



# Comprehensive Plan

# ACKNOWLEDGEMENTS

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## **Acronyms Used**

AHM – All-Hazard Mitigation

BLM – Bureau of Land Management

BOCC – Board of County Commissioners

CAFO - Confined Animal Feeding Operations

CDH – Central District Health

CFM – Certified Floodplain Management

DEQ – Department of Environmental Quality

EMA – Elmore County Emergency Management Agency

FS – Forest Service

IDFG - Idaho Department of Fish and Game

IDL - Idaho Department of Lands

IDWR – Idaho Department of Water Resources

ITD – Idaho Transportation Department

LUBD – Land Use and Building Department

MHAFB – Mountain Home Air Force Base

NCA – National Conservation Area

PZC – Planning and Zoning Commission

USFS - U.S. Forest Service

USFWS - U.S. Fish and Wildlife Service

WUI – Wildland Urban Interface



# Chapter 1

## Introduction

## I. Introduction

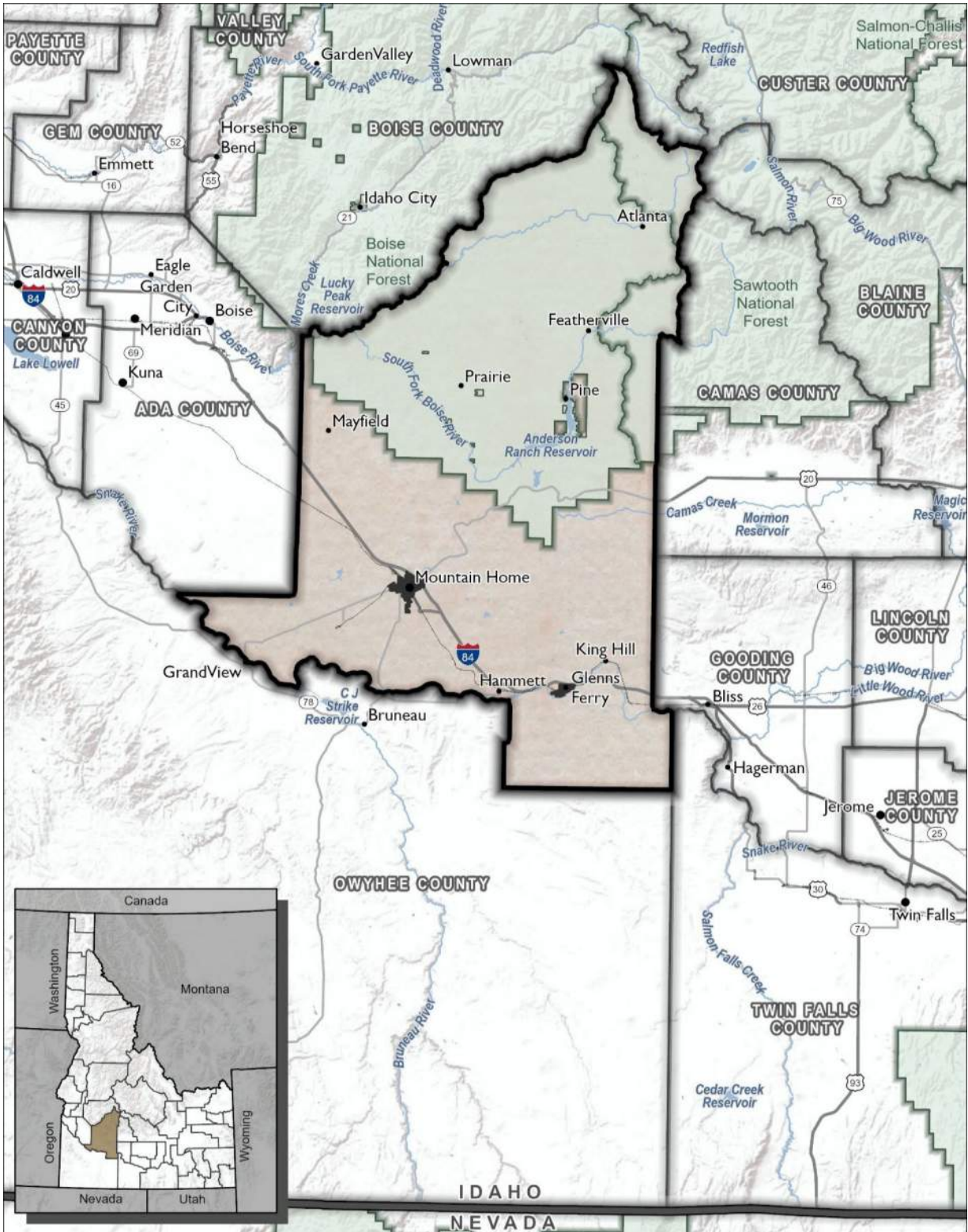
As depicted in **Figure 1**, Elmore County is located in southern Idaho between Ada and Twin Falls Counties and is traversed by the Interstate 84 (I-84) corridor. Elmore County contains a land area of 3,101 square miles (ranked 6th largest of Idaho counties) and in 2024 ranked 13th among Idaho counties with a population of approximately 29,000.

Envision Elmore is an update of the County's 2014 Comprehensive Plan. During the decade since then, Elmore County has seen population growth and unanticipated large-scale development proposals such as commercial-scale energy generation projects, tribal economic enhancement endeavors, and planned mixed use communities. The County has also processed a wide variety of land division applications in each corner of the County, with levels of development activity varying before, during, and after the COVID 19 pandemic of 2020 and 2021.

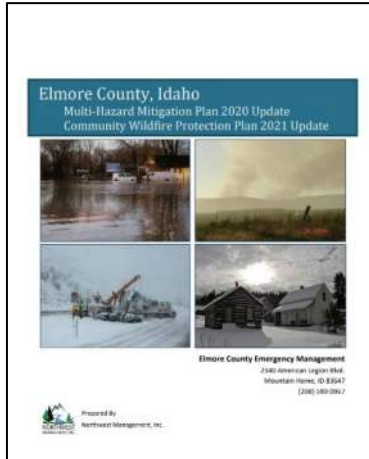
Idaho State Code Section 67-6508 mandates that all local governments conduct a process designed to prepare, implement, review, and update a comprehensive plan, to include all land within the jurisdiction of the governing board. The plan, with maps, charts, and reports, considers previous and existing conditions, socioeconomic data including population forecasts, desirable goals and objectives, or desirable future situations within a series of planning components. Idaho Code requires that the planning process be open to the public so that the plan reflects the issues and concerns of importance to residents, property and business owners, and other community representatives.



**Figure 1: Vicinity Map**

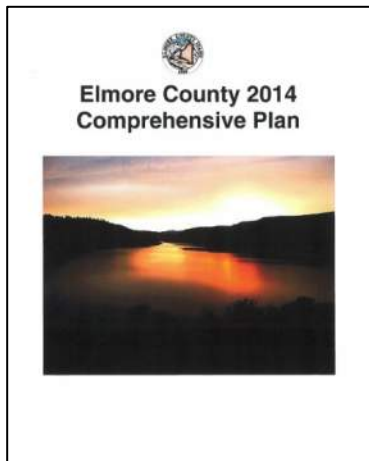


## 1. Relevant Plans



### ***Elmore County Multi-Hazard Mitigation Plan***

In 2020 the Elmore County Multi-Hazard Mitigation Plan and the Community Wildfire Protection Plan updates were completed in 2021. The Elmore County Multi-Hazard Mitigation Plan includes analysis, and mitigation plans for the following issues: Flood, Earthquake, Landslide, Severe Weather, and Wildland Fire. The Community Wildfire Protection Plan contains additional information on preparing for and managing wildfire risk. The information related to hazardous areas and natural resources was reviewed and utilized in this Comprehensive Plan update.



### ***Elmore County 2014 Comprehensive Plan***

The 2014 Elmore County Comprehensive Plan provided the initial review materials for the comprehensive plan update. This document provided the background and history portion for the new Comprehensive Plan update. Information regarding existing conditions was updated; new goals and objectives were created based on these 2014 concepts.



### ***The City of Mountain Home 2020 Comprehensive Plan***

Many of the goals in the Mountain Home Comprehensive Plan align with the Elmore County plan. Mountain Home is the County seat and has many of the larger public resources such as medical facilities, school districts and county offices. The information provided in this plan helped with the assessment of resources within the Western region of the County.

