Exhibit 1
Vicinity
Map

Permit - Subsurface Sewage Disposal

Public Health
Prevent. Promote. Protect.
Idaho Public Health Districts

Central District Health
707 N. Armstrong Place
Boise, ID 83704
(208) 327-7499

File # 167992

Owner's Name: Bini Bazer
Phone # 970-409-2172
Property Address : Regina Road
Mountain Home, ID 83647

Legal Description	1/4	1/4	Section: 34	Township: 01N	Range:04E
Subdivision: 0 No Subdivision			Lot:	Block:	

Installation Type	Type of System (check all that apply)			Water Supply
☑ New System ☐ Expansion ☐ Repair ☐ Tank Only	☐ Absorption Bed ☐ Capping Fill ☐ Central System ☐ Composting Toilet ☐ Drip Distribution	☑ Gravelless Drainfield ☐ Gray Water Sump ☐ Gray Water System ☐ Holding Tank ☐ Incinerator Toilet	☐ Pressurized DF ☐ Recirculating GF ☐ RV Dump Station ☐ Sand Mound ☐ Seepage Pit	Private Water
☑ Basic System ☐ Complex System	☐ ETPS ☐ Experimental ☐ Extra Drainrock ☐ Evapotranspiration ☑ Gravel Drainfield	☐ Individual Lagoon ☐ Intermittent SF ☐ Intrench SF ☐ LSAS ☐ Pit Privy	☐ Steep Slope Drainfield ☐ Two Cell Lagoon ☐ Vault Privy ☐ Other (see below)	☑ Well ☐ Spring

Condition of Approval :

Minimum separation distance from drainfield: 25' from all water lines & 10' from foundation & 5' from property line.

Orient system East - West near test hole #2.

Access silt loam soils at 48" below original grade and install.

Dimensions: 3(6ft x 53ft) STD.

Max depth of system below ground: 48 inches, Excavation depth: 48 inches.

If GTS system is used, 237 lineal feet of trench is required. 3(3ft x 79ft) GTS

Distribution box required.

Minimum100' separation from drainfield and future replacement area and 50' separation from septic tank to all wells is required.

REQUEST FOR INSPECTION must be confirmed with the Environmental Health Division ONE INSPECTION by Central District Health is required prior to final cover or use.

Bedrooms :	4	Bedrooms
Non Residential :	125	Gallons Per Day
Soil Type (USDA) :	B-2	
The minimum septic tank capacity is :	1250	Gallons
The minimum effective drainfield absorption area is :	945	Square Feet
The drainfield can be no closer to permanent/intermittent surface water than:	200	Feet

Note : Final approval of this permit requires inspection of the uncovered system.

This permit expires if the system is not constructed as approved within one year from the date issued. Once the system is constructed and approved by the Health District, all requirements of the approved plans and specifications, permit and permit application (including operations, maintenance, monitoring, and reporting) are applicable indefinitely and convey through transfer of property ownership unless the system is abandoned, removed, replaced or the permit is renewed. A permit may be renewed if the permit application is received on or before the expiration date of the previous permit. Prior to a transfer of property, the transferor must inform the transferee of all applicable requirements of the permit and application. Failure to satisfy the permit or application requirements may result in enforcement action.

Brent W. Copes 40031
REHS Signature / REHS #

04/15/2024
Approval Date :

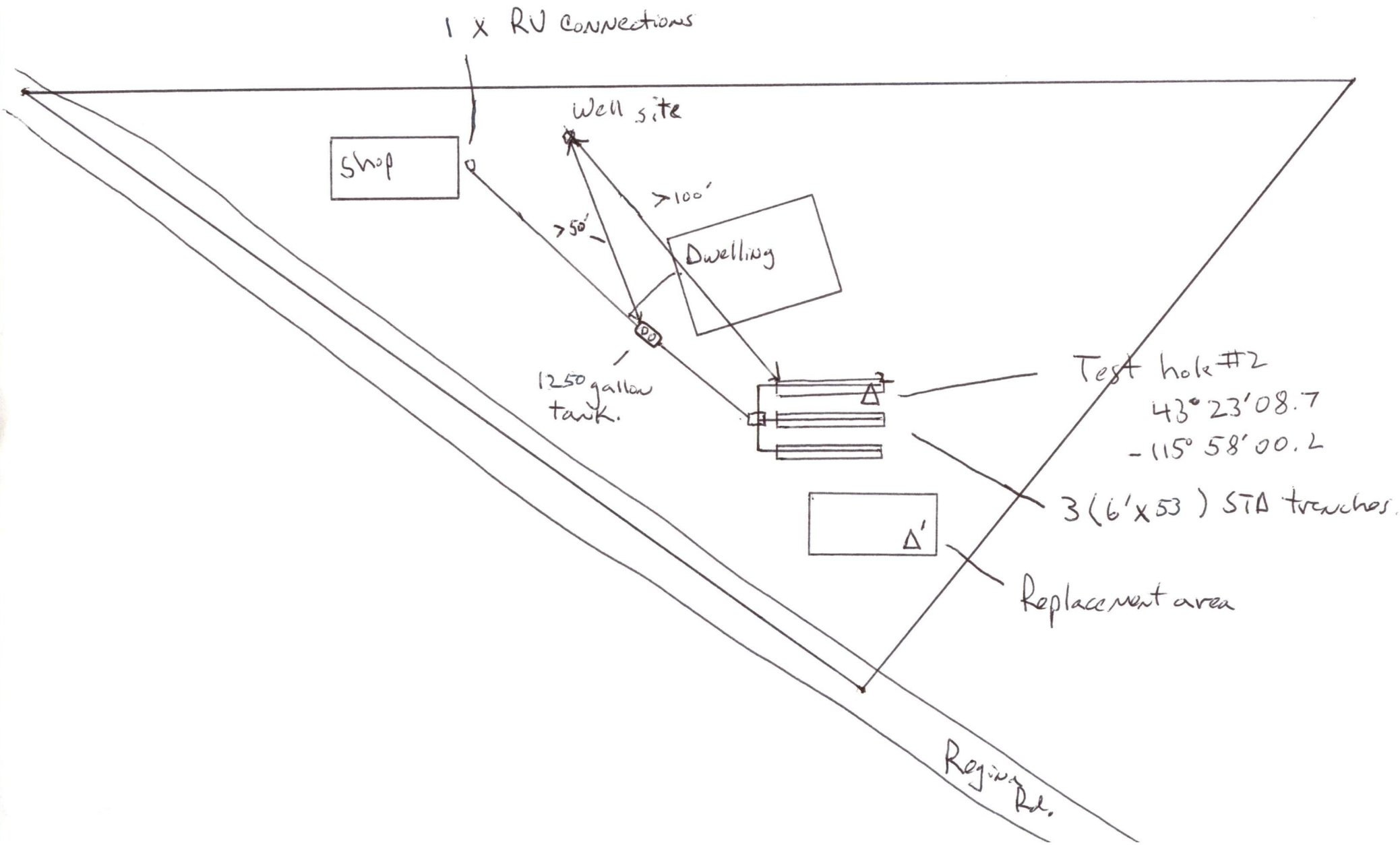
04/14/2026
Expiration Date :

