815

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From: Andrew Knudsen <knudsenandrewk@gmail.com>

Sent: Tuesday, September 9, 2025 12:07 PM

To: Mitra Mehta-Cooper <mmehtacooper@ppeng.com>

Cc: Todd Meyers <Todd.Meyers@maverik.com>; greg <greg@huntday.co>; Andrew Meek <ameek@elmorecountyid.gov>; Angie Michaels <angie@ewsid.com>; Trent Miller <TMiller@ppeng.com>; James Roddin <jroddin@elmorecountyid.gov>

Subject: Re: Maverik review of docs submitted on 8 3 25

Good afternoon Mitra,

I wanted to provide an update on the Shared Access Agreement. Greg Day provided the attached exhibit A for the Shared Access Agreement. I'm waiting for more documentation from Maverik's legal team. Once that comes available, I will be sure to forward.

Thanks!

Andrew Knudsen
Mountain Home Commercial, LLC
435-760-9322

On Fri, Sep 5, 2025 at 12:49 PM Mitra Mehta-Cooper <mmehtacooper@ppeng.com> wrote:

Thank you. I have seen this but was not in my files here.

Mitra Mehta-Cooper

Cell (626) 8933815

From: Todd Meyers <Todd.Meyers@maverik.com>

Sent: Friday, September 5, 2025 9:04 AM

To: Mitra Mehta-Cooper <mmehtacooper@ppeng.com>; Andrew Knudsen <knudsenandrewk@gmail.com>

Cc: greg <greg@huntday.co>; Andrew Meek <ameek@elmorecountyid.gov>; Angie Michaels <angie@ewsid.com>; Trent Miller <TMiller@ppeng.com>; James Roddin <jroddin@elmorecountyid.gov>

Subject: RE: Maverik review of docs submitted on 8 3 25

Hello Mitra,

Here are the building and canopy elevations. Both the canopies for the cars and trucks have a 16 ft clearance.



Todd Meyers | Sr Site Development Manager

185 South State Street, suite 800

Salt Lake City, Utah 840111

Phone: 801-520-4072

From: Mitra Mehta-Cooper <mmehtacooper@ppeng.com>

Sent: Thursday, September 4, 2025 4:53 PM

To: Andrew Knudsen <knudsenandrewk@gmail.com>

Cc: greg <greg@huntday.co>; Andrew Meek <ameek@elmorecountyid.gov>; Todd Meyers <Todd.Meyers@maverik.com>; Angie Michaels <angie@ewsid.com>; Trent Miller <TMiller@ppeng.com>; James Roddin <jroddin@elmorecountyid.gov>

Subject: RE: Maverik review of docs submitted on 8 3 25

CAUTION: This email originated from outside of the organization. **STOP** and **THINK** before you click! If you are unsure, please report this email using the Phish Alert button.

Thank you, Andrew. Yes, when the Department believes that we have majority of issues addressed, we schedule an item for a hearing. I look forward to receiving easement response as we are working on staff report.

Greg,

How high are the canopies? We all may ask you these random questions, since we are preparing staff report for September 25, 2025, Hearing.

Mitra Mehta-Cooper

Cell (626) 8933815

From: Andrew Knudsen <knudsenandrewk@gmail.com>

Sent: Thursday, September 4, 2025 3:26 PM

To: Mitra Mehta-Cooper <mmehtacooper@ppeng.com>

Cc: Greg Day <greg@huntday.co>; Andrew Meek <ameek@elmorecountyid.gov>; Todd Meyers <Todd.Meyers@maverik.com>; Angie Michaels <angie@ewsid.com>; Trent Miller <TMiller@ppeng.com>; James Roddin <jroddin@elmorecountyid.gov>

Subject: Re: Maverik review of docs submitted on 8 3 25

Good afternoon Mitra,

Thank you for your time on the phone today! I really appreciate all you do.

In our conversation, we discussed the bullet points for outstanding items (the list came from a meeting with staff on July 10, 2025):

- * *Natural Features Analysis – Requirement of MSP and PP* - This is complete
- * *CUP and MSP Finding Narrative* - This is complete
- * *Traffic Impact Analysis* - This is complete
- * *Template for Maverik* - This is complete
- * *Legally Binding Easement between two parcels* - I just talked with Greg and Todd. We are prioritizing this and will have this to you in the next day or two.
- * *IDEQ and IDWR Approval for the underground fuel tanks* - Condition of approval.
- * *Setback* - This was confirmed to not be an issue.
- * *Future Traffic Study by MHHD and ITD* - Condition of approval and is agreed to by Mountain Home Commercial, LLC.

