

Bingham County

Planning & Development Department
490 N. Maple Suite A, Blackfoot, Idaho 83221
Phone: (208) 782-3178 | Fax: (208) 782-3868
Email: buildingpermits@co.bingham.id.us

File No. _____

Date: _____

APPLICATION FOR CONDITIONAL USE PERMIT

Applicant: <u>Melissa Elkinton</u>	Phone: <u>(971) 291-9241</u>
Address: <u>2700 Post Oak Blvd</u>	City/Zip: <u>Houston, TX 77056</u>
Location: <u>43°14'6.91"N, 111°57'58.54"W</u> (project location for application)	Email: <u>melkinton@belltownpower.com</u>
Property Owner(s): <u>Wolverine Ranch, LLC</u>	

Location & Legal Description			Zoning: <u>Natural Resources (NR)</u>
<u>2S</u>	<u>38E</u>	<u>23</u>	Acreage: <u>640</u>
Township	Range	Section	Parcel No. <u>RP0563200</u>

Submit:

- Completed Application
- Recorded Deed to Property
- Detailed Site Plan
- Narrative - write a detailed narrative addressing the following:
 - Identify the existing use of the property
 - Reason for Conditional Use Permit Request
 - Evaluating effects of proposed Conditional Use on adjoining property that may include, but is not limited to, such elements as noise, odor, fumes and vibration
 - General compatibility with other properties and uses in the area
 - Evaluating effects of proposed Conditional Use on public facilities/utilities
- application fee paid

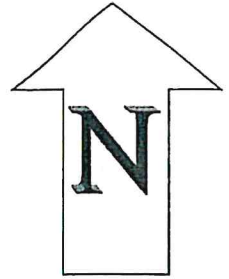
Application Fees:	
Application Fee	275
Deposit for Mailing & Publication	75
Total=	350

Exhibit
A-1

Site Plan - Show drawing of location (including roads, all buildings, parking areas, service areas, yards, signs, utilities, traffic - pattern, etc.). **Please show all distances between buildings & property lines.**

See attachments:

- Wolverine temp met mast site plan 6.18.2024
- Wolverine temp met mast access 6.18.2024



Appointment of Designated Agent

I/We the undersigned owner(s) of the property described throughout this Application, hereby appoint the following person as my/our representative for all transactions regarding this Application between myself/ourselves, as owner(s), and Bingham County.

Property Owner(s): Peggy Stolworthy 6/19/2024
Date
Property Owner(s): _____
Date
Designated Agent: Melissa Elkinton _____
Date

In granting a Conditional Use Permit the Planning & Zoning Commission may prescribe appropriate conditions and safeguards in conformity with the current Bingham County Zoning Ordinance. Violation of such conditions and safeguards, when made part of the terms under which the Conditional Use Permit is granted shall be deemed a violation of the Ordinance. The approval of a Conditional Use Permit does not permit the violation of any section of the Building Code, or any other County Ordinance. All Conditional Use Permits, whether approved or denied have a ten(10) day appeal period and must be appealed in writing at the Bingham County Planning & Zoning Office.

DECLARATION: By signing this application, it is understood and agreed that permission is hereby given to the duly authorized representative of Bingham County to, place & remove signs on the subject property and verify authenticity of the applicant(s) and property owner(s). It is further understood that the Zoning Administrator and staff may inspect the subject property, take photographs and obtain any verifications and data necessary for preparation of its report to the Planning & Zoning Commission. I hereby acknowledge that I have read this application and understand the contents. I also state that the above information is correct.