### **City of Glenns Ferry**

Comprehensive Plan  
Adopted October 8, 2013  
Amended September 24, 2019

#### ***City of Glenns Ferry Comprehensive Plan***

Adopted on October 8, 2013, and amended September 24, 2019, the Glenns Ferry Comprehensive Plan provided a wealth of information for the eastern portion of Elmore County and helped align goals that better suited the population. The City of Glenns Ferry is currently in the process of updating their plan.



#### ***City of Mountain Home Master Pathway Plan***

This plan identifies the importance of pathways and active transport. The information provided in this plan gave insight into the recreation facilities located within and adjacent to the Mountain Home area of Elmore County.

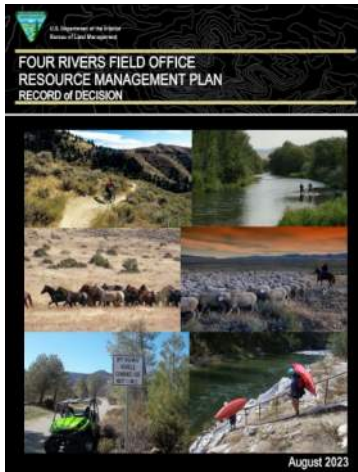
Snake River Birds of Prey  
National Conservation Area



Resource Management Plan  
and Record of Decision  
September 2008

#### ***Snake River Birds of Prey National Conservation Area Resource Management Plan (2008)***

A portion of Elmore County is within the Birds of Prey National Conservation Area (NCA). This plan acts as the resource management plan for public lands cultural and natural resources within the designated area. Of note are the land uses and future policies.



### ***BLM Four Rivers Field Office (FRFO) Resource Management Plan (RMP)***

The Bureau of Land Management (BLM) is pleased to announce that the BLM Four Rivers Field Office (FRFO) Approved Resource Management Plan (RMP) is complete. The Approved RMP will provide guidance for managing approximately 783,160 surface acres and 1,173,170 acres of mineral estate, including split estate, in Ada, Adams, Boise, Camas, Canyon, Elmore, Gem, Owyhee, Payette, Valley, and Washington counties administered by the BLM.

## 2. Public Involvement

**Appendix A** provides the results of the various public involvement activities associated with the planning process. Working closely with the planning consultants, an Advisory Committee was formed to ensure that various interests throughout the City would guide the planning process. The following summarizes the process used to engage the public in the comprehensive planning process.

### a) Situational Assessment

The situational assessment occurred at the beginning of the planning process (Summer 2024). One-on-one conversations with key community members were undertaken by the planning consultant team, to gather insights on priorities, challenges, and opportunities. The interviews shaped the public involvement strategy, helping to identify key members of the Advisory Committee and incorporating diverse perspectives from individuals who may otherwise not have participated.

### b) Bilingual Handout/Website

A website was created in July 2024 with the intention of providing updates and information on the Comprehensive Plan update. The website was regularly updated to provide hearing dates, workshops, agendas, and overall public involvement opportunities during the process. Along with the website, a bilingual handout was created and distributed to the public, which described what a Comprehensive Plan is, how the update will affect them, and a general explanation of what the County does.

### c) Advisory Committee Meetings

An advisory committee was formed to include community members in the planning process. The purpose of the advisory committee is to provide various opinions and viewpoints throughout the County. Three advisory committee meetings were held throughout the process as follows:

- The first Advisory Committee meeting on September 28, 2024, introduced members to the comprehensive plan process and their role in shaping it. Members reviewed initial planning issues—categorized as Economic, Environmental, and Community—based on feedback from the Situational Assessment. They provided input on issues and addressed concerns using physical maps of Elmore County. Comments from this exercise were compiled and shared with the public during the open house series.
- At the second advisory committee meeting on May 14, 2025, the committee members were tasked to work together to develop preliminary goals, objectives, and strategies for the Comprehensive Plan Update, and provide input on a working draft of the Future Land Use Map (FLUM).

- The final advisory committee meeting on October 8, 2025, provided an opportunity for the Advisory Committee to review the FLUM and provide guidance and prioritize strategies and policies.

d) Public Open House Series

Three open houses were held in the fall of 2024, one in Pine (October 15), one in Mountain Home and another in Glenns Ferry (October 28). At each of these meetings, public participants were provided with the opportunity to engage in an initial issues assessment activity, where participants were asked to review a list of initial comprehensive planning issues (Economic, Environmental, and Community). Participants were given two tasks: 1) vote on priority issues from the lists of initial issues, and 2) identify where the initial issues might be best addressed geographically on a map of Elmore County.

e) Public Hearings

On October 23, 2025 the County hosted a Workshop with the Advisory Committee and the Planning and Zoning Commission. The intention of this meeting was to provide an opportunity for the committee, commission and the public to review a working draft Comprehensive Plan and provide feedback before the Commission hearing.

Public notice for hearings on the Draft Comprehensive Plan was issued on XXX and the Draft Plan was made available on-line and at local repositories. The Planning and Zoning Commission hosted a public hearing on December 4, 2025. During this hearing, the public was able to provide comments and share concerns on the Draft Comprehensive Plan. The Planning and Zoning Commission recommended approval/denial of the plan.

The Board of County Commissioners held a public hearing on December 19, 2025. This hearing was the final decision on the Comprehensive Plan update. The BOCC voted to approve the plan, which was adopted on XXXX 2025 by Resolution number XXX

### 3. Plan Structure

This plan has been prepared in the following chapters. The plan components required under Idaho Code Section 67-6508, are highlighted in the following chapter descriptions:

Chapter I (Introduction) begins with the purpose of the plan followed by a description of the related plans reviewed in the development of the Comprehensive Plan plans and the public involvement process.

Chapter II (Background) describes the setting and brief history of the county, as well as information on the demographic composition of the county, **population** forecasts and a short **private property** rights discussion.

Chapter III (Elmore County by Region) was developed based on public feedback regarding the variation in the county physical and economic conditions. Therefore, three regions (West, North and East) were identified (refer to **Figure 2**). This chapter also presents existing conditions (Existing Elmore County) and future trends (Envision Elmore County) in three categories:

- **Environment:** Natural Resources (Special Areas and Sites), Hazardous Areas, Agriculture.
- **Economic:** Recreation, Transportation (Airports), Economic Development.
- **Community:** Land Use (Housing and Community Design) Public Services (Schools), Facilities and Utilities.