I'll send the easement as soon as it is received to resolve the last outstanding item.

Please let me know if you need anything else.

Thanks!

Andrew Knudsen
Mountain Home Commercial, LLC
435-760-9322

On Tue, Sep 2, 2025 at 9:17 AM Mitra Mehta-Cooper <mmehtacooper@ppeng.com> wrote:

Correct.

Mitra Mehta-Cooper

Cell (626) 8933815

From: Andrew Knudsen <knudsenandrewk@gmail.com>

Sent: Tuesday, September 2, 2025 9:15 AM

To: Mitra Mehta-Cooper <mmehtacooper@ppeng.com>

Cc: Greg Day <greg@huntday.co>; Andrew Meek <ameek@elmorecountyid.gov>; Todd Meyers <Todd.Meyers@maverik.com>; Angie Michaels <angie@ewsid.com>; Trent Miller <TMiller@ppeng.com>; James Roddin <jroddin@elmorecountyid.gov>

Subject: Re: Maverik review of docs submitted on 8 3 25

Good morning Mitra,

Thank you for your and everyone's time on the conference call last week. I am writing to confirm that Planning Commission is on September 25, 2025?

Thanks!

Andrew Knudsen
Mountain Home Commercial, LLC
435-760-9322

On Tue, Aug 26, 2025 at 10:59 AM Mitra Mehta-Cooper <mmehtacooper@ppeng.com> wrote:

Thank you, Greg.

Received and filed. Looking forward to reviewing it and coordinating for staff report/conditions etc.

Mitra

Mitra Mehta-Cooper

Cell (626) 8933815

From: Greg Day <greg@huntday.co>

Sent: Monday, August 25, 2025 3:13 PM

To: Mitra Mehta-Cooper <mmehtacooper@ppeng.com>

Cc: Andrew Meek <ameek@elmorecountyid.gov>; Todd Meyers <todd.meyers@maverik.com>; Angie Michaels <angie@ewsid.com>; Trent Miller <TMiller@ppeng.com>; James Roddin <jroddin@elmorecountyid.gov>; Andrew Knudsen <knudsenandrewk@gmail.com>

Subject: Re: Maverik review of docs submitted on 8 3 25

Dear Mitra,

Please find our comprehensive response to your request, accessible via the link provided below.

Maverik undertakes extensive due diligence for each property to ensure there are no adverse effects. The information included has been prepared in conjunction with Stantec Consulting. As requested, we have provided the ESA Phase 1 and 2 documents, the geotechnical investigation, the ALTA survey, and a detailed circulation plan. Furthermore, database searches have been conducted, and no issues were identified.

<https://www.dropbox.com/scl/fi/4wsq383yzewc718iekiq6/Response-Memo-08252025.pdf?rlkey=aneio0kssjht24szje0qonerbj&dl=0>

Best regards,
Greg Day

On Tue, Aug 19, 2025 at 10:43 AM Mitra Mehta-Cooper <mmehtacooper@ppeng.com> wrote:

Thank you, Greg.

Although I was sending it to wrong Andrew 😊 .

Mitra Mehta-Cooper

Cell (626) 8933815

From: Greg Day <greg@huntday.co>

Sent: Tuesday, August 19, 2025 10:10 AM

To: Mitra Mehta-Cooper <mmehtacooper@ppeng.com>

Cc: Andrew Meek <ameek@elmorecountyid.gov>; Todd Meyers <todd.meyers@maverik.com>; Angie Michaels <angie@ewsid.com>; Trent Miller <TMiller@ppeng.com>; James Roddin <jroddin@elmorecountyid.gov>

Subject: Re: Maverik review of docs submitted on 8 3 25

This is a great email. Thanks Mitra, we are currently working on these items and should have them in advance of the 25th.

