

**Exhibit 1**  
**Vicinity**  
**Map**





**Exhibit 2**  
**Neighborhood**  
**Meeting**

**ELMORE COUNTY LAND USE & BUILDING DEPARTMENT**

80 American Legion Blvd • Mountain Home, ID • 83647

Phone: (208) 587-2142

Fax: (208) 587-2120

[www.elmorecounty.org](http://www.elmorecounty.org)

**Neighborhood Meeting Sign Up Sheet**

Date of Neighborhood Meeting: Dec 9, 2025

Start Time of Neighborhood Meeting: 6 pm

End Time of the Neighborhood Meeting: 8 pm

Location of Meeting: 5816 Hwy 51, Mountain Home ID

Description of the proposed project: Property Sub-Division from (1) 20 Acre  
to (1) 10 Acre Parcel and (2) 5 Acre Parcels.

Notice Sent to neighbors on: Nov 20, 2025

Location of the neighborhood meeting: Same As Above.

**Attendees:**

<u>Name</u>	<u>Address</u>
1. <u>Roselio Gómez</u>	<u>2049-SW Lone Wolf R.d</u>
2. <u>Benjamin Caja</u>	<u>2151 SW Lone Wolf Rd</u>
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: Jay Dee Elmore McCown

Address: 5816 Hwy 51

City: Mtn. Home State: Idaho Zip: 83647

Telephone: 208-283-3941 Fax: \_\_\_\_\_

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

Jay Dee McCown

Signature: (Applicant)

12-9-2025

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\*

**To: Cesar Ruiz Araujo**

**From: JayDee McCown, 5816 Hwy 51, Mountain Home Idaho**


**Subject: Lone Wolf Sub-Division Variance Application**

**Dear Neighbors**

**I'm currently in the process of sub-dividing my 20 acre property, just north of Lone Wolf Lane. It will be split into (1) 10 Acre parcel and (2) 5 Acre parcels. Boarding these three parcels to the south, is my private roadway named Lone Wolf Lane. My variance application is to maintain this private roadway at it's current 20 foot width, instead of expanding it to the newly required 24 foot width.**

**We will be hosting a neighborhood meeting at my home address (listed below) on December 9th (6pm - 8 pm) for nearby residents who might have any questions about this variance application.**

**Best Regards**

  
**JayDee McCown**  
**5816 Hwy 51**  
**Mountain Home ID**  
**83647**

OBJECTION	PARCEL #	OWNER NAME	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP CODE	PROPERTY ADDRESS
	1	RP002350010010	GRINDE, KEN	490 E 16TH N	MTN HOME	ID	83647	
	2	RP002350010020	GRINDE, KEN	490 E 16TH N	MTN HOME	ID	83647	
	3	RP002350010030	WIDGEON, JANELLE	2091 SW GRINDE DR	MTN HOME	ID	83647	2091 SW GRINDE DR
	4	RP002350010040	GRINDE, SHARON	2045 SW GRINDE DR	MTN HOME	ID	83647	2045 SW GRINDE DR
	5	RP04S08E144815	MADRIGAL, MICHAEL R	5065 SW WOMBAT WAY	MTN HOME	ID	83647	5065 SW WOMBAT WAY
	6	RP04S08E146020	CEJA-PINEDA, BENJAMIN	2151 SW LONE WOLF LANE	MTN HOME	ID	83647	2151 SW LONE WOLF LN
	7	RP04S08E146030	GOMEZ, ROGELIO	2049 SW LONE WOLF LANE	MTN HOME	ID	83647	2049 SW LONE WOLF LN
	8	RP04S08E146110	VINES, MICHAEL W	6118 SW JARVIS DR	MTN HOME	ID	83647	
	9	RP04S08E146210	VINES, MICHAEL W	6118 SW JARVIS DR	MTN HOME	ID	83647	6118 SW JARVIS DR
	10	RP04S08E146610	HINER, TEENA ELAINE	2477 STATE HWY 19	HOMEDALE	ID	83628	
	11	RP04S08E157210	MORALES, REINALDO	9001 ADVANTAGE COURT	BURKE	VA	22015	
	12	RP04S08E159050	JACOBSEN, RITA	5963 HWY 51	MTN HOME	ID	83647	5963 HWY 51
	13	RP04S08E159060	STATE OF IDAHO	P O BOX 6028	BOISE	ID	83707	
	14	RP04S08E159500	FUSSELL, CHAD ALLEN	3571 FALCON WAY	CONROE	TX	77304	
	15	RP04S08E159060	ARAUJO, CESAR RUIZ	1936 N ANCESTOR AVE	BOISE	ID	83704	