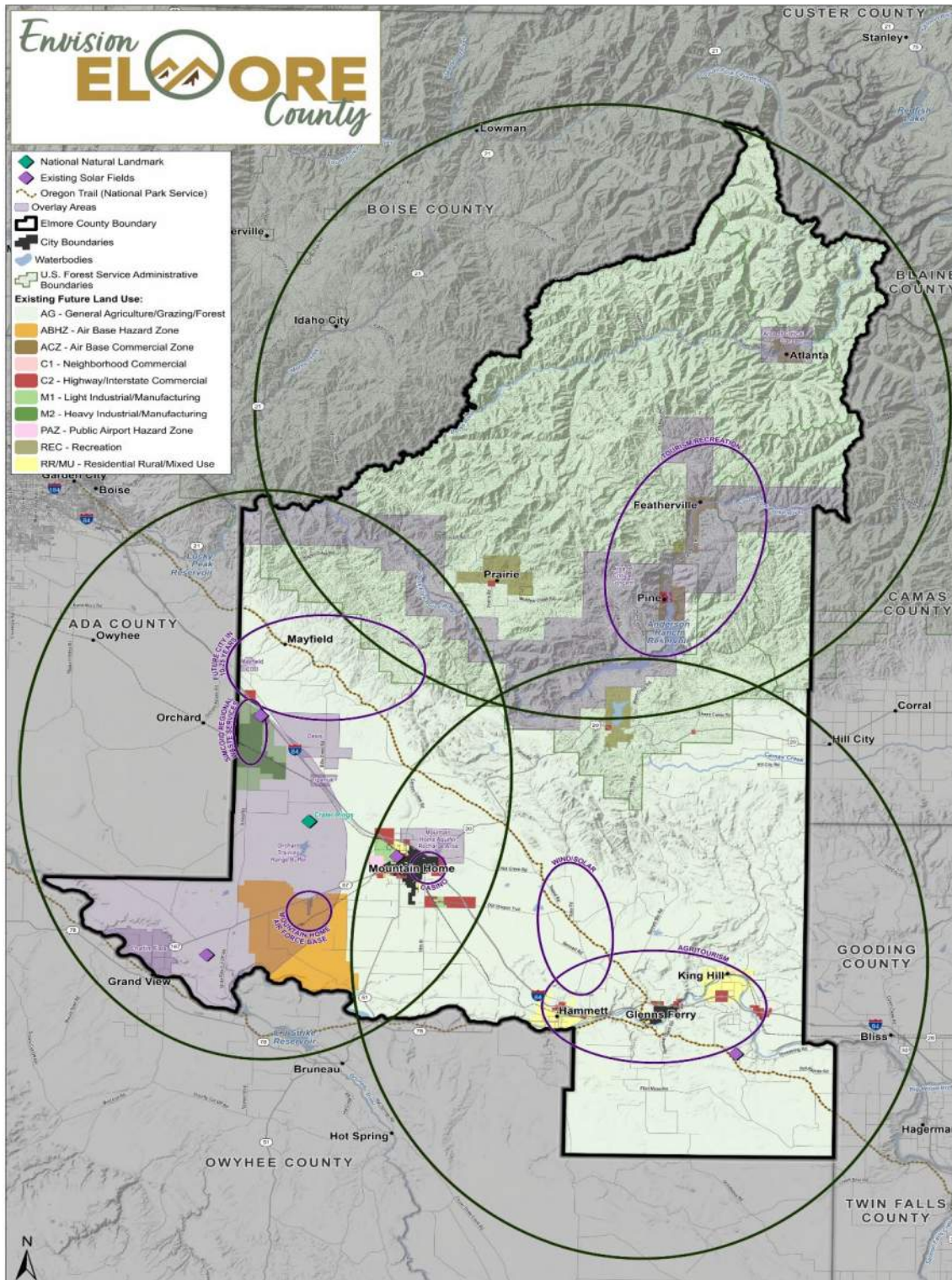
Chapter IV (Vision, Goals, Objectives, and Strategies) presents the County vision statement along with three goals (Environment, Economic, Community) followed by objectives and strategies.

Chapter V (Implementation) presents the Future Land Use Map and describes land use designations, provides a prioritized list of all strategies, assigning responsible entities and possible partners to each strategy, as well as a list of applicable policies, to facilitate plan **implementation**.

Chapter VI (References) lists materials referred to during plan preparation.

Chapter VII (Appendices) presents supporting documents used throughout the plan.

**Figure 2: Existing Land Uses and Region Concepts**





# Chapter II

## Background

## II. Background

Elmore County is comprised of a variety of landscapes, with high mountain peaks to the north and flat valley lands to the south. The vast expanse includes forests and reservoirs, deserts and irrigated farmlands, and notably the mighty Snake River. These features attract recreational use throughout the county and draws new growth to local communities.

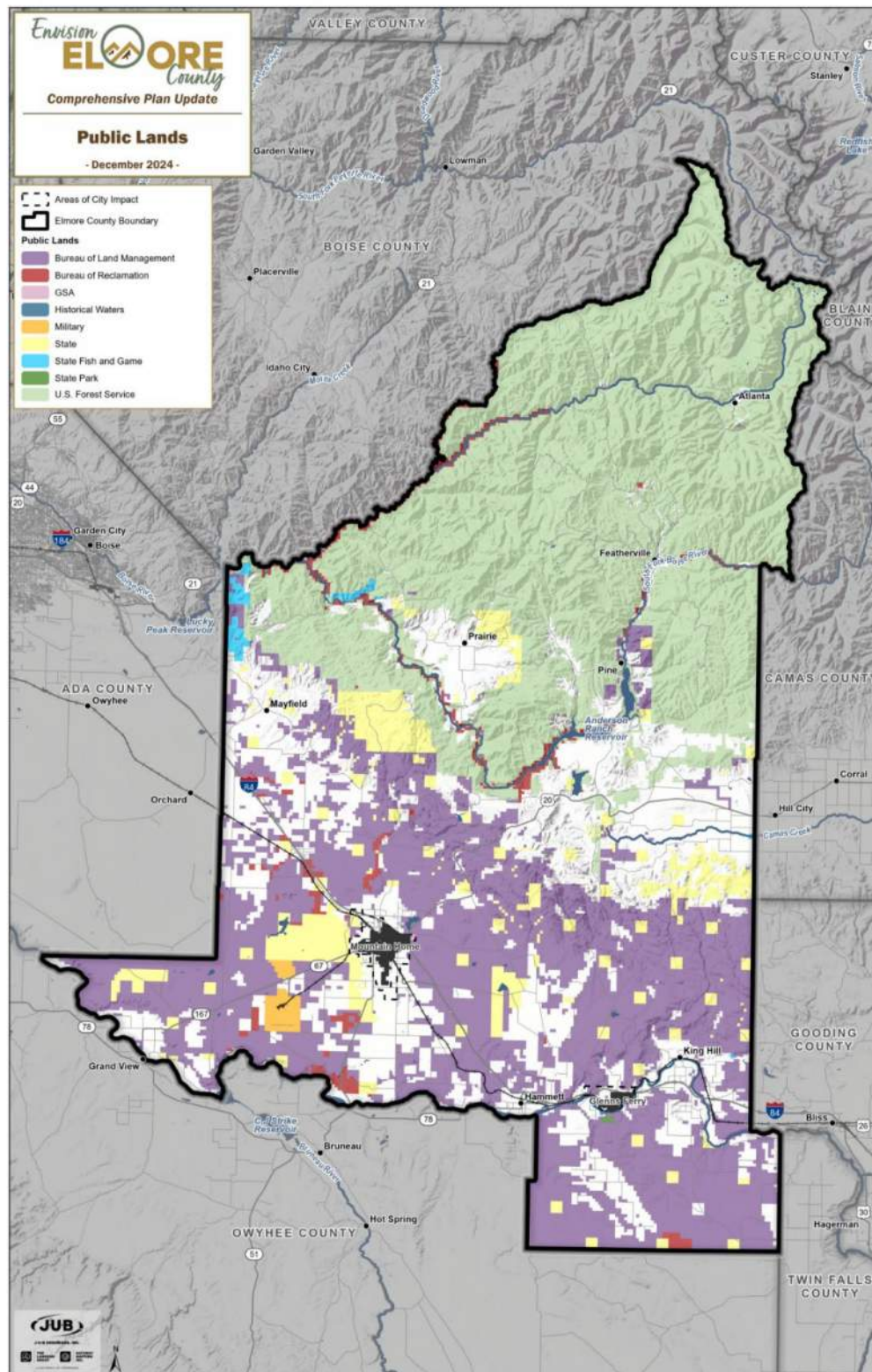
Public land ownership accounts for about 73 percent of the land in Elmore County, and private lands account for about 27 percent (see **Figure 3**). The magnitude of public lands and the interspersed pattern of private ownership have necessitated close cooperation with federal and state agencies to manage and plan for the county's future. The principal land management agencies active in Elmore County include the Bureau of Land Management (BLM), U.S. Forest Service (USFS), U.S. Fish and Wildlife Service (USFWS), Idaho Department of Lands (IDL), and the Idaho Department of Fish and Game (IDFG).

The County includes eleven unincorporated communities and one industrial district on Simco Road. Due to a variety of economic forces in the late 2010s through to the mid-2020s, these unincorporated communities have experienced exceptional growth. The unincorporated communities of Hammett and King Hill, and agricultural areas surrounding Glens Ferry, are witnessing the emergence of agritourism-related uses. Pine, Featherville, and Atlanta have seen growth related to increased interest in vacation or second homes near the public land amenities, the Sawtooth National Recreation Area and the Boise River.

Within the County, there are two incorporated cities; the county seat and most populous (15,979) is Mountain Home, while Glens Ferry, the second largest (1,282) is situated on the eastern edge of the county near where the Oregon Trail crosses the Snake River. New development continues to arrive in Elmore as shown by the Mayfield Springs Planned Community (approved in 2022) and the Mayfield Townsite Planned Community that was approved in 2011; once fully developed could result in over 17,000 new homes around the historic settlement of Mayfield.