40031 Brent Copes

LD003WD Revision Date: 9/25/20 EMC

N ↑

Approved
5/28/24
B.W. Cooper



Final/AS-BUILT-Subsurface Sewage Disposal

Public Health
Prevent. Promote. Protect.
Idaho Public Health Districts

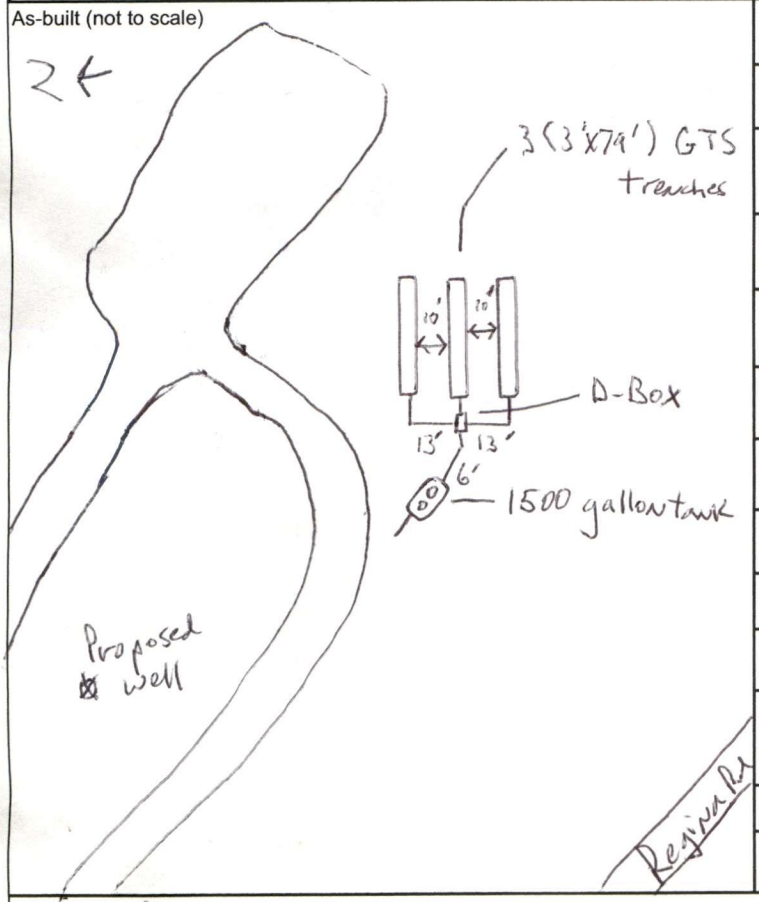
Central District Health
707 N. Armstrong Place
Boise, ID 83704
(208) 327-7499

File # 167992

Owner's Name: Bini Bazer
Phone # 970-409-2172
Property Address: Regina Road
Mountain Home, ID 83647

Legal Description: 1/4 1/4	Section: 34	Township: 01N	Range: 04E
Subdivision: 0 No Subdivision	Lot:	Block:	Size(acres) 1.20

As-built (not to scale)



System Type: GTS	Gravel (yards): N/A
System Mfg: Infiltrator	Sand (yards): N/A
Septic/Trash Tank (Gal): 1500	System Depth (inches): 48
Septic/Trash Mfr: Everlasting CP	Rock Under Pipe (inches): N/A
Depth to Manhole Lid (inches): 12"	Date System Installed: 6/3/24
Standpipe/Riser (inches): N/A	Drainfield Latitude: N. 43°23'05.6
Pump Tank (Gal): N/A	Drainfield Longitude: W. 115°57'58.1
Pump Tank Mfg: N/A	Well Installed ☐ Yes ☑ No
Drainfield Width (ft): 3	Distance to Tank (ft): N/A
Drainfield Length (ft): 237	Distance to Drainfield (ft): N/A
Drainfield Area (sq ft): (Installed sq ft): 711 (Effective sq ft): 948	Valve: ☐ Yes ☑ No; Dist-Box: ☑ Yes ☐ No; Drop-Box: ☐ Yes ☑ No
Technical Allowance Granted: ☐	
Number of Bedrooms: 4	Gallons Per Day: 125

Well: N. No well W. ____

Notes/Conditions of Approval: Tank GPS 43°23'07.7, -115°58'01.2
No well at time of final

On-site wastewater systems installation approved: ☑

Installer Name: Bini Bazer
Installer Phone: 970-409-2172
Installer Number: Homeowner

Signature: ____
Date: ____

By signing above, I certify that all answers and statements on this Final/As-Built are true and complete to the best of my knowledge.