Greg

On Tue, Aug 19, 2025 at 10:00 AM Mitra Mehta-Cooper <mmehtacooper@ppeng.com> wrote:

Good morning, Team Maverik,

I bet you are working on the requested documents in Angie's email below. I was reviewing the project to make sure that we are ready for conducting a hearing on 9/25. To ensure that we have taken care of all major items (hopefully with, but potentially minus, the road improvements) before this hearing date, I need Greg to:

1. Provide a detailed narrative of Natural Features Analysis in compliance with Section 10-6-5 below. He has to explain every item on this list and demonstrate how that specific natural feature is used to develop the Master Site Plan and Preliminary Plat. If he feels that this analysis, or particular item on this list, is not necessary, then we need to see a narrative justifying that due to site and civil engineering considerations.
2. Discuss Drainage, Water Supply and Sewage Disposal, Irrigation Services and Delivery System, Utilities, and their Maintenance.
3. Show automobile access, internal circulation (vehicular and users) and parking as discussed/requested in prior meetings/memos.

https://elmorecounty.org/wp-content/uploads/2018/05/title-10-chapter_6-master_site_plan.pdf

Please plan on providing this information to Angie and me prior to 8/25, so we could have a meaningful staff report for the public hearing.

Best,

Mitra

Mitra Mehta-Cooper, AICP, CFM

Principal Planner

PROVOST & PRITCHARD CONSULTING GROUP

[1965 S. Eagle Road, Suite 140, Meridian, ID 83642](#)

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From: Mitra Mehta-Cooper <mmehtacooper@ppeng.com>

Sent: Thursday, August 14, 2025 1:23 PM

To: Andrew Meek <ameek@elmorecountyid.gov>; greg <greg@huntday.co>; Todd Meyers <todd.meyers@maverik.com>; Angie Michaels <angie@ewsid.com>

Cc: Trent Miller <TMiller@ppeng.com>; James Roddin <jroddin@elmorecountyid.gov>

Subject: FW: Maverik review of docs submitted on 8 3 25

Thank you, Angie.

Andrew, per our conversation, please find the additional details to what I said about Angie's review.

We look forward to a meeting with Highway District, ITD, and City later this month with all of you.

Best,
Mitra

Mitra Mehta-Cooper

Cell (626) 8933815

From: Angie Michaels <angie@ewsid.com>

Sent: Tuesday, August 12, 2025 2:22 PM

To: Mitra Mehta-Cooper <mmehtacooper@ppeng.com>

Cc: David Abrahamson <dabrahamson@elmorecountyid.gov>

Subject: Maverik review of docs submitted on 8 3 25

Hi Mitra,

I reviewed the documents submitted by Greg Day via email/link to you on 8/3/25. There really wasn't much to review except the updated traffic report. Here is a quick summary of what was submitted:

CUP

Nothing new submitted.

Traffic circulation, turning, queuing not addressed.

Natural Features Analysis - Submitted a plan sheet with a list of Nat Feat notes.

No research of sensitive plants or wildlife.

No research of historic resources.

No research of hazardous areas.

Information on soil and existing contours provided.

MSP

No revised drawing provided.

No updated narrative provided addressing

PrePlat

No narrative.

PrePlat revised to clarify and define shared access easement.

Thanks,

Angie Michaels, P.E., CFM

Engineering with a Mission LLC

208.870.9495 cell

--

Greg Day, PE

Principal Engineer

Mobile: (801) 814-1778

Email: greg@HuntDay.co

--

Greg Day, PE

Principal Engineer

Mobile: (801) 814-1778

Email: greg@HuntDay.co



September 22, 2025

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

Subject: Maverik CUP-2025-09/PP-2025-06/VAR-2025-03 Agency Notification

Dear Mr. Meek:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review every project on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: <https://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083>.

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

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. WASTEWATER AND RECYCLED WATER

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

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

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

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

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 373-0433.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

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

5. SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

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

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

6. **ADDITIONAL NOTES**

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Troy Smith".