# **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:

Jay Dee Elmore McCown 208-283-3741 / jaymccown5@gmail.com  
Name Phone/Fax/Email  
5816 Hwy 51 Mountain Home Idaho 83647  
Street Address City, State, Zip

#### Property Owner:

Same As Above  
Name Phone/Fax/Email  
Same As Above.  
Street Address City, State, Zip

Legal Description of property: S2NW4SW4

Common Directions from a known point: Turn South off of Airbase Rd,  
Drive 3 1/2 miles on Hwy 51 towards Elko Nevada.  
Home/Parcel located on left just before S curve.

Current Zoning? AGB

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? Mtn. Home

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: See Attachment

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What is intended to be done with the property? See Attachment

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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?  
See Attachment

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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?  
See Attachment

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

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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?  
See Attachment

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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. JEA (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. JEA (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.

Jay Dee Elmore McClure 12-30-2025  
Property Owner Signature Date

Jay Dee Elmore McClure 12-30-2025  
Applicant Signature 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.

*Daveils a*

12/30/25

• Central District Health (or other Sewer District) Sewer Permit (208-587-4407) Date  
 CDH has no objection to widen road. Since subdividing, CDH requires subdivision application fees,  
 Comment: testholes, and engineering report.

*[Signature]*

12-29-2025

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

Comment: Located off state road

*[Signature]*

12-29-2025

• 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

**For Administrative Use Only**

File Number: VAR- 2026-03 Fee: \$400.00 Date Rec'd: 12/30/25

Receipt Number: 20-15810 By: SN

Assessor's Office: \_\_\_\_\_ Date: \_\_\_\_\_

Comments: \_\_\_\_\_

Treasurer's Office: \_\_\_\_\_ Date: \_\_\_\_\_

Comments: \_\_\_\_\_

**- State the precise nature of the variance request**

- Relax the requirement to widen Lone Wolf Lane from 20' wide to 24' wide.

**What is intended to be done with the property?**

- Subdivide the rear half of the existing lot into 2 each 5 acre lots and provide road access to these lots using the existing Lone Wolf Lane.

**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?**

- Lone Wolf Lane is an existing roadway on a recorded Elmore County easement with a road maintenance agreement and has been actively used as an access roadway for two existing homes over the past 25 years. Bordering the North side of Lone Wolf Lane is a Idaho Power distribution power line and poles that provide power to roadway residences. These utility lines run approximately 6 feet from the northern edge of the existing 20' roadway for the length of the roadway. Widening the existing roadway an additional 4 feet would place vehicle traffic in very close proximity to the existing power poles (less than 2 feet) and significantly increase road traffic collision risk. Mitigating the collision risk would require the removal and relocation of a quarter of a mile of power distribution lines at significant cost and inconvenience to local residences. Also, the additional cost and overall need of the extra 4 feet of road width is unnecessary, because the road dead ends after a quarter of a mile, has no thru-traffic, and near-zero low speed two-way traffic (Less than 25 MPH). Also, the existing roadway currently has a perfect safety record. The current roadway is in excellent condition and is well maintained by the three property owners using it.

**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?**

- The sub-divided property will be gifted to family members, so there is no profit motive involved in the project. The excessive costs already incurred in this project and the even greater costs required to move the power distribution lines and add an additional 4 feet of roadway width to a proven safe roadway, would raise the price of the project to a point that no benefit could be realized in sub-dividing the property to the minimum 5 acre agricultural land use intended and prescribed by planning and zoning. Due to these costs and limitations the land owner would be deprived of any potential benefits of his own property.

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

- 30+ year old easements, prior roadway construction, older utility installations, and present day planning and zoning regulations have created conditions to preclude land-owners bordering Lone Wolf Lane from present day AG-B subdivision zoning development opportunities.