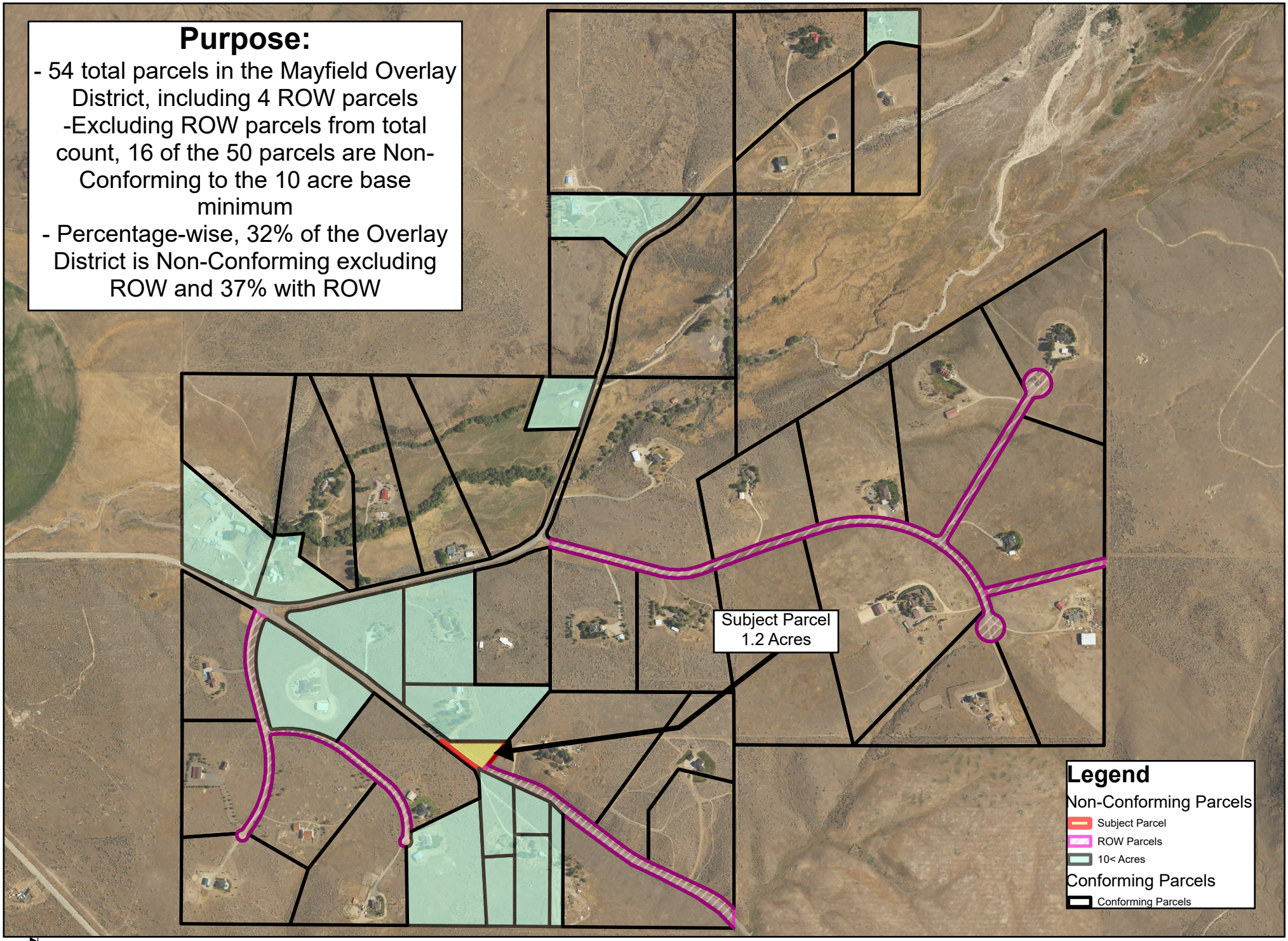
Official Use Only

☑ As-Built provided by EHS
☐ As-Built provided by Installer

Brad W. Cogos
EHS Final Inspection Signature EHS

Code: 40031 Date: 6/4/24

LD007 Revision Date: 12/10/2019 EMC



Mayfield Overlay Non-Conforming

0 355 710 1,420 Feet

Exhibit 2
Neighborhood
Meeting

ELMORE COUNTY LAND USE & BUILDING DEPARTMENT

2280 American Legion Blvd ● Mountain Home, ID ● 83647

Phone: (208) 587-2142

Fax: (208) 587-2120

www.elmorecounty.org

Neighborhood Meeting Sign Up Sheet

Date of Neighborhood Meeting: 11/15/2025

Start Time of Neighborhood Meeting: 10:00 AM

End Time of the Neighborhood Meeting: 11:00 AM

Location of Meeting: Mountain Home Library

Description of the proposed project: Variance for single family home

Notice Sent to neighbors on: 11/01/2025

Location of the neighborhood meeting: 760 N 10th E ST, Mountain Home, ID, 83647

Attendees:

Name	Address
1. Margit Jensen	162 S. Arnolds Way
2. Jonathan Craft	1085 W. Hempstead Dr,
3.	
4.	
5.	
6.	
7.	
8.	
9.	

10._____

11._____

12._____

13._____

14._____

15._____

16._____

17._____

18._____

19._____

20._____

Neighborhood Meeting Certification:

Applicants shall conduct a neighborhood meeting for comprehensive plan amendments, variance, conditional uses, zoning ordinance map amendments and expansions or extensions of nonconforming uses as per Elmore County Zoning and Development Ordinance Title 7 Chapter 3 Section 7-3-3.