Troy Smith
Regional Administrator



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 Maverik Mountain Home

- ☐ 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:
- | | |
|--|---|
| <input type="checkbox"/> high seasonal ground water | <input type="checkbox"/> waste flow characteristics |
| <input type="checkbox"/> bedrock from original grade | <input type="checkbox"/> 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:
- | | | |
|--|--|---|
| <input type="checkbox"/> central sewage | <input type="checkbox"/> community sewage system | <input type="checkbox"/> community water well |
| <input type="checkbox"/> interim sewage | <input type="checkbox"/> central water | |
| <input type="checkbox"/> individual sewage | <input type="checkbox"/> individual water | |
- ☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
- | | | |
|---|--|--|
| <input type="checkbox"/> central sewage | <input type="checkbox"/> community sewage system | <input type="checkbox"/> community water |
| <input type="checkbox"/> sewage dry lines | <input type="checkbox"/> 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:
- | | | |
|---|---|--|
| <input type="checkbox"/> food establishment | <input type="checkbox"/> swimming pools or spas | <input type="checkbox"/> child care center |
| <input type="checkbox"/> beverage establishment | <input type="checkbox"/> grocery store | |
- ☐ 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDH.
- ☒ 14. Submission application fees, engineering report, and test holes may be required.

Reviewed By: Daniel A.

Date: 9 / 19 / 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: Maverik Mountain Home

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):
Mountain Home Commercial, LLC - Andrew Knudsen, manager 435-760-9322

c. Names, addresses, and phone numbers of developers:
Todd Meyers 801-520-4072

d. Names, addresses, and phone numbers of surveyor and/or engineer:
Greg Day 801-814-1778 (Engineer)
Spencer McCutcheon 435-633-3012

e. Legal description of subdivision:
See attached map

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

- g. Total contiguous acreage owned by subdivider and/or developer: 17.04
- h. Adjacent property owned by owner(s) and/or developer (number of acres): 0
- i. Distance the closest part of subdivision is to incorporated city: 2.3+/- Miles
- j. Current zoning: C2 k. Overlay Zone(s): n/a
- l. Authorized use (Case Number) granting right to subdivide: _____
- m. Elmore County Assessor Parcel number: RP03S06E098845

2. SUBDIVISION FEATURES

- a. Total area (acres): 17.04 Area (%) open space 0
Number of lots: 2 Number of buildable lots 2
- b. Type of subdivision: ☐ regular ☐ residential cluster ☐ commercial ☐ industrial
- c. Minimum lot size: width: 295 depth: 758 acres: 7
- d. Maximum lot size: width: 238 depth: 758 acres: 9.7

3. IMPROVEMENTS

- a. Proposed streets: (Must meet highway district standard) Highway District: Mountain Home
☐ 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: Onsite Retention
- g. Power: ☐ underground ☐ overhead
- h. Gas: ☐ yes ☐ no

i. Proposed fire protection program (district if applicable) : Mountain Home Fire

j. Property in flood plain: ☐ yes ☒ no Flood Insurance Rate Map # 1602120600B

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. x Copy of Pre-Application meeting notes.

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

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

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

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

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

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

I. x Copy of plat in digital form

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

M. _____ Copy of FCO granting approval to subdivide property

N. Special development Status:

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

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

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

NOTICE TO APPLICANT

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

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

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

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

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

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

[Signature] 4/4/25 [Signature] 04/04/2025
Signature of Developer/Applicant Date Signature of Property Owner Date

Agency Comments & Signatures

Notes for agency signatures.

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

- [Signature] 9/19/25
• Central District Health (or other Sewer District) Sewer Permit (580-6003) Date
Comment: Subdivision application fees, engineering report, and test holes may be required.
- Roadway Jurisdiction (MHHD 587-3211) (GFHD 366-7744) (AHD 864-2115) Date
Comment: _____
- Fire District (MHRFD 587-2117) (Oasis 796-2115) (GFFD 599-0000) (BGRFD 834-2511) (AFD 864-2182) Date
Comments: _____

ADMINISTRATIVE USE ONLY

Date of Acceptance Accepted by Receipt #
SUB FEE: \$450.00+ \$10.00 a lot +Deposit(\$250 + \$30 per lot 1-10 lots, \$25 per lot 11-20 lots, \$20 per lot 21+ lots = Fee
\$ Case# SUB- 2025-04