Commercial and industrial uses continue to grow within the County, with a series of large utility-scale solar, wind, and hydro-power generation projects proposed between and near the two incorporated cities, along the I-84 corridor. The Shoshone Bannock Indian Tribe has discussed large commercial/recreational venues including casinos near the Ada County border and the outskirts of Mountain Home, which would bring new employment opportunities.

**Figure 3: Public Lands in Elmore County**



## 1. Setting<sup>1</sup>

Originally, Elmore County was part of the vast Alturas County, which was created by the First Territorial Legislature of Idaho in December 1863. Alturas County included all of the land north of the Snake River from the mouth of the Bruneau River to Little Lost River and as far north as the Sawtooth Mountains (refer to **Figure 4**).

In 1889, the last Territorial Legislature of Idaho divided Alturas County, creating several smaller counties, including Elmore County. The first county seat was established in Esmeralda and later moved to Rocky Bar. In 1890, it was moved to Mountain Home. Several townships were annexed from Owyhee County to Elmore County in 1931. These townships are in the southwestern part of Elmore County, north of the Snake River.

Elmore County is bounded by the North Fork of the Boise River, part of the Sawtooth Mountains, and Boise County to the north. Custer, Blaine, Camas, Gooding, and Twin Falls Counties border on the east boundary. On the southern boundary are the Snake River and Owyhee County, and on the western border is Ada County, Idaho's most populous county. The northern half of the County is mountainous, while the southern portion is part of the Snake River Plain.

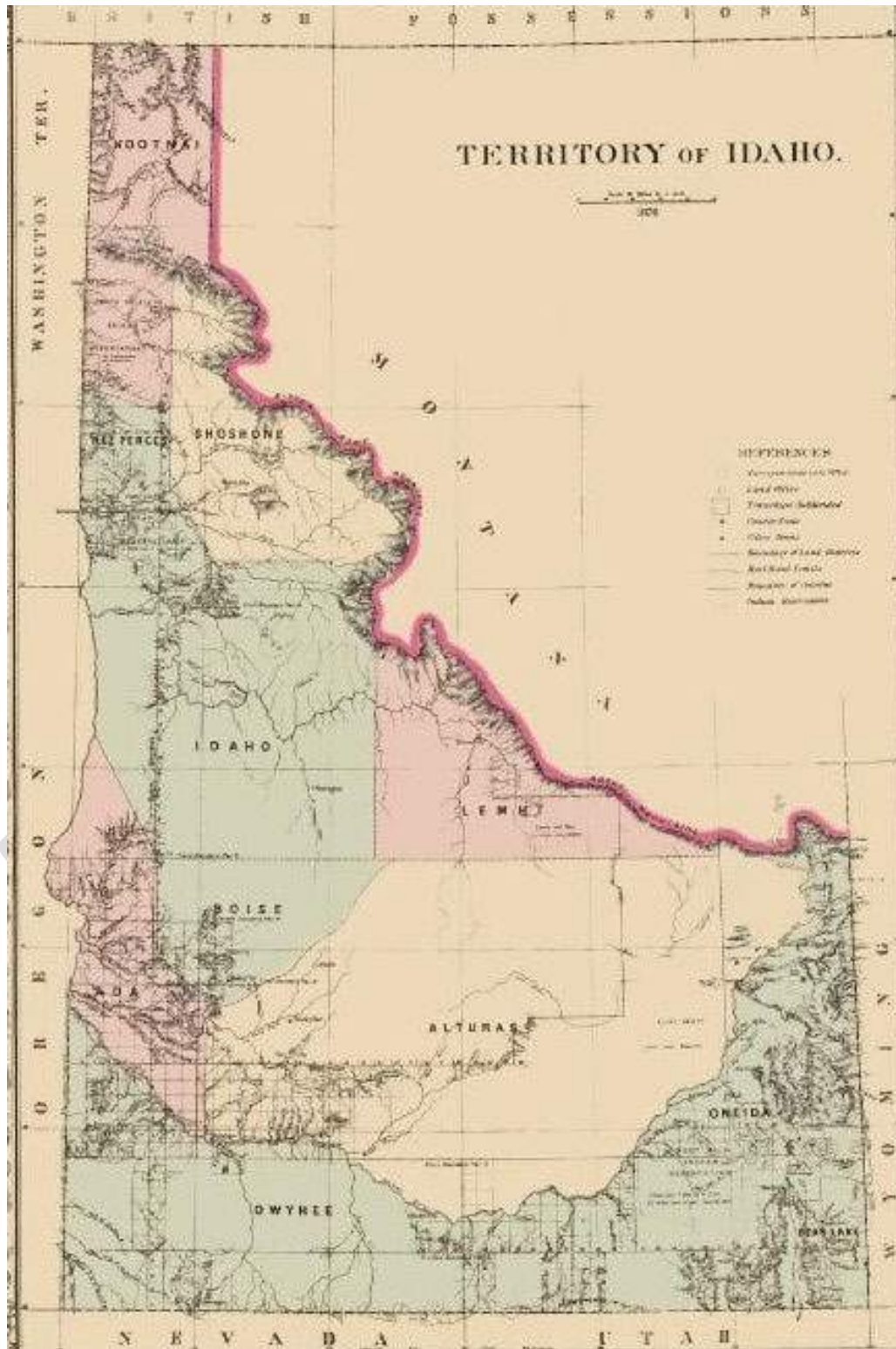
Altitudes vary from 2,300 feet south along the Snake River to 10,659 feet in the northern portion of the County. This difference in altitude results in a wide range of climate, from less



than 8 inches of moisture in the southern part of the County to an average of 25 inches in the northern regions. Most areas experience dry summers. The temperatures vary from 100 degrees in the south during the summer months to more than 50 degrees below zero in the winter to the north.

<sup>1</sup> Taken from 2014 Comprehensive Plan

**Figure 4:** Historic Idaho County Map



## 2. Brief History<sup>2</sup>

Long before the arrival of the Euro-American settlers, the land that would become Elmore County was home to the Shoshoni and Bannock tribes. These nomadic Indigenous people could live year-round along the Snake River where fish were abundant and avail themselves of the camas bulbs in the spring in what is still known as the Little Camas Prairie. As chronicled by local historians, the forested areas along the Boise River tributaries were desirable summer locations where they could spend time “teaching their children to hunt, gathering roots and berries and soaking in the hot springs along the riverbanks.”<sup>3</sup>

The early 1800s brought fur trappers from John Jacob Astor’s Pacific Fur Company, and by the 1840s the Oregon Trail carved a path through the area, with Three Island Crossing near present-day Glenns Ferry serving as a critical stop for thousands of emigrants heading west. Though most pioneers passed through, the region’s strategic location and natural resources laid the foundation for future settlement and development

Early accounts of the area tell of gold and silver strikes and of many frustrations. Gold was discovered in 1863 at Rocky Bar and in 1864 at Atlanta. The rugged terrain and the distance that ore had to be hauled made the Atlanta gold expensive. The Rocky Bar/Featherville area had an easier time getting gold out. The fevered pitch of mining life heightened conflicts among settlers and Native Americans.

In addition to those who stayed on to mine, the first permanent settlements in Elmore County began in 1883 when the Union Pacific Railroad, then called the Oregon Short Line, built its main line across the southern part of the County. The railroad stimulated agriculture, and



Elmore County became one of the leading stock-raising counties of Idaho. Sheep herding was a notable enterprise attracting the Basque community to the area in the early 20<sup>th</sup> century.

Mountain Home, the County seat, was moved from its location on Rattlesnake Creek, where it emerged from the foothills to its present location on the railroad line. It remained a small community until the advent of the Mountain Home Air Force Base in 1942. Mountain Home continued

<sup>2</sup>Elmore County 2014 Comprehensive Plan

<sup>3</sup> Elmore County Press

to grow until 1963, when construction was completed on several missile sites within the area. The community has experienced steady growth since 1967.

Glenns Ferry was the railroad town in the County for many years, with the Oregon Short Line Railroad spanning from Granger, Wyoming, to Huntington, Oregon. For generations, it served as a terminal crew change point for the Union Pacific Railroad. In 1964, agricultural development near Glenns Ferry started to take place with the advent of high-lift pumps that could irrigate crops on the high benches south of the Snake River. As agriculture developed, the town became less dependent on the railroad jobs and more dependent on agricultural opportunities.