Applicant(s):

Property Owner(s) Signature: Peggy M Stolworthy Date: 6/19/2024

Designated Agent Signature: Melissa Elkinton Digitally signed by Melissa Elkinton
Date: 2024.06.18 16:32:23 -0700 Date: 6/18/2024

Narrative for Conditional Use Permit for Temporary Meteorological (Met) Mast

Applicant: Mountain Birch Wind, LLC

Property Owner: Wolverine Ranch, LLC

Location: Bingham County, Idaho, 43°14'6.91"N, 111°57'58.54"W

Parcel: RP0563200

We respectfully submit this application for a Conditional Use Permit for a 198-foot, guyed met mast for the purpose of measuring, collecting, and transmitting meteorological data. The installation and operation of this temporary met mast is a first step to investigate the feasibility of a future wind energy facility sited in the vicinity. To evaluate the economic and technical viability of a possible wind energy facility, it is necessary to collect several years of meteorological data at locations that are representative of potential future wind turbine locations. It is important to note that if a wind energy facility is eventually pursued, a separate application for a conditional use permit for commercial wind turbines will be submitted to Bingham County.

The property is zoned as Natural Resources (NR); the location is a ridgeline that is currently used for cattle grazing. The presence of the met mast will have no material impact on the existing use of the property; fencing will be installed around the guy wire anchors and base of the met mast, allowing cattle to continue to graze on the property. This specific location has been selected because it is well-representative of potential future wind turbine locations in terms of elevation, terrain, and exposure.

The installation of the met mast is temporary, and no permanent foundations or structures are required; we expect it will be in use for approximately 5-7 years. The met mast will have no adverse effects on adjoining properties, including related to noise, odor, fumes, vibration, glare, pollution, erosion, emissions, radioactivity/radiation, or electric or electromagnetic disturbances. It will result in no impact on human health or cause damage to vegetation or property.

The met mast will operate independently and only requires maintenance every 1-2 years, so it will not cause any disruption of travel, increase in traffic volume, or impact public services or utilities.

Figure 1 shows a view of this 198-foot met mast model from approximately 250 feet. Given that at its closest point Cedar Creek Road is more than 1 mile away, the met mast will have minimal impact on views. It is noted that the orange aircraft visibility balls and red/white paint are recommended by the Federal Aviation Administration (FAA).

Given the absence of effects on the parcel, adjoining properties, and public services, the temporary met mast is compatible with protecting public health and safety, the rural environment, and neighboring land uses. We respectfully request your support and approval for the Conditional Use Permit for this temporary met mast, which enables Mountain Birch Wind and the property owner to explore the feasibility of a potential wind energy facility in the immediate area.

Sincerely,

A handwritten signature in cursive script that reads "Melissa R Elkinton".