**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?**

- Elmore County planning and zoning regulations are designed to allow all land owners to responsibly utilize and benefit from their property and promote AG-B growth that is in

harmony with the area. Newer regulations were not designed be a one size fits all solution to a century old and diverse AG-B property owner base that's existed and evolved for more than a century in Elmore County. Thus, the variance process was instituted by planning and zoning so that unique property edge cases could be fairly evaluated for safe and responsible land-ownership development by normal land-owners, like myself, and for the benefit of the county. Granting this variance is simply requesting full access to my existing property easement (Lone Wolf Lane) that adjacent property owners currently enjoy and have for more than 25 years.

- In addition, as part of this sub-division project, I've agreed to include a gravel turn-around, at my expense at the end of my own property that will provide fire and emergency vehicle turnaround for all current residences of Lone Wolf Lane. This feature doesn't currently exist. This is now a required feature by current planning and zoning regulations, and will enable safe access and exit. Thank You!

**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](http://www.elmorecounty.org)

**James Roddin**  
*Director*

January 23, 2025

**David Abrahamson**  
*Planner I*

JayDee McCown  
5816 Hwy 51  
Mountain Home, ID 83647

**Andrew Meek**  
*Planner II*

To whom it may concern,

**Johnny Hernandez**  
*Building Official*

The purpose of this letter is to inform you that your application for a Variance Case Number VAR-2026-03 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.

**Colton Janousek**  
*Building Inspector*

**Josh Proffit**  
*Building Inspector*

**Matt Gochnour**  
*Code Enforcement*

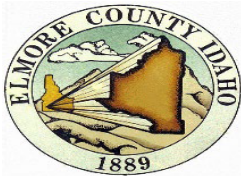
If you have any questions regarding this letter, please let me know.

**Sandra Nuner**  
*Permit Technician*

**Liz Elliott**  
*Administrative Assistant*

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](http://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: JayDee McCown

Proposal: A Variance to request to keep SW Lone Wolf Ln at 20' in width. The site is located south of the Applicant's parcel, south of Mountain Home. The property is surrounded by all sides in the General Agriculture (AG) zone. The site is south of 5816 Highway 51, Mountain Home ID, 83647. The parcel is RP04S06E145500. A common way of locating the property is to head south from the intersection of Airbase Rd and State Highway 51 for 3.9 miles. The property is located at the intersection of State Highway 51 and SW Lone Wolf Ln. The Applicant requests a variance to keep the width of SW Lone Wolf Ln as is without expanding it.

Case #: VAR-2026-003

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](mailto:kramsauer@elmorecounty.org), or in person at 150 S 4<sup>th</sup> 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  
MHRFD  
Sheriff  
ITD  
Elmore County Engineer  
CDH  
Idaho Power





# 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](http://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: JayDee McCown

Proposal: A Variance to request to keep SW Lone Wolf Ln at 20' in width. The site is located south of the Applicant's parcel, south of Mountain Home. The property is surrounded by all sides in the General Agriculture (AG) zone. The site is south of 5816 Highway 51, Mountain Home ID, 83647. The parcel is RP04S06E145500. A common way of locating the property is to head south from the intersection of Airbase Rd and State Highway 51 for 3.9 miles. The property is located at the intersection of State Highway 51 and SW Lone Wolf Ln. The Applicant requests a variance to keep the width of SW Lone Wolf Ln as is without expanding it.

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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.

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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**

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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 JayDee McCown to the Land Use and Building Department to be in compliance with private drive requirements (Parcel Number: RP04S06E145500). A common way of locating the property is to head south from the intersection of Airbase Rd and State Highway 51 for 3.9 miles. The property is located at the intersection of State Highway 51 and SW Lone Wolf Ln. The applicant requests a variance to keep the width of SW Lone Wolf Ln as is without expanding it.

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](mailto: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 4<sup>th</sup> E St. Ste 3, Mountain Home, Idaho.