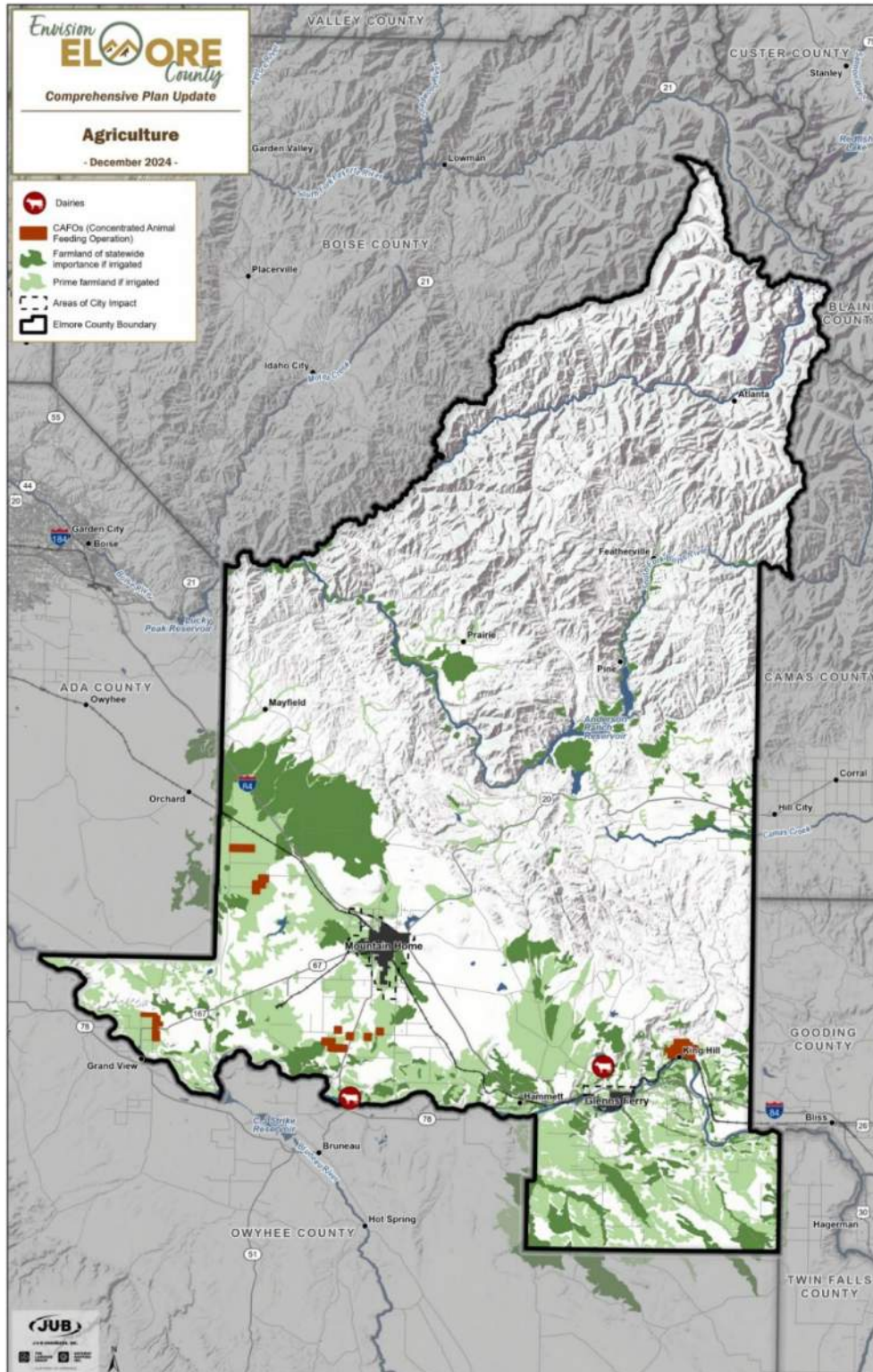
In the early part of the County's agricultural history, there may have been 150,000 head of sheep grazing in the County, and more than 2,500 horses. Cattle were not numerous to begin with, but they built up rapidly by the turn of the century. The Snake River Plain was used for winter and spring grazing, while the mountains were used for summer grazing. The sheep industry has declined, but the cattle industry has expanded to replace it.

In 2003, the County passed Ordinance No. 2003-4, which defined and established confined animal feeding operations (CAFOs). The number of CAFOs varies over time due to changes in operation status, permitting, and regulatory oversight.

Irrigated agriculture comprises about 150,000 acres in the County. Potatoes, hay, sugar beets, and beans are the main crops. During the late 90's, Elmore County experienced a significant increase in milk production and commercial dairy operations. The dairy industry is firmly established in the County. Despite a decline in the number of farms and total acreage since 2017, Elmore County's average farm size has remained stable, and its agricultural productivity continues to outperform state averages, with farms generating an average of \$2.08M in sales compared to the Idaho average of \$476K. **Figure 5** depicts current agricultural land and CAFOs.

The abundance of mountains, streams, lakes, and reservoirs in the County provides ample opportunities for recreational activities such as hunting, fishing, camping, boating, and other recreational uses. The use of land and water for recreation purposes is not limited to those living in Elmore County. State recreation officials indicate that seventy-five percent (75%) of the Elmore County mountainous area is used by people outside the County. The Forest Service has indicated over 700,000 man-days of use in the Middle Fork and South Fork drainage of the Boise River.

**Figure 5: Agricultural Lands, Soils, CAFOs**



### 3. Private Property Rights

Elmore County respects the private property rights of its citizens and will continue to review policies and land use applications to ensure compliance with state regulatory taking guidelines.

The United States Constitution guarantees that private property shall not be taken without just compensation. The Idaho Legislature code section 67-6508, states that a comprehensive plan should have a section on property rights, with - an analysis of provisions which may be necessary to ensure that land use policies, restrictions, conditions and fees do not violate private property rights, adversely impact property values or create unnecessary technical limitations on the use of property and analysis as prescribed under the declarations of purpose in chapter 80, title 67, Idaho Code.

This document does include recommendations regarding land use policies and programs, therefore, should regulations, restrictions, or conditions result in conflict with property owners during the implementation of this plan, the Office of the Attorney General's checklist for private property rights should be consulted (refer to **Appendix B**).

### 4. Population Data and Forecasts

A socio-economic report was prepared as part of this planning process and is provided as **Appendix C**. The population of Elmore County has seen a steady increase since the last comprehensive plan update in 2014. As of 2024, the estimated population of Elmore County is 29,000<sup>4</sup> with much of the population residing in Mountain Home.

This growth is influenced by a combination of natural increase and in-migration, particularly from nearby urban areas. Elmore County ranks as the 13th most populous county in the state, with a population density of roughly 10 people per square mile. Understanding these trends is essential for planning future infrastructure, housing, and public services to accommodate a growing and diversifying population.

The graph below depicts population trends in the County, along with projected estimates based on five different growth scenarios that align with each area's historical trends.

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<sup>4</sup> U.S. Census Bureau, 2024 ACS 5-year Estimates

### *Current Demographics<sup>5</sup>*

The median **age** in Elmore County is approximately 32 years old. More than one-quarter of county residents are younger than 20 years, while two-thirds are younger than 45. Younger generations compose the predominant population composition within the County; the MAHFB is a strong contributor to this phenomenon.

**Race and Ethnicity** in the County is slightly diverse with one-fourth of the population being nonwhite. The Hispanic population (18%) is slightly higher than the state average of 14%. Refer to **Table 1**.

**Education** attainment for individuals aged 25 and older in the population who have attained a bachelor's degree, or a higher level of education has seen growth within the last 10 years from 17% to 21% in 2023.

**Income** inequality is an issue throughout the County as shown by the income levels being 21% lower than state and 24% lower than the nation. Census data shows that 12.4% of residents county-wide are living in poverty, this has improved over time as the poverty level was approximately 14% in 2018.