Applicant:

Name: Binyamin Bazer

Address: 2217 N. Middlefield Rd,

City: Boise State: ID Zip: 83704

Telephone: 9704092172 Fax: _____

Text

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with the Elmore County Zoning and Development Ordinance Title 7 Chapter 3 Section 7-3-3.

_____ 11/15/2025

Signature: (Applicant) Date

Elmore County Zoning and Development Ordinance

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

A. Applicants shall conduct a neighborhood meeting for Comprehensive Plan amendments, variances, conditional uses, Ordinance amendments, expansions or extensions of nonconforming uses, subdivisions or as otherwise required by the Director.

B. It shall be the sole duty of the applicant to provide written notice to all property owners or purchasers of record owning property within the radius required in this Ordinance of the exterior boundary of the application property and to all registered neighborhood associations and political subdivisions deemed appropriate by the Director. The Department will provide applicants the proper notice list. Notice of a neighborhood meeting shall be in addition to, and not in lieu of, mailed radius notices already required by this Ordinance. Notice of neighborhood meeting must be mailed at least ten (10) days prior to the date of the neighborhood meeting.

C. The purpose of the neighborhood meeting shall be to review the proposed project.

1. The meeting shall be on a weekend between ten o'clock (10:00) A.M. and seven o'clock (7:00) P.M. or on a weekday between six o'clock (6:00) P.M. and eight o'clock (8:00) P.M. The meeting shall not be on a holiday, a holiday weekend, or the day before a holiday or holiday weekend.

2. The meeting shall be held at one of the following locations:
   a. On the subject property; or
   b. At the nearest available public meeting place including, but not limited to, fire station, library, or community center; or
   c. At an office space with suitable meeting facilities if such facilities are within a one-mile radius of the nearest public meeting place.

D. The neighborhood meeting shall be conducted prior to submitting the application.

E. The neighborhood meeting shall not be conducted more than thirty (30) days prior to submitting the application.

F. The application materials shall include written verification of the neighborhood meeting on the forms provided by the Department.

G. A copy of the written notice to property owners must be submitted to the Department with the application.

Neighborhood Meeting Template:

Date

To: Property Owner

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

Sincerely,

Name

Exhibit 3
Application

Elmore County Land Use & Building Department
2280 American Legion Blvd 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:

Binyamin Bazer 970-409-2172 binibazer10@gmail.com

Name Phone/Fax/Email

100 S. Regina Rd, Mayfield, ID, 83716

Street Address City, State, Zip

Property Owner:

Binyamin Bazer 970-409-2172 binibazer10@gmail.com

Name Phone/Fax/Email

2217 N. Middlefield Rd, Boise, ID, 83704

Street Address City, State, Zip

Legal Description of property: TAX 11 SEC 34 T1N R4E

Common Directions from a known point: From I84, N on Pleasant Valley Rd, E on Regina Rd

Current Zoning? AG

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

Is the property located within a Fire District? Y☐ / N■ If so, which one?_____

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: The applicant respectfully requests a variance to allow the construction of one (1) single-family residence on the subject property, which has already been improved with essential residential infrastructure based on County-issued permits.

What is intended to be done with the property? Sell the property to a buyer who will construct a single-family residence utilizing the existing approved infrastructure including a septic system, water well, and electrical service that were installed with County permits.

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?

The property has been uniquely improved with County-approved residential infrastructur on permits issued by the County. These substantial improvements were made in reliance creating a unique hardship where approved infrastructure exists but cannot serve its inte

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 properties in the AG district are able to develop single-family residences. The stric current restrictions would prevent this property from being developed for its intended resi despite having all necessary infrastructure already approved and installed, effectively ma

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

The County issued permits and approved the installation of residential infrastructure with any restrictions that would prevent residential development. The applicant proceeded in on these County approvals. The current inability to build results from administrative over

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?

The variance simply allows completion of what the County already approved through its - a single-family residence with standard infrastructure. This is consistent with other deve in the area and only seeks to utilize the infrastructure, not to exceed any density or use s

Agency Comments & Signatures

Notes for agency signatures.

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

- Central District Health (or other Sewer District) Sewer Permit (208-587-4407) Date

  Comment:_____

- Roadway Jurisdiction (MHHD 587-3211) (GFHD 366-7744) (AHD 864-2115) Date

  Comment:_____

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

Section7-3-13: 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.

10/30/2025

Property Owner Signature **Date**

10/30/2025

Applicant Signature **Date**

For Administrative Use Only

File Number: VAR-2026-002 Fee: $400.00 Date Rec'd: 12.9.2025

Receipt Number: 20-15783 By: SN

Assessor's Office: _____ Date: _____

Comments: _____

Treasurer's Office: _____ Date: _____

Comments: _____

CENTRAL DISTRICT HEALTH

Elmore County Transmittal

Division of Community and Environmental Health

RETURN TO:

- [x] Elmore Co. Land Use & Building Dept.
- [ ] Mtn. Home
- [ ] Glenns Ferry

~~Rezone #~~ Variance - Bazer

Conditional Use # _____

Preliminary / Final / Short Plat _____

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

Reviewed By: Daniel C

Date: 11/6/25

6/20 jm

Review Sheet

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.

Darell a 11/6/25

- Central District Health (or other Sewer District) Sewer Permit (208-587-4407) Date

  Comment: CDH approved system for an RV- connection and a 4-bedroom dwelling

- 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

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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*

Agency Comments & Signatures

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3. Agencies may attach additional sheets of paper for comment and/or conditions if necessary.
4. Agencies may have additional comments and/or conditions at a later time.