One publication: Wednesday, February 11, 2026

Andrew Meek  
Planner II  
Elmore County Land Use and Building Department

NOTICE OF PUBLIC HEARING

14  
109 Lines

NOTICE IS HEREBY GIVEN pursuant to the laws of the State of Idaho and 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 JayDee McGowan to the Land Use and Building Department to be in compliance with private drive requirements (Parcel Number: RP04506E145500). A common way of locating the property is to head south from the intersection of Airbase Rd and State Highway 51 for 3.9 miles. The property is located at the intersection of State Highway 51 and SW Lone Wolf Ln. The applicant requests a variance to keep the width of SW Lone Wolf Ln as is without expanding it.

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 208-587-2190 Ext. 1280, or 150 S. 4th E. St. Ste 3, Mountain Home, Idaho.

Andrew Meek  
Planner II  
Elmore County Land Use and Building Department

One publication:  
February 11, 2026

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

Total cost will be \$78.46.

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

Thank you,  
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Mountain Home News  
(208) 587-3331  
legalsdept@mountainhomenews.com

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Prepayment  Charge

Thank you,  
Seeca Garner

Proofed Date: 2/11/26  
 CR, With Changes  
 CR, No Changes  
 No proof  
 Proofed By: [Signature]  
 Mountain Home News

# **Exhibit 7**

## **Site Posting**

**Exhibit 8**  
**Agency**  
**Comments**

**From:** [Alan Roberts](#)  
**To:** [Andrew Meek](#); [Mike Hollinshead](#); [Greg Berry](#); [Kendra Conder](#); [angie@ewsid.com](mailto:angie@ewsid.com); [Danielle Cenicerros](#); [jmaffuccio@idahopower.com](mailto:jmaffuccio@idahopower.com)  
**Cc:** [James Roddin](#); [Andrew Meek](#); [David Abrahamson](#)  
**Subject:** Re: VAR-2026-03 McCown  
**Date:** Wednesday, January 21, 2026 11:39:40 AM

---

If Angie is happy, Emergency services is good with this variance. Alan

Get [Outlook for iOS](#)

---

**From:** Andrew Meek <ameek@elmorecountyid.gov>  
**Sent:** Tuesday, January 20, 2026 9:26:23 AM  
**To:** Alan Roberts <aroberts@elmorecountyid.gov>; Mike Hollinshead <mhollinshead@elmorecountyid.gov>; Greg Berry <gberry@elmorecountyid.gov>; Kendra Conder <kendra.conder@itd.idaho.gov>; angie@ewsid.com <angie@ewsid.com>; Danielle Cenicerros <dcenicerros@cdh.idaho.gov>; jmaffuccio@idahopower.com <jmaffuccio@idahopower.com>  
**Cc:** James Roddin <jroddin@elmorecountyid.gov>; Andrew Meek <ameek@elmorecountyid.gov>; David Abrahamson <dabrahamson@elmorecountyid.gov>  
**Subject:** VAR-2026-03 McCown

Good Morning,

Attached is a Variance for a road width on SW Lone Wolf Ln. This relates to CUP-2025-24 & PP-2025-08 for McCown/Lone Wolf Subdivision. If I could have comments back by January 30<sup>th</sup>, 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](mailto:ameek@elmorecountyid.gov)

**From:** [Angie Michaels](#)  
**To:** [Andrew Meek](#)  
**Cc:** [Alan Roberts](#); [Mike Hollinshead](#); [Greg Berry](#); [Kendra Conder](#); [Danielle Cenicerros](#); [jmaffuccio@idahopower.com](mailto:jmaffuccio@idahopower.com); [James Roddin](#); [David Abrahamson](#)  
**Subject:** Re: VAR-2026-03 McCown  
**Date:** Tuesday, January 20, 2026 9:48:06 AM

---

Hi Andrew,

I have no concerns/issues with this Variance Application.

Thank you,

*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@elmorescountyid.gov](mailto:ameek@elmorescountyid.gov)> wrote:

Good Morning,

Attached is a Variance for a road width on SW Lone Wolf Ln. This relates to CUP-2025-24 & PP-2025-08 for McCown/Lone Wolf Subdivision. If I could have comments back by January 30<sup>th</sup>, 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@elmorescountyid.gov](mailto:ameek@elmorescountyid.gov)

**From:** [Danielle Cenicerros](#)  
**To:** [Andrew Meek](#); [Alan Roberts](#); [Mike Hollinshead](#); [Greg Berry](#); [Kendra Conder](#); [angie@ewsid.com](#); [jmaffuccio@idahopower.com](#)  
**Cc:** [James Roddin](#); [David Abrahamson](#)  
**Subject:** RE: VAR-2026-03 McCown  
**Date:** Wednesday, January 28, 2026 12:44:44 PM  
**Attachments:** [cdh-logic-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](#)

God afternoon,

CDH comments are already included Thank you!