**Table 1: Elmore County Race and Ethnicity**

| Race                                             | Elmore County | Mountain Home | Glenns Ferry |
|--------------------------------------------------|---------------|---------------|--------------|
| Population of one race                           | 86.8%         | 86.3%         | 90.2%        |
| White alone                                      | 74.5%         | 72.8%         | 87.9%        |
| Black or African American alone                  | 3.2%          | 3.5%          | 0.1%         |
| American Indian and Alaska Native alone          | 1.2%          | 1.3%          | 0.9%         |
| Asian alone                                      | 2.8%          | 3.1%          | 0.1%         |
| Native Hawaiian and Other Pacific Islander alone | 0.4%          | 0.4%          | 0.0%         |
| Some Other Race alone                            | 4.7%          | 5.2%          | 1.1%         |
| Population of two or more races:                 | 13.2%         | 13.7%         | 9.8%         |

### *Population Projections*

Elmore County and Mountain Home have historically shared similar population growth rates, as most county residents live in the Mountain Home Census County District (CCD). Projections suggest this trend will continue, with both expected to grow at about 1% annually through 2045. Glenns Ferry is projected to grow at 1.8% annually, but its small population means percentage changes can be misleading and may skew regression analyses. The graph below shows the population trends and projections for the County, based on five growth scenarios. The five year scenario predicts the highest population growth within the County and was selected for planning purposes due to the potential for new populations to settle over time in Mountain Home as well as in the planned communities surrounding Mayfield. **Table 2**

<sup>5</sup> Elmore County Socioeconomic Report.

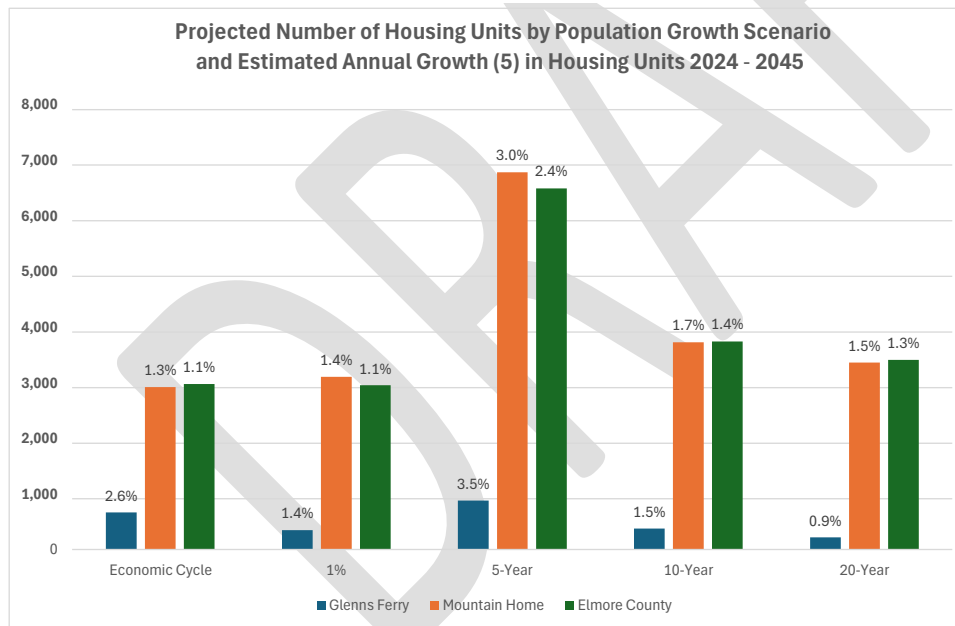
shows the population figures using the five year cycle scenario at 5, 10, and 20-year increments, and **Table 3** shows the projected number of housing units.

**Table 2: Projected Population by Area**

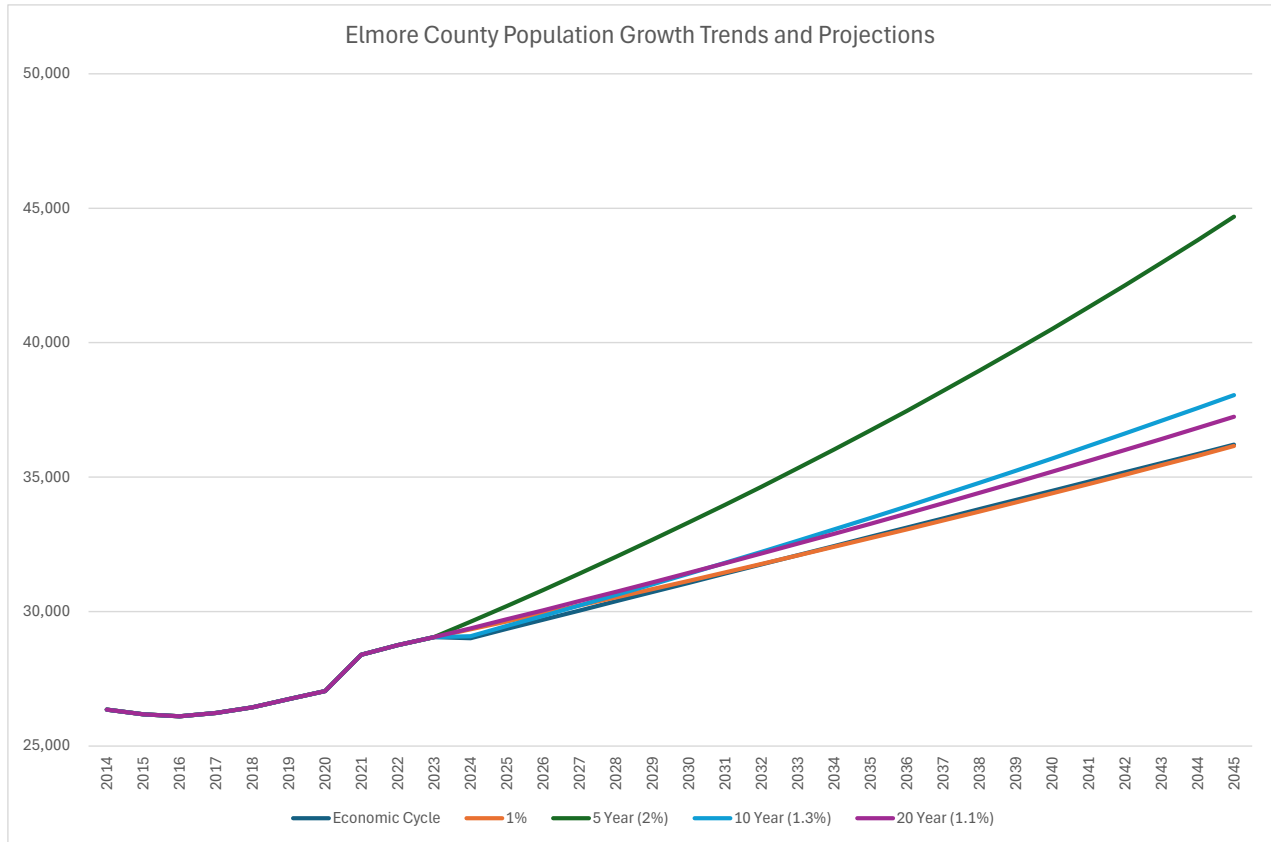
| Area                           | 2030   | 2035   | 2045   |
|--------------------------------|--------|--------|--------|
| Elmore County                  | 33,000 | 37,000 | 44,000 |
| Mountain Home CCD <sup>6</sup> | 30,000 | 33,500 | 41,000 |
| Glenn's Ferry                  | 3,000  | 3,400  | 4,400  |