- Central District Health (or other Sewer District) Sewer Permit (208-587-4407) Date

  Comment:

- Roadway Jurisdiction (MHHD 587-3211) (GFHD 366-7744) (AHD 864-2115) 11-4-25 Date

  Comment: Purchased Approach Permit

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

  Comments:

NOTICE TO APPLICANT

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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*

Exhibit 4
Acceptance Letter

Elmore County Land Use and Building Department

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

James Roddin
Director

David Abrahamson
Planner I

Andrew Meek
Planner II

Johnny Hernandez
Building Official

Colton Janousek
Building Inspector

Josh Proffit
Building Inspector

Matt Gochnour
Code Enforcement

Sandra Nuner
Permit Technician

Liz Elliott
Administrative Assistant

January 23, 2025

Binyamin Bazer
2217 N Middlefield Rd
Boise, ID 83704

To whom it may concern,

The purpose of this letter is to inform you that your application for a Variance Case Number VAR-202-02 has been accepted by the Elmore County Land Use and Building Department. The public hearing with the Elmore County Planning and Zoning Commission has been tentatively scheduled for Thursday February 26, 2026, at 7:00 p.m. at the Public Service Building #1 (PS 1), located at 2280 American Legion Blvd, Mountain Home, ID 83647. Your attendance is required.

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

Thank you,

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

Exhibit 5
Property
Notification

Elmore County Land Use and Building Department

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

James Roddin
Director

David Abrahamson
Planner I

Andrew Meek
Planner II

Johnny Hernandez
Building Official

Colton Janousek
Building Inspector

Josh Proffit
Building Inspector

Matt Gochnour
Code Enforcement

Sandra Nuner
Permit Technician

Liz Elliott
Admin Assistant

Date: February 13, 2026

To: Whom It May Concern

Subject: Notice of Public Hearing

Applicant: Binyamin Bazer

Proposal: A Variance to request to build a home in the Mayfield Overlay on a 1.2-acre parcel. The site is located on S Regina Rd, Northwest of Mayfield Springs. The property is surrounded by all sides in the General Agriculture (AG) zone. The parcel is in the Mayfield Overlay. The site is 100 S Regina Rd, Mountain Home ID, 83647. The parcel is RP01N04E342600. A common way of locating the property is to take the Stage Stop Exit (Exit 71) and make a right onto Pleasant Valley Rd, then take a right on S Regina Rd and the property will be on the left. The Applicant requests a variance to build under the minimum acreage requirements in the Mayfield Overlay.

Case #: VAR-2026-002

A public hearing will be held before the Elmore County Planning and Zoning Commission on the enclosed application. The hearing is scheduled for Thursday, February 26, 2026, at 7:00 p.m. in the Public Service Building #1 (PS 1) Hall at 2280 American Legion Blvd., Mountain Home, Idaho.

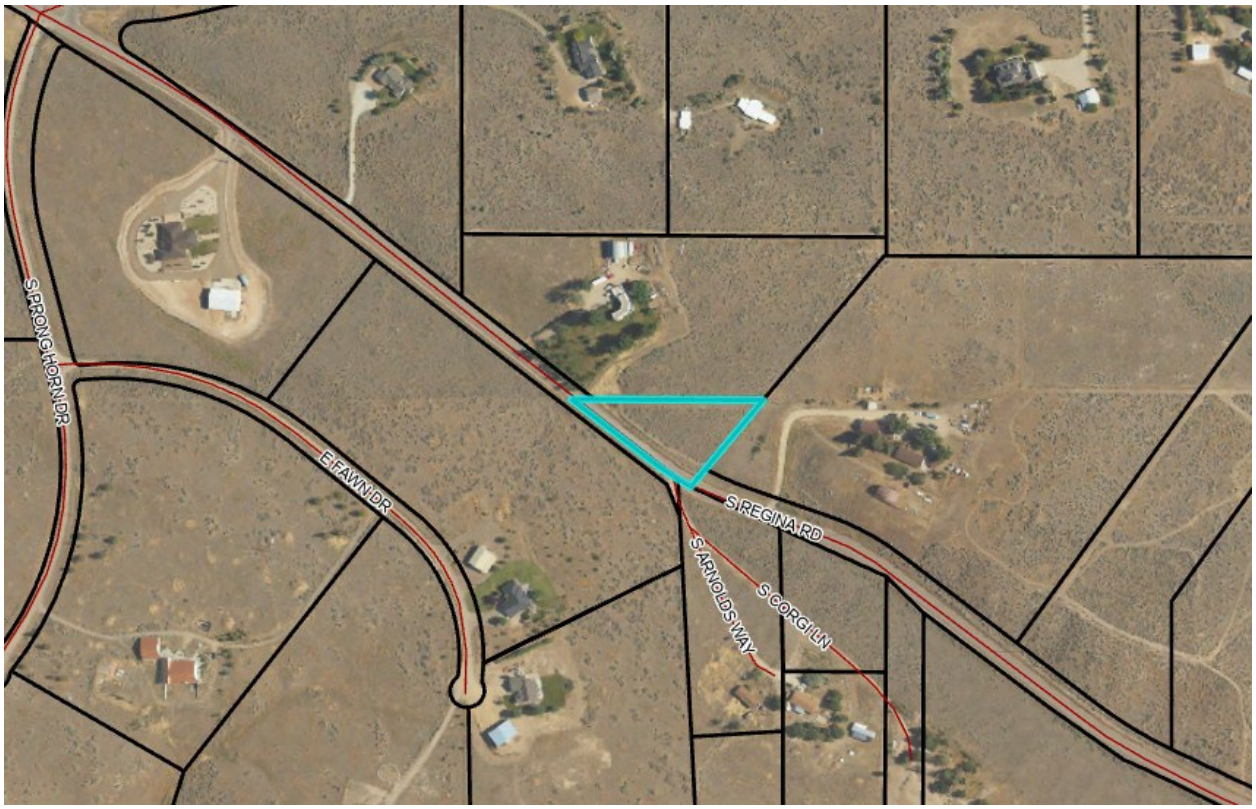
Please review the application and return your written comments to the Elmore County Land Use and Building Department, 2280 American Legion Blvd., Mountain Home, ID, 83647, by 5 p.m. on February 19, 2026, so your comments are included in the record. If you prefer, please come to the hearing to testify before the Commission.