**Danielle Cenicerros** | Environmental Health Specialist Senior  
Community & Environmental Health  
P. 208-580-6004 | M. 208-473-9628  
E. [DCenicerros@cdh.idaho.gov](mailto:DCenicerros@cdh.idaho.gov) | W. [cdh.idaho.gov](http://cdh.idaho.gov)  
707 N. Armstrong Pl., Boise, ID 83704

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**From:** Andrew Meek <[ameek@elmorecountyid.gov](mailto:ameek@elmorecountyid.gov)>  
**Sent:** Tuesday, January 20, 2026 9:26 AM  
**To:** Alan Roberts <[aroberts@elmorecountyid.gov](mailto:aroberts@elmorecountyid.gov)>; Mike Hollinshead <[mhollinshead@elmorecountyid.gov](mailto:mhollinshead@elmorecountyid.gov)>; Greg Berry <[gberry@elmorecountyid.gov](mailto:gberry@elmorecountyid.gov)>; Kendra Conder <[kendra.conder@itd.idaho.gov](mailto:kendra.conder@itd.idaho.gov)>; [angie@ewsid.com](mailto:angie@ewsid.com); Danielle Cenicerros <[DCenicerros@cdh.idaho.gov](mailto:DCenicerros@cdh.idaho.gov)>; [jmaffuccio@idahopower.com](mailto:jmaffuccio@idahopower.com)  
**Cc:** James Roddin <[jroddin@elmorecountyid.gov](mailto:jroddin@elmorecountyid.gov)>; Andrew Meek <[ameek@elmorecountyid.gov](mailto:ameek@elmorecountyid.gov)>; David Abrahamson <[dabrahamson@elmorecountyid.gov](mailto:dabrahamson@elmorecountyid.gov)>  
**Subject:** VAR-2026-03 McCown

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Good Morning,

Attached is a Variance for a road width on SW Lone Wolf Ln. This relates to CUP-2025-24 & PP-2025-08 for McCown/Lone Wolf Subdivision. If I could have comments back by January 30<sup>th</sup>, 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](mailto:ameek@elmorecountyid.gov)

**From:** [Maffuccio, Jeff](#)  
**To:** [Andrew Meek](#); [Alan Roberts](#); [Mike Hollinshead](#); [Greg Berry](#); [Kendra Conder](#); [angie@ewsid.com](mailto:angie@ewsid.com); [Danielle Cenicerros](#)  
**Cc:** [James Roddin](#); [David Abrahamson](#)  
**Subject:** RE: VAR-2026-03 McCown  
**Date:** Tuesday, January 20, 2026 9:57:58 AM

---

Andrew, this variance makes sense to me – Idaho Power supports the reason for this variance and has no concerns otherwise. The applicant is correct that they’d be “on the hook” to pay for the line to be relocated – I trust our local office in Mtn Home provided accurate costs...it isn’t cheap. And if any other utilities are on those poles, those utilities have to also move their own lines.

Thanks,

**Jeff**

---

**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>; Kendra Conder <kendra.conder@itd.idaho.gov>; angie@ewsid.com; Danielle Cenicerros <dcenicerros@cdh.idaho.gov>; Maffuccio, Jeff <JMaffuccio@idahopower.com>  
**Cc:** James Roddin <jroddin@elmorecountyid.gov>; Andrew Meek <ameek@elmorecountyid.gov>; David Abrahamson <dabrahamson@elmorecountyid.gov>  
**Subject:** [EXTERNAL] VAR-2026-03 McCown

Good Morning,

Attached is a Variance for a road width on SW Lone Wolf Ln. This relates to CUP-2025-24 & PP-2025-08 for McCown/Lone Wolf Subdivision. If I could have comments back by January 30<sup>th</sup>, 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](mailto:ameek@elmorecountyid.gov)

---

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---

**From:** [Kendra Conder](#)  
**To:** [Andrew Meek](#)  
**Subject:** RE: VAR-2026-03 McCown  
**Date:** Saturday, January 24, 2026 1:41:15 PM  
**Attachments:** [image001.png](#)

---

Hi Andrew,

ITD does not have any issues with the proposed variance, but original comments from July 2025 apply.