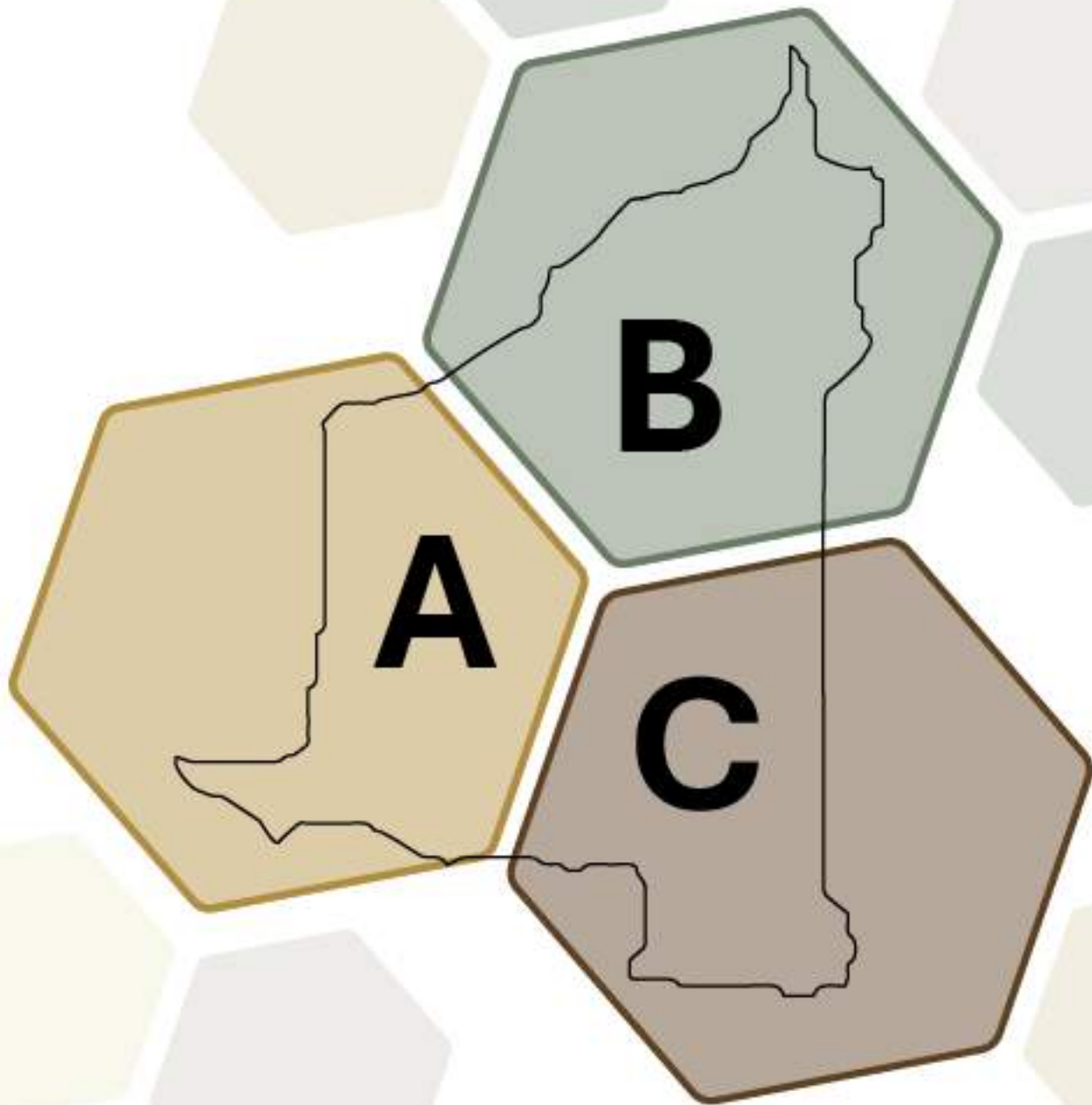
Source: Elmore County Socioeconomic Report

**Table 3: Projected Number of Housing Units**



<sup>6</sup> Population data for this report uses the Mountain Home Census County Division (CCD) rather than the city's "Economic Place" boundary because the CCD captures both the City of Mountain Home and its surrounding unincorporated areas where most of the county's population resides. This provides a more accurate representation of the county's demographic and housing trends, as the CCD encompasses approximately 90% of Elmore County's residents. Additionally, the CCD offers greater data reliability and consistency in U.S. Census estimates, making it the most appropriate geographic unit for countywide planning and policy analysis.





# **Chapter III**

## **Elmore County by Region**



# A. West Region

## Plan Elements

Mountain Home, Mountain Home Air Force Base, Mayfield, Oasis, Chattin Flats

### Environmental



### Economic



### Community





## 1. Environmental

### A. Existing Elmore County

A complete existing conditions report is provided in **Appendix D** this section provides a summary of the environmental plan components within the West Region.

Topography in Elmore County ranges from low-elevation plains to high, steep mountainous terrain. A third of the southern portion of the County is comprised of the Snake River Plains where elevations range from 2,300 to 3,500 feet. The west region of Elmore County is characterized by flat terrain utilized for irrigated agriculture and spring-fall grazing for cattle. With this section of the county having the largest concentration of population, other factors such as drought, land availability, and soil viability issues become apparent when development tries to expand.

#### *Natural Resources/Special Areas & Sites*

The west region of Elmore County is rich in natural resources and ecological assets that are vital to the region's environmental health, economic stability, and cultural identity. The area includes key components of the Mountain Home Plateau Aquifer, which supplies water to local communities, agriculture, and the MHAFB. Surface water resources such as



the South Fork of the Boise River and Little Camas Reservoir support irrigation, recreation, and wildlife habitats. The region also features diverse landscapes—from riparian corridors and sagebrush steppe to wetlands and reservoirs—that provide critical habitat for native species and offer scenic and recreational value. These special areas are essential not only for conservation but also for sustaining the County's long-term growth and resilience.

Special areas and sites in the west region consist of the MHAFB, Bruneau Sand Dunes, CJ Strike Reservoir/Dam, Snake River Birds of Prey National Conservation Area, and other recreational facilities. For a full review of the special areas and sites, see **Appendix D**.

#### *Hazardous Areas*

The southwestern portion of Elmore County is subject to a range of natural and human-caused hazards that pose risks to public safety, infrastructure, and the environment. This region is particularly vulnerable to wildfires, with several major fires in recent years threatening communities and natural resources. Flooding is also a recurring concern, especially along the South Fork of the Boise River, where snowmelt and heavy rainfall can



lead to flash floods. Additionally, the transportation of hazardous materials along major highways and rail lines introduces the potential for chemical spills and related emergencies. Identifying and planning for these hazards is essential to protect residents, support emergency response, and guide future development in a safe and resilient manner.

The Bennet Road Landfill and Bennet Road transfer station services provide residents with the ability to dispose of waste products; both are located adjacent to the City of Mountain Home. Along with the landfill and transfer station, there is Simco Environment, which provides holding ponds for evaporation of wastewater.



### *Agriculture*

While the West region has much of its land designated as agricultural, much of the land is not productive agricultural land. The areas of Mayfield, Oasis, Chattin Flats, and Tipanuk utilize overlays and agricultural zoning designations to specify development standards. Grazing is the primary agricultural purpose, although Confined Animal Feeding Operations (CAFO) also occur in this area. Crop farming occurs primarily to the southeast of Mountain Home and south of Tipanuk. The West region struggles with soil quality and water availability, making the expansion of agricultural uses and crops difficult.

### **B. Envision Elmore County**

The West region of the county is the most urban of the three regions as the City of Mountain Home and the MHAFFB are both located in this area. In the years ahead, new residents will anticipate greater amenities associated with surrounding open spaces, such as county trails and recreational opportunities.

The West region shares county-wide concerns regarding water quantity, availability, and water quality, particularly with competing demands of agricultural, industrial, and residential uses. Within this region, the City of Mountain Home is the largest urban service provider, followed by the MHAFFB which operates its own water and wastewater treatment system. Increased residential development outside city limits but within and near Planned Communities will require additional attention as it pertains to disaster response.



## 2. Economic

### A. Existing Elmore County

A complete existing conditions report is provided in **Appendix D**. This section provides a summary of the economic plan components within the West Region.

#### *Recreation*

The west region of Elmore County offers a variety of outdoor recreation activities. CJ Strike Reservoir/Dam is located below the Bruneau River confluence near Grand View. This area is popular for fishing, camping, boating (launches and docks), hiking and other recreational activities. Bruneau Dunes State Park, while not in Elmore County, is within a 20-minute drive from Mountain Home. The remarkable sand dunes as well as the dark sky location and observatory offers a unique visitor experience.

#### *Transportation*

Transportation facilities play a vital role in supporting regional mobility, economic development, and access to essential services. Elmore County is served by I-84, southern Idaho's only interstate highway, crossing the county from northwest to southeast. Along with I-84, the West region has State Highway (SH) 51 and SH 67. SH 51 is southeast of Mountain Home and provides access from the County south to the Snake River, to Bruneau in Owyhee County and on to Elko, Nevada. SH 67 is primarily utilized by MHAFB, providing a four-lane road designed for highway speed access to the Air Base. Approximately 60 % of residents in the labor force commute for work beyond the county borders<sup>7</sup>. **Figure 6** depicts Elmore County's transportation network.