Melissa Elkinton
Mountain Birch Wind, LLC

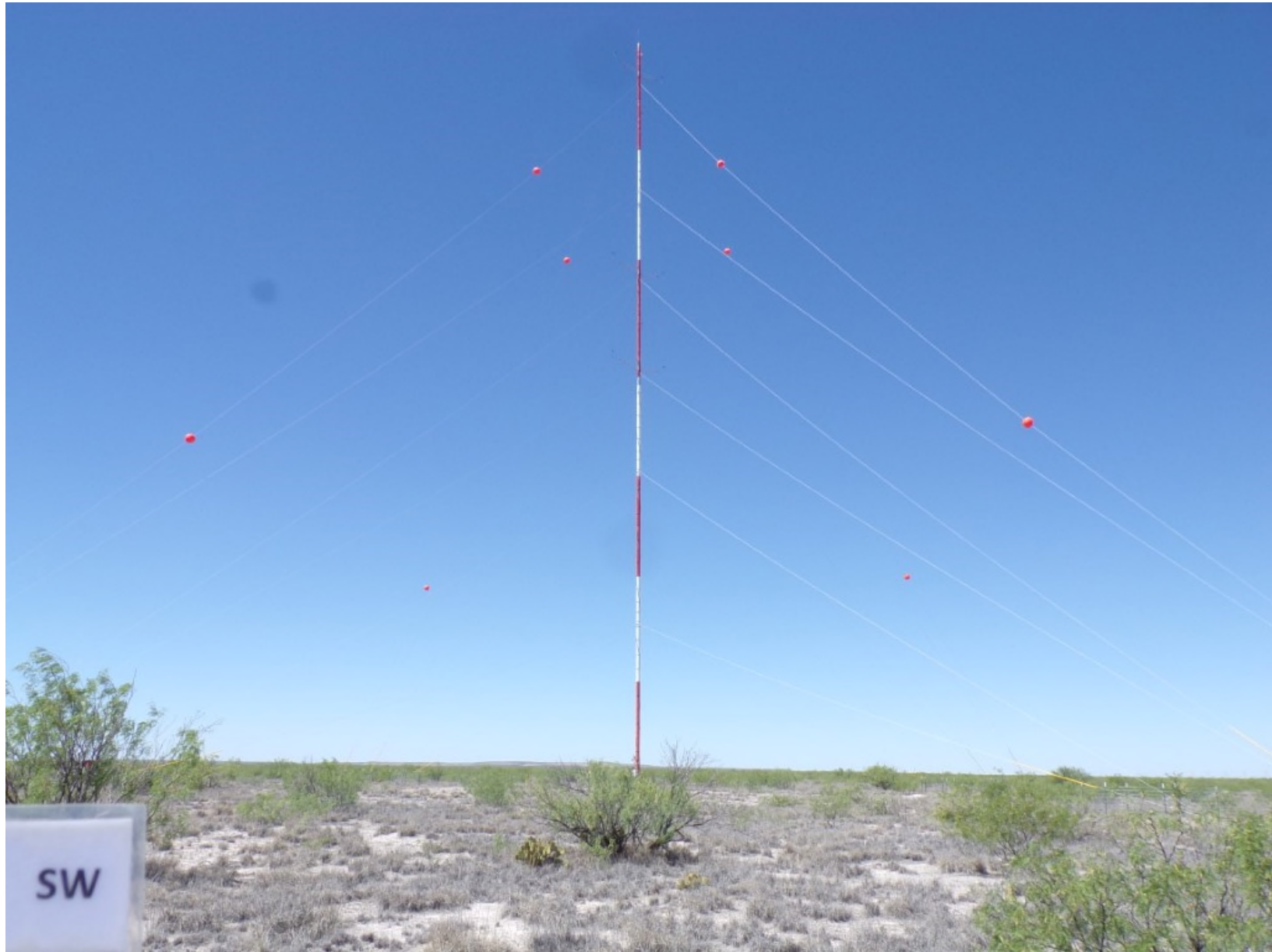