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

☐ Glenss Ferry

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat _____

Variance for Mavenik Mountain Home

- ☒ 1. We have No Objections to this Proposal. (Variance)
- ☐ 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:
- | | |
|--|---|
| <input type="checkbox"/> high seasonal ground water | <input type="checkbox"/> waste flow characteristics |
| <input type="checkbox"/> bedrock from original grade | <input type="checkbox"/> 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:
- | | | |
|--|--|---|
| <input type="checkbox"/> central sewage | <input type="checkbox"/> community sewage system | <input type="checkbox"/> community water well |
| <input type="checkbox"/> interim sewage | <input type="checkbox"/> central water | |
| <input type="checkbox"/> individual sewage | <input type="checkbox"/> individual water | |
- ☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
- | | | |
|---|--|--|
| <input type="checkbox"/> central sewage | <input type="checkbox"/> community sewage system | <input type="checkbox"/> community water |
| <input type="checkbox"/> sewage dry lines | <input type="checkbox"/> 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:
- | | | |
|---|---|--|
| <input type="checkbox"/> food establishment | <input type="checkbox"/> swimming pools or spas | <input type="checkbox"/> child care center |
| <input type="checkbox"/> beverage establishment | <input type="checkbox"/> grocery store | |
- ☐ 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDH.
- ☐ 14. _____

Reviewed By: Doreen a

Date: 9 / 19 / 25



Elmore County Land Use & Building Department

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

Application for a Variance

Fee: \$400.00

This application must comply with the process and standards of Title 7 Chapter 3 **Section 7-3-13** or the Elmore County Zoning and Development Ordinance and Idaho code **Section 67-6516**. This application must be typed or filled out in ink. The Land Use & Building Department does not accept faxed applications. Please attach and reference additional sheets of paper if necessary.

Applicant:

YESCO

801-464-6477 swalser@yesco.com

Name

Phone/Fax/Email

1605 Gramercy rd

Salt Lake City, UT 84104

Street Address

City, State, Zip

Property Owner:

Mountain Home Commerical, LLC

435-760-9322 knudsenandrewk@gmail.com

Name

Phone/Fax/Email

405 S Main St Suite 800

Salt Lake City, UT 84111

Street Address

City, State, Zip

Legal Description of property: Attached - Exhibit A Convenience Store - Maverik

Common Directions from a known point: Northwest corner of the intersection at W Frontage Road
and Sunset Strip in Elmore County, ID near Mountain Home, ID

Current Zoning? C2

Is the property located within an Area of City Impact? Y ☒ / N ☐ If so, which one? Mountain Home

Is the property located within a Fire District? Y ☒ / N ☐ If so, which one? Mountain Home Rural

Is the property located within an Area of Critical Concern? Y ☐ / N ☒

Is the property located within a Flood Zone? Y ☐ / N ☒

State the precise nature of the variance request: Maverik would like to install an interstate oriented sign which would be legible to traffic such that they would be able to identify the sign and make a safe turn into the property.

What is intended to be done with the property? The intention is to have a legible interstate oriented sign.

What special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district?

Due to the natural obstructions such as a freeway overpass Maverik is seeking a sign that would be legible for traffic traveling both directions on I-84

Why will a literal interpretation of the provisions of this ordinance deprive you of rights commonly enjoyed by other properties in the same district under the terms of this ordinance?

Other businesses along this same interstate (Such as Flying J) also have Interstate oriented signage.

What special conditions or circumstances exist that was not a result of your actions?

Per previous sign codes, other businesses were allowed to have Interstate oriented sign:


Why will granting of this variance not confer on you any special privilege that is denied by ordinance to other lands, structures, or building in the same district?

Several other businesses including gas stations already have the special privilege of an Interstate oriented sign. If Maverik were allowed this same style of sign they would be offered the same fair chances as the other businesses are afforded.

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.

	9/19/25
• Central District Health (or other Sewer District) Sewer Permit (580-6003)	Date
Comment: <u>CDH has no objection to the variance proposal.</u>	
• Roadway Jurisdiction (MHHD 587-3211) (GFHD 366-7744) (AHD 864-2115)	Date
Comment: _____	
• Fire District (MHRFD 587-2117) (Oasis 796-2115) (GFFD 599-0000) (BGRFD 834-2511) (AFD 2182)	Date
Comments: _____	

NOTICE TO APPLICANT

A neighborhood meeting must be conducted prior to submitting application. Requirements for neighborhood meetings are outlined in Elmore County Zoning and Development Ordinance Title 7 Chapter 3 Section 7-3-3.