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

Sincerely,

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

Cc:
EAS
Sheriff
CDH
DEQ
Elmore County Engineer
MHHD



Elmore County Land Use and Building Department

2280 American Legion Blvd.
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Johnny Hernandez
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Colton Janousek
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Josh Proffit
Building Inspector

Matt Gochnour
Code Enforcement

Sandra Nuner
Permit Technician

Liz Elliott
Admin Assistant

Date: February 13, 2026

To: Whom It May Concern

Subject: Notice of Public Hearing

Applicant: Binyamin Bazer

Proposal: A Variance to request to build a home in the Mayfield Overlay on a 1.2-acre parcel. The site is located on S Regina Rd, Northwest of Mayfield Springs. The property is surrounded by all sides in the General Agriculture (AG) zone. The parcel is in the Mayfield Overlay. The site is 100 S Regina Rd, Mountain Home ID, 83647. The parcel is RP01N04E342600. A common way of locating the property is to take the Stage Stop Exit (Exit 71) and make a right onto Pleasant Valley Rd, then take a right on S Regina Rd and the property will be on the left. The Applicant requests a variance to build under the minimum acreage requirements in the Mayfield Overlay.

Case #: VAR-2026-002

A public hearing will be held before the Elmore County Planning and Zoning Commission on the enclosed application. The hearing is scheduled for Thursday, February 26, 2026, at 7:00 p.m. in the Public Service Building #1 (PS 1) Hall at 2280 American Legion Blvd., Mountain Home, Idaho.

Please review the application and return your written comments to the Elmore County Land Use and Building Department, 2280 American Legion Blvd., Mountain Home, ID, 83647, by 5 p.m. on February 19, 2026, so your comments are included in the record. If you prefer, please come to the hearing to testify before the Commission.

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

Sincerely,

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

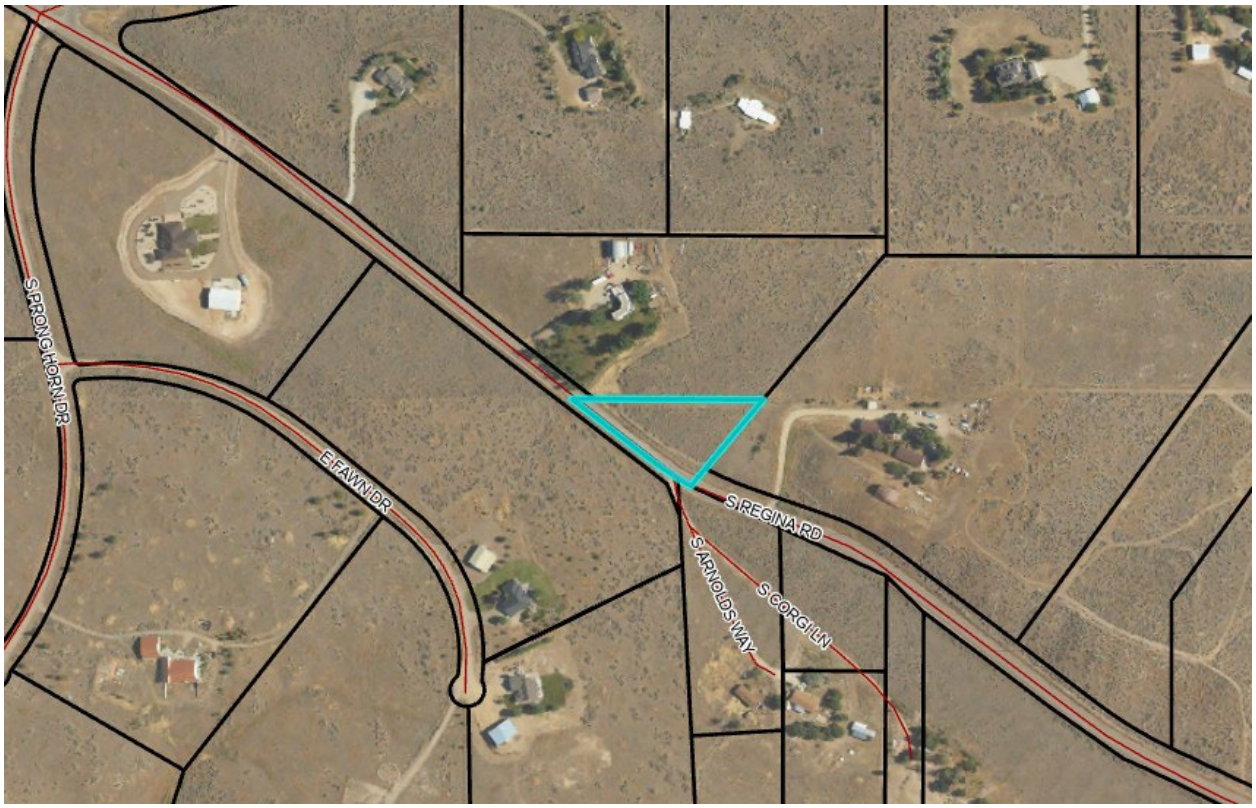

Exhibit 6
Public Hearing
Notice

ELMORE COUNTY

PLANNING AND ZONING COMMISSION

2280 American Legion Blvd
Mountain Home, ID 83647
Telephone 208-587-2142, ext. 502 | Fax 208-587-2120

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN pursuant to the laws of the State of Idaho and Ordinances of Elmore County, that the Elmore County Planning and Zoning Commission will hold a PUBLIC HEARING at 7:00 p.m. on Thursday, February 26, 2026, in the Public Service Building #1 (PS #1) 2280 American Legion Blvd., Mountain Home, Idaho, to accept testimony and consider a Variance Application from Binyamin Bazer to the Land Use and Building Department to build a home on a 1.2 acre lot (Parcel Number: RP01N04E342600) in the Mayfield Overlay. A common way of locating the property is to take the Stage Stop Exit (Exit 71) and make a right onto Pleasant Valley Rd, then take a right on S Regina Rd and the property will be on the left. The applicant requests a variance to be able to build under the minimum acreage requirements in the Mayfield Overlay.