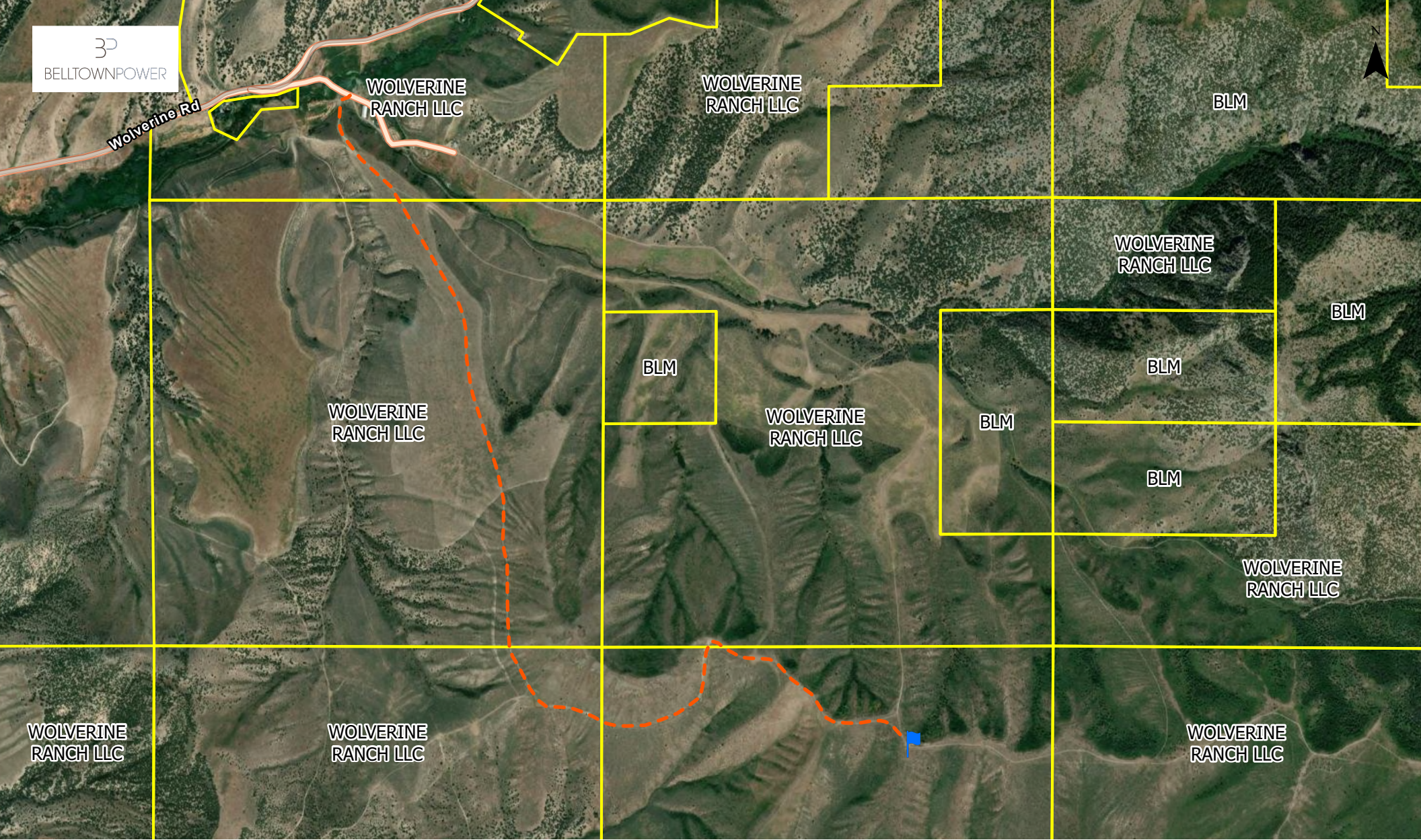