The Planning and Zoning Commission shall hold a public hearing on a Variance application. The public hearing(s) will only be scheduled once the application is complete. The Land Use and Building Department has the discretion to schedule the hearing agencies and department staff has adequate time to review the applications.

The Land Use & Building Department will mail public hearing notices to the property owners or purchasers of records and to any other agencies that may have an interest in the proposal. A Notice of Public Hearing will be published in the Mountain Home News at least 15-days prior to the public 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. The applicant will be given notice of the hearing and must be present.

Section 7-3-13: Variances:

Certain uses may require additional variance requirements in other sections of the Ordinance.

A. Process:

1. *The applicant shall complete a pre-application conference with the Director prior to submittal of an application for a variance; and*
2. *An application and fees shall be submitted to the Director on forms provided by the Department; and*
3. *The Commission and Board shall both conduct public hearings in accordance with Idaho Statute and this Ordinance and apply the standard listed in subsection*

B of this section and the findings listed in subsection C of this section to review the variance.

B. Standard: The variance shall comply with Idaho Statute § 67-6516.

C. Required Findings: In order to grant a variance, the Board shall make the following findings:

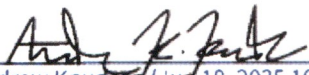
- 1. The variance shall not grant a right or special privilege that is not otherwise allowed in the base zone; and*
- 2. The variance relieves an undue hardship due to characteristics of the site; and*
- 3. The variance shall not be detrimental to the public health, safety, and welfare.*

The use or construction permitted by the approval of a zoning permit that is a part of this application must be commenced within a 12-month period. If such use or construction has not commenced within that period the variance may not be valid. Prior to the expiration of the 12-month period, the applicant may request from the Planning and Zoning Commission an extension from the original date of approval.

The applicant hereby agrees to pay the fee established by the Board and agrees to pay any additional fees. _____ (initial). (Examples of additional fees include but not limited to County Engineer and County Surveyor).

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

The applicant understands there could be a delay in a decision should the applicant or a representative not be present at the public hearing to answer any possible questions or to clarify information submitted.


Andrew Knudsen (Jun 18, 2025 10:13 MDT)

Property Owner Signature

06/18/2025

Date


Applicant Signature

06/17/2025

Date

For Administrative Use Only

File Number: VAR- 2025-03 Fee: \$400.00 Date Rec'd: 6-23-25

Receipt Number: 20-15355 By: AN

Assessor's Office: _____ Date: _____

Comments: _____

Treasurer's Office: _____ Date: _____

Comments: _____

EXHIBIT "A"

A parcel of land lying in the SE1/4 of Section 9, Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho, said parcel being more particularly described as follows:

Commencing at a 5/8 inch iron pin marking the South 1/4 corner of said Section 9, from which a 5/8 inch iron pin marking the South East corner of said Section 9 bears S.89°51'40"E. 2674.06 feet; Thence along the South line of said Section 9, S.89°51'40"E. 1286.66 feet to a point, said point being the POINT OF BEGINNING;

Thence N.00°55'15"W. 35.88 feet to a Brass Cap monument which lies on the North Right of Way of NW Frontage Road;

Thence N.89°41'52"W., along the North Right of Way of said NW Frontage Road, 225.49 feet to a Brass Cap monument;

Thence along the Easterly Right of Way of Old Highway 30 for the next 3 calls;

Thence N.31°22'28"W. 192.82 feet to a Brass Cap monument;

Thence N.31°23'53"W. 141.43 feet to a Brass Cap monument;

Thence N.31°21'02"W. 577.18 feet to a Brass Cap monument;

Thence leaving the Easterly Right of Way of Old Highway 30 and now running along the Southerly Right of Way of Interstate 84 for the next 2 calls;

Thence N.61°20'43"E. 295.78 feet to a Brass Cap monument;

Thence S.76°20'34"E. 871.71 feet to a 1/2 inch iron pin;

Thence leaving the Southerly Right of Way of Interstate 84, S.00°14'42"W. 752.31 feet to a point;

Thence N.89°51'40"W., along the South line of said Section 9, 402.98 feet to THE POINT OF BEGINNING.

Subject to all existing easements and right-of-ways of record or implied