This application may be reviewed prior to the hearing at the Land Use and Building Department during regular business hours. Any interested person shall be heard at said public hearing and the public is welcome and invited to submit testimony. Anyone who wishes to testify but is unable to attend may submit written testimony before the hearing by sending it to Elmore County Land Use and Building Department, 2280 American Legion Blvd, Mountain Home, Idaho 83647. Written testimony must be received by 5:00 p.m. on February 19, 2026.

Social media posts are not considered written public testimony. If you wish to provide written public testimony, please provide your name, address, and comments before the hearing by sending it to Elmore County Land Use and Building Department, 2280 American Legion Blvd, Mountain Home, Idaho 83647 or email ameek@elmorecountyid.gov . The Elmore County Facebook page is used for outward communication only. It is not intended as a means for the public to submit testimony on any public hearing matters pending before any Elmore County board or commission. Elmore County's social media is moderated but is not regularly monitored and is not a public forum. Likes, Comments, or Shares posted here are not entered into the record of any public hearing. Public hearing testimony must be either submitted at the public hearing or received in advance of the public hearing by email, mail, physical delivery.

The Elmore County Board of Commissioners is responsible for ensuring compliance with the American Disabilities Act (ADA). Any person needing special accommodations to participate in the public hearing should contact the Elmore County ADA Coordinator, Kacey Ramsaur, 24 hours before the Public Hearing at 208-587-2130 Ext.1280, or 150 S 4th E St. Ste 3, Mountain Home, Idaho.

One publication: Wednesday, February 11, 2026

Andrew Meek
Planner II
Elmore County Land Use and Building Department

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One publication:
February 11, 2026

13
104 Lines

Kindly review, sign, and send back via email with any edits or inquiries before our deadline at noon on the Friday before the publication date.

Total cost will be $74.88.
If signed proof and prepayment (if required) is not received by deadline, your legal will be unable to run.

Thank you,
Legal Department
Mountain Home News
(208) 587.3331
legaldept@mountainhomenews.com

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

Proof Approved
Date
○ Ok, With Changes
X Ok, No Changes
○ Rejected
Date

○ Prepayment ○ Charge

Thank you,
Reece Garner

Exhibit 7
Site Posting

PUBLIC HEARING NOTICE
Elmore County, Idaho
Hearing Day: 4th Thursday of Every Month
At 7:00 pm
2280 American Legion Blvd. Mountain Home, Idaho
(Date, Time, and Meeting location are subject to change, see specified Hearing Notice attached)
For More Information, please contact:
Land Use and Building Department at:
(208) 587-2142 Ext. 502
ELMORE COUNTY IDAHO
1889

Exhibit 8
Agency
Comments

CENTRAL DISTRICT HEALTH

Elmore County Transmittal

Division of Community and Environmental Health

RETURN TO:

- [x] Elmore Co. Land Use & Building Dept.
- [ ] Mtn. Home
- [ ] Glenns Ferry

Rezone # _____

Conditional Use # _____

~~Preliminary / Final / Short Plat~~ - Variance - 2026 - 002

Binyamin Bazer

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

Reviewed By: Daniels a

Date: 2 / 17 / 26

6/20 jm

Review Sheet

From:	Alan Roberts
To:	Andrew Meek; Mike Hollinshead; Greg Berry; Danielle Ceniceros; bro.admin@deq.idaho.gov; angie@ewsid.com; pmeyers@mhhdidaho.com
Cc:	James Roddin; David Abrahamson
Subject:	RE: VAR-2026-02 Bazer
Date:	Wednesday, January 21, 2026 10:29:43 AM

Emergency Services has no issue with this.
Thank you

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

From: Andrew Meek <ameek@elmorecountyid.gov>
Sent: Wednesday, January 21, 2026 8:07 AM
To: Alan Roberts <aroberts@elmorecountyid.gov>; Mike Hollinshead <mhollinshead@elmorecountyid.gov>; Greg Berry <gberry@elmorecountyid.gov>; Danielle Ceniceros <dceniceros@cdh.idaho.gov>; bro.admin@deq.idaho.gov; angie@ewsid.com; pmeyers@mhhdidaho.com
Cc: James Roddin <jroddin@elmorecountyid.gov>; David Abrahamson <dabrahamson@elmorecountyid.gov>
Subject: RE: VAR-2026-02 Bazer

See attached. For context on this application, the Applicant put in all the necessary improvements to the property per the County, but due to the size of the Applicants property in the Mayfield Overlay, the Applicant was told they could not build. The Variance is so the Applicant can build on the property. Let me know if you have any other questions.
Thanks.