Figure 1: 198-foot (60 m) NRG guyed met mast

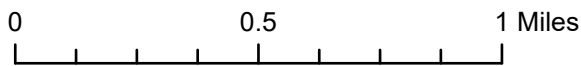


Mountain Birch Site Plan

Conditional Use Permit Site Maps for the placement of 60 m Met Masts

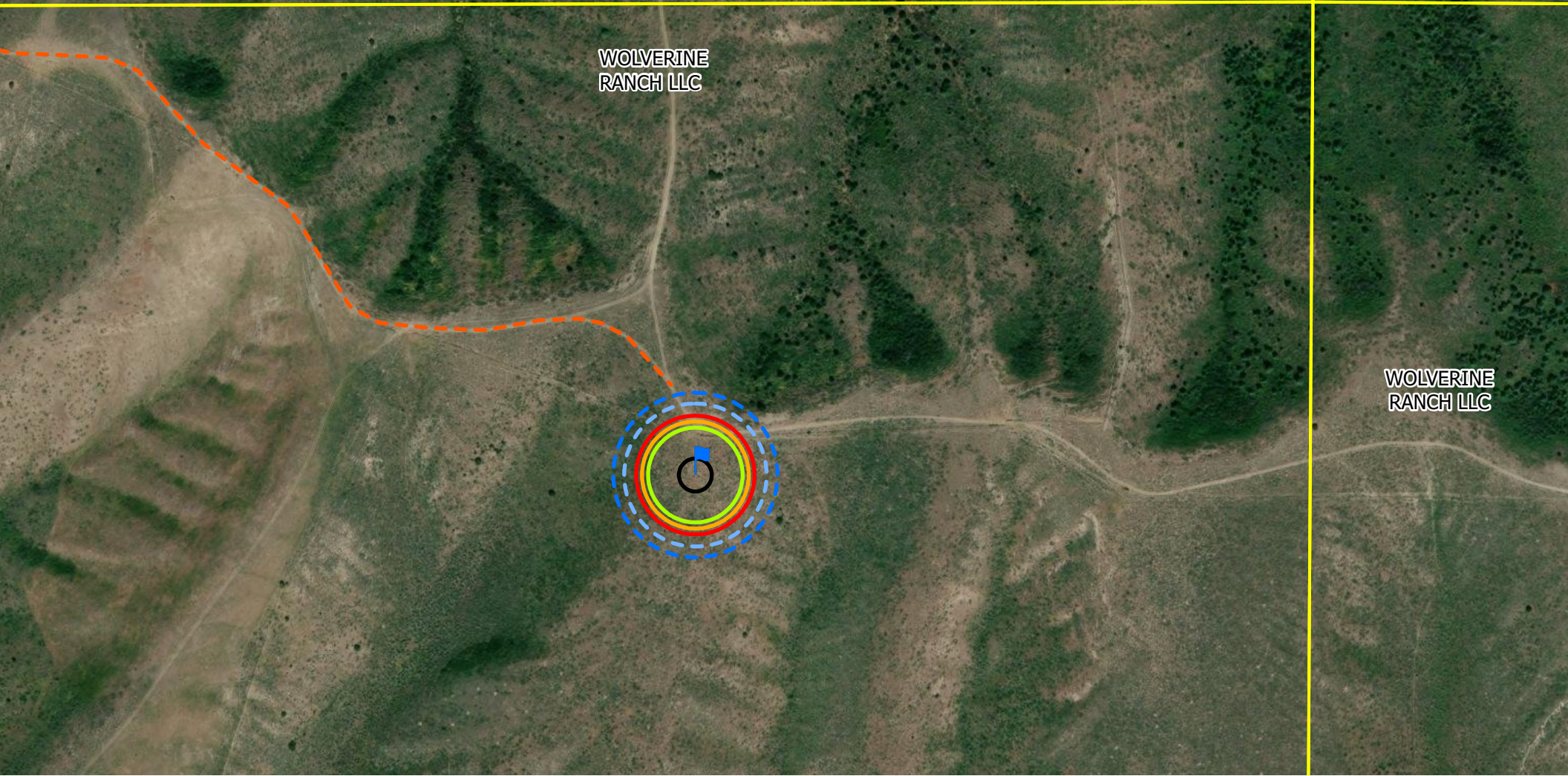
These maps show the location of met masts in Bingham County, ID as well as their footprint on the ground. The masts are held up by guys around the mast.

The fall down radius of the mast + 30 ft is also shown in compliance with Section 10-7-35.



Created by Tyler Gingrich. Map for reference, not for construction. Map Source: ESRI Imagery.

- 60 m Met Mast - Wolverine
- Access Route from Wolverine Rd
- Wolverine Rd
- Parcels

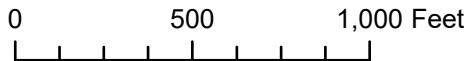


Mountain Birch Site Plan










Conditional Use Permit Site Maps for the placement of 60 m Met Masts

These maps show the location of met masts in Bingham County, ID as well as their footprint on the ground. The masts are held up by guys around the mast.