Thanks!

**Kendra Conder**

District 3 | Development Services Coordinator  
Idaho Transportation Department  
Office: 208-334-8377  
Cell: 208-972-3190



---

**From:** Andrew Meek <[ameek@elmorecountyid.gov](mailto:ameek@elmorecountyid.gov)>  
**Sent:** Tuesday, January 20, 2026 9:26 AM  
**To:** Alan Roberts <[aroberts@elmorecountyid.gov](mailto:aroberts@elmorecountyid.gov)>; Mike Hollinshead <[mhollinshead@elmorecountyid.gov](mailto:mhollinshead@elmorecountyid.gov)>; Greg Berry <[gberry@elmorecountyid.gov](mailto:gberry@elmorecountyid.gov)>; Kendra Conder <[Kendra.Conder@itd.idaho.gov](mailto:Kendra.Conder@itd.idaho.gov)>; angie@ewsid.com; Danielle Cenicerros <[dcenicerros@cdh.idaho.gov](mailto:dcenicerros@cdh.idaho.gov)>; [jmaffuccio@idahopower.com](mailto:jmaffuccio@idahopower.com)  
**Cc:** James Roddin <[jroddin@elmorecountyid.gov](mailto:jroddin@elmorecountyid.gov)>; Andrew Meek <[ameek@elmorecountyid.gov](mailto:ameek@elmorecountyid.gov)>; David Abrahamson <[dabrahamson@elmorecountyid.gov](mailto:dabrahamson@elmorecountyid.gov)>  
**Subject:** VAR-2026-03 McCown

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Respectfully,

**Andrew Meek**

**Planner II**

2280 American Legion Blvd.

Mountain Home, Idaho 83647

208-587-2123

[ameek@elmorecountyid.gov](mailto:ameek@elmorecountyid.gov)

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**To:** [Andrew Meek](#); [Alan Roberts](#); [Mike Hollinshead](#); [Kendra Conder](#); [angie@ewsid.com](mailto:angie@ewsid.com); [Danielle Cenicerros](#); [jmaffuccio@idahopower.com](mailto:jmaffuccio@idahopower.com)  
**Cc:** [James Roddin](#); [David Abrahamson](#)  
**Subject:** RE: VAR-2026-03 McCown  
**Date:** Tuesday, January 20, 2026 10:07:44 AM

---

Good Morning

Sheriff Office has no concerns!

*Greg Berry*

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

---

**From:** Andrew Meek <[ameek@elmorecountyid.gov](mailto:ameek@elmorecountyid.gov)>  
**Sent:** Tuesday, January 20, 2026 9:26 AM  
**To:** Alan Roberts <[aroberts@elmorecountyid.gov](mailto:aroberts@elmorecountyid.gov)>; Mike Hollinshead <[mhollinshead@elmorecountyid.gov](mailto:mhollinshead@elmorecountyid.gov)>; Greg Berry <[gberry@elmorecountyid.gov](mailto:gberry@elmorecountyid.gov)>; Kendra Conder <[kendra.conder@itd.idaho.gov](mailto:kendra.conder@itd.idaho.gov)>; [angie@ewsid.com](mailto:angie@ewsid.com); Danielle Cenicerros <[dcenicerros@cdh.idaho.gov](mailto:dcenicerros@cdh.idaho.gov)>; [jmaffuccio@idahopower.com](mailto:jmaffuccio@idahopower.com)  
**Cc:** James Roddin <[jroddin@elmorecountyid.gov](mailto:jroddin@elmorecountyid.gov)>; Andrew Meek <[ameek@elmorecountyid.gov](mailto:ameek@elmorecountyid.gov)>; David Abrahamson <[dabrahamson@elmorecountyid.gov](mailto:dabrahamson@elmorecountyid.gov)>  
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