From: Alan Roberts <aroberts@elmorecountyid.gov>
Sent: Tuesday, January 20, 2026 8:33 PM
To: Andrew Meek <ameek@elmorecountyid.gov>; Mike Hollinshead <mhollinshead@elmorecountyid.gov>; Greg Berry <gberry@elmorecountyid.gov>; Danielle

Ceniceros <dceniceros@cdh.idaho.gov>; bro.admin@deq.idaho.gov; angie@ewsid.com; pmeyers@mhhdidaho.com
Cc: James Roddin <jroddin@elmorecountyid.gov>; Andrew Meek <ameek@elmorecountyid.gov>; David Abrahamson <dabrahamson@elmorecountyid.gov>
Subject: Re: VAR-2026-02 Bazer

Do we have a map? I don't see one attached. Alan

Get Outlook for iOS

From: Andrew Meek <ameek@elmorecountyid.gov>
Sent: Tuesday, January 20, 2026 9:26:24 AM
To: Alan Roberts <aroberts@elmorecountyid.gov>; Mike Hollinshead <mhollinshead@elmorecountyid.gov>; Greg Berry <gberry@elmorecountyid.gov>; Danielle Ceniceros <dceniceros@cdh.idaho.gov>; bro.admin@deq.idaho.gov <bro.admin@deq.idaho.gov>; angie@ewsid.com <angie@ewsid.com>; pmeyers@mhhdidaho.com <pmeyers@mhhdidaho.com>
Cc: James Roddin <jroddin@elmorecountyid.gov>; Andrew Meek <ameek@elmorecountyid.gov>; David Abrahamson <dabrahamson@elmorecountyid.gov>
Subject: VAR-2026-02 Bazer

Good Morning,

Attached is a Variance application to build on a property in the Mayfield Overlay. If I could have comments back by January 30th, that would be appreciated. Let me know if you have any questions.

Respectfully,

Andrew Meek
Planner II
2280 American Legion Blvd.
Mountain Home, Idaho 83647
208-587-2123
ameek@elmorecountyid.gov

From: Angie Michaels
To: Andrew Meek
Subject: Re: VAR-2026-02 Bazer
Date: Tuesday, January 20, 2026 10:33:29 AM

Okay, that makes sense. I have no comments.

Thanks,

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

On Tue, Jan 20, 2026 at 10:14 AM Andrew Meek <ameek@elmorecountyid.gov> wrote:

> Let me know if this works. For context, the County let the Applicant put in all the necessary improvements to build a house, but then denied him from actually building because of the Overlay requirements. Let me know if you need anything else. Thanks.
>
> ---
>
> **From:** Angie Michaels <angie@ewsid.com>
> **Sent:** Tuesday, January 20, 2026 9:52 AM
> **To:** Andrew Meek <ameek@elmorecountyid.gov>
> **Subject:** Re: VAR-2026-02 Bazer
>
> Hi Andrew,
>
> Can you provide a map or something to show where this property is? Also, most of the answers to the questions have been cut off. Do you have a version that shows complete answers?
>
> Thanks!
>
> *Angie Michaels, P.E., CFM*
> *Engineering with a Mission LLC*
> *208.870.9495 cell*

On Tue, Jan 20, 2026 at 9:26 AM Andrew Meek <ameek@elmorecountyid.gov> wrote:

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>
> **Andrew Meek**
>
> **Planner II**
>
> 2280 American Legion Blvd.
>
> Mountain Home, Idaho 83647
>
> 208-587-2123
>
> ameek@elmorecountyid.gov

From: Danielle Ceniceros
To: Andrew Meek; Alan Roberts; Mike Hollinshead; Greg Berry; bro.admin@deq.idaho.gov; angie@ewsid.com; pmeyers@mhhdidaho.com
Cc: James Roddin; David Abrahamson
Subject: RE: VAR-2026-02 Bazer
Date: Wednesday, January 28, 2026 12:39:57 PM
Attachments: cdh-logo-final-small_8a084504-b955-49c9-b4be-a4f719139a77.png
facebook-icon_5e6438fa-e457-4bde-8f13-cab76103d650.png
twitter-icon_67a27cd3-3c5f-4dba-aa7e-64986bb3ab9e.png
youtube-icon_0d6189dd-5d37-4a9e-97f1-c3ba79884561.png
instagram-icon3_b1f05fc8-5c17-401b-be71-c43461df3996.png

Hello Andrew,

CDH comments are included already, but please let me know if you need anything additional. Thank you!

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

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From: Andrew Meek <ameek@elmorecountyid.gov>
Sent: Tuesday, January 20, 2026 9:26 AM
To: Alan Roberts <aroberts@elmorecountyid.gov>; Mike Hollinshead <mhollinshead@elmorecountyid.gov>; Greg Berry <gberry@elmorecountyid.gov>; Danielle Ceniceros <DCeniceros@cdh.idaho.gov>; bro.admin@deq.idaho.gov; angie@ewsid.com; pmeyers@mhhdidaho.com
Cc: James Roddin <jroddin@elmorecountyid.gov>; Andrew Meek <ameek@elmorecountyid.gov>; David Abrahamson <dabrahamson@elmorecountyid.gov>
Subject: VAR-2026-02 Bazer

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Secured by Check Point

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Mountain Home, Idaho 83647
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From:	Greg Berry
To:	Andrew Meek; Alan Roberts; Mike Hollinshead; Danielle Ceniceros; bro.admin@deq.idaho.gov; angie@ewsid.com; pmeyers@mhhdidaho.com
Cc:	James Roddin; David Abrahamson
Subject:	RE: VAR-2026-02 Bazer
Date:	Tuesday, January 20, 2026 10:08:50 AM

Morning

Sheriff Office is good !

Greg Berry

Elmore County Sheriff Office
2255 E 8th N
Mountain Home ,ID 83647
208-587-3370 ext . 1029

From: Andrew Meek <ameek@elmorecountyid.gov>
Sent: Tuesday, January 20, 2026 9:26 AM
To: Alan Roberts <aroberts@elmorecountyid.gov>; Mike Hollinshead <mhollinshead@elmorecountyid.gov>; Greg Berry <gberry@elmorecountyid.gov>; Danielle Ceniceros <dceniceros@cdh.idaho.gov>; bro.admin@deq.idaho.gov; angie@ewsid.com; pmeyers@mhhdidaho.com
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