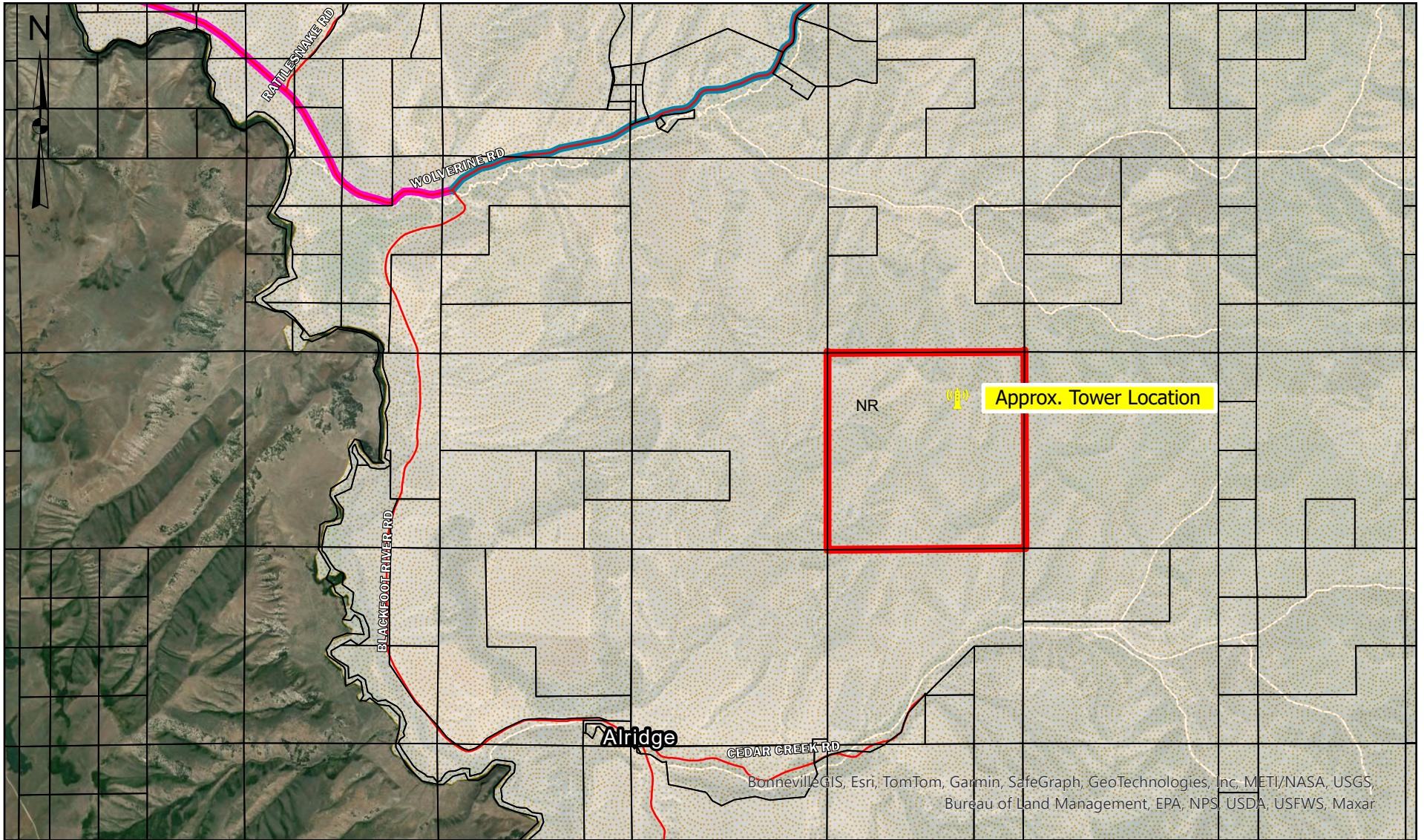
The fall down radius of the mast + 30 ft is also shown in compliance with Section 10-7-35.



Created by Tyler Gingrich. Map for reference, not for construction. Map Source: ESRI Imagery.

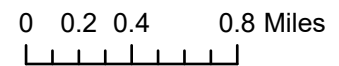
-  60 m Met Mast - Wolverine
-  Access Route from Wolverine Rd
-  Fall down radius + 30 ft - 227.7 ft
-  Fall down radius - 197.7 ft
-  Parcels
-  Winch Anchor - 45.6 ft
-  Inner Guy - 131 ft
-  Middle Guy - 148 ft
-  Outer Guy - 164 ft

WOLVERINE RANCH, LLC - TEMPORARY MET MAST TOWER CUP - ZONING MAP



Bonneville GIS, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, USFWS, Maxar

**Exhibit
S-3**



LEGEND

-  Wolverine Ranch CUP
-  Approx. Tower Location
-  Roads
-  Parcels
-  NR - Natural Resources
-  A - Agriculture
-  Major Collector 70' ROW
-  Minor Collector 60' ROW