Elmore County residents can access the Boise Air Terminal within 30 minutes to an hour. The western region is also served by the Mountain Home Municipal Airport (a commercial and general aviation facility). The main line of the Union Pacific Railroad services Elmore County, with sidings at Mountain Home, Glenns Ferry, Hammett, and the Idaho Waste Site. The railroad tracks run east to west through the southern portion of Elmore County.

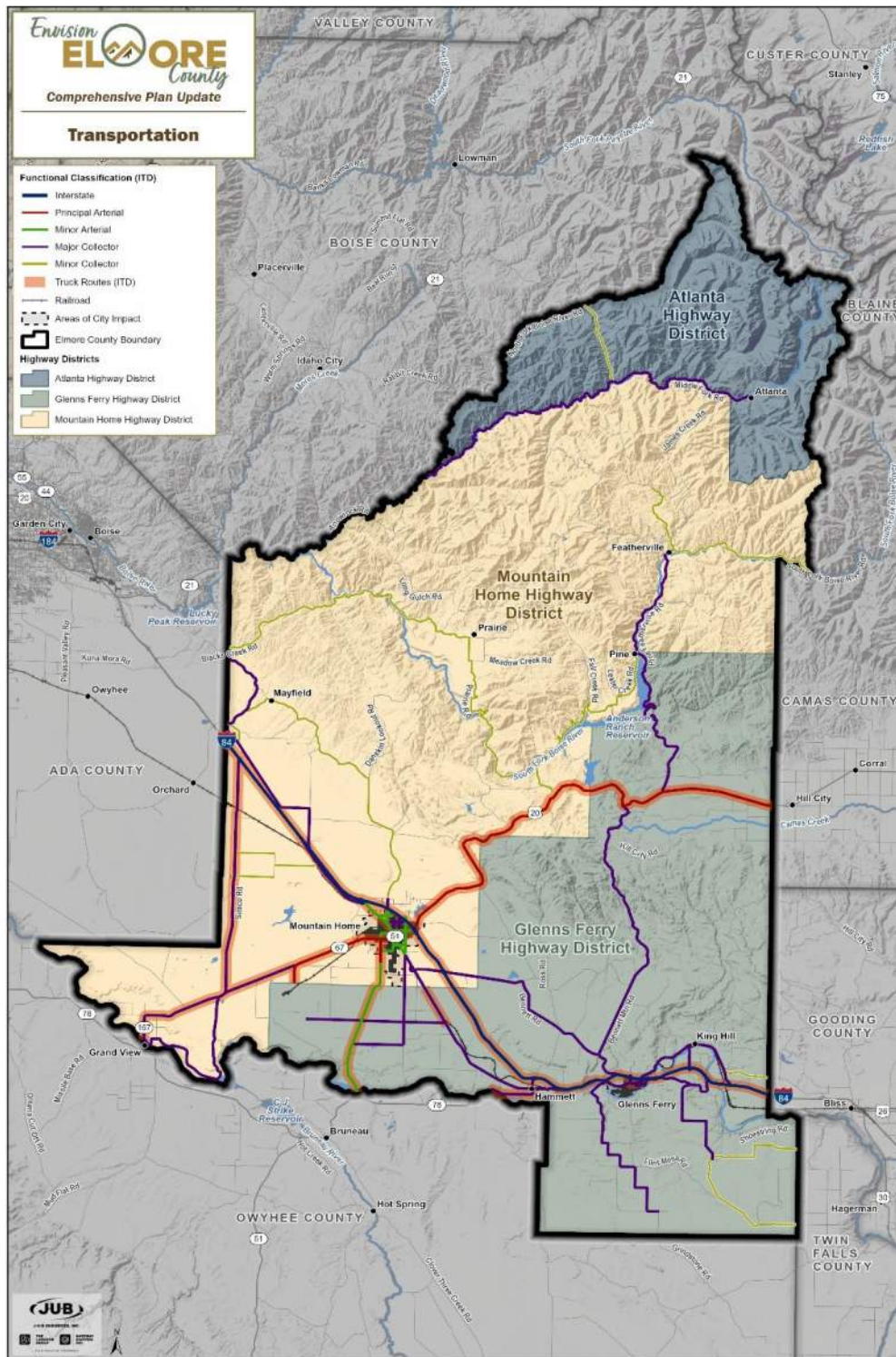
Bus services in the west region provide alternative transportation options but are limited, with most services located in Mountain Home and the adjacent area. Valley Regional Transit has existing routes in Mountain Home and has discussed plans to expand routes in the future.

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<sup>7</sup> Elmore County Socioeconomic Report



**Figure 6: Transportation – Routes, Classification and Districts**





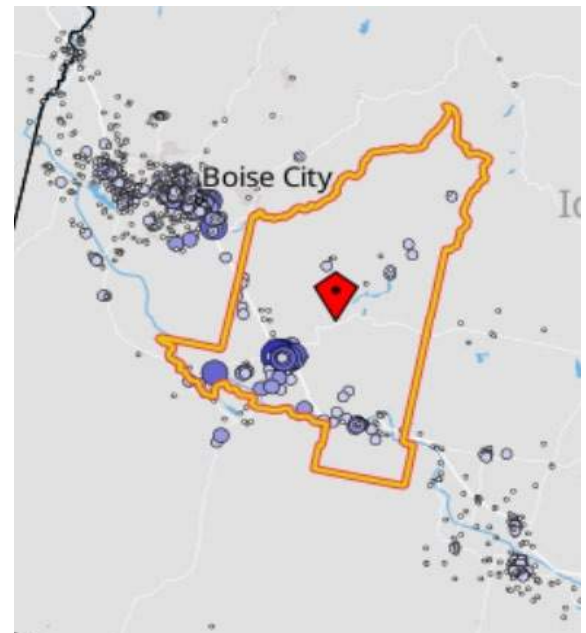
### *Economic Development*

The west zone of Elmore County is an economic hub with its large population, availability of commercial uses within the city of Mountain Home, and the Mountain Home Air Force Base. The proximity of larger cities such as Boise makes traveling for work more commonplace. **Figure 7** shows the general locations where Elmore County citizens work, with the largest clusters being in Boise and Mountain Home. The largest employer within Elmore County is the MHAFB, with an estimated 800 employees.

In 2022, farms and ranches in the county employed 1,663 workers, including operators and producers. Total farm employment declined by 25% since 2017, with a 10% decrease in the number of producers. Employment of migrant seasonal farmworkers (MSFWs) and H-2A visa laborers remained steady during this period.

Reservoirs managed by the Mountain Home Irrigation District supply water to approximately 4,400 acres and support recreational fishing. These include Little Camas Reservoir (24,000 acre-feet), Tom Reservoir (3,700 acre-feet), and Mountain Home Reservoir (5,400 acre-feet). Additional private irrigation reservoirs include Blair/Trail Diversion Dam, Morrow Reservoir, three on Hot Creek, two on Bennett Creek, and Walker Reservoir.

With the increase in development within the West region of the County, retaining land for agricultural purposes is a challenge. Soil quality and water availability are some of the common struggles faced by farmers and land developers within this zone (refer to **Figure 8**, Groundwater Vulnerability).



**Figure 7:** Where Elmore County residents work, 2022

| Employer                                | Estimated Employees |
|-----------------------------------------|---------------------|
| Mountain Home Air Force Base (civilian) | 800                 |
| Marathon Cheese Corporation             | 400                 |
| Mountain Home School District           | 350                 |
| Walmart                                 | 250                 |
| St. Luke's Health System                | 250                 |
| J.R. Simplot CAFO                       | 150                 |
| Elmore County                           | 150                 |
| PKL Services Inc                        | 120                 |
| City of Mountain Home                   | 100                 |
| Pioneer Federal Credit Union            | 80                  |
| Albertsons                              | 70                  |

NOTE: Only employers that have given the Department of Labor permission to release employment ranges are listed.

Source: Idaho Department of Labor-Quarterly Census of Employment & Wages (QCEW)





## **B. Envision Elmore County**

In addition to being home to a federal military installation, the West region of the county has also evolved as an area suited for industrial services (Simco Road Industrial District) as well as large renewable energy projects. Public comments provided during the planning process indicated willingness to see the West region continue to expand the latter as the area is suitable for these solar and wind projects.

The West region is also suitable for some agricultural uses, particularly the more intensive CAFO uses and other agricultural service industries, within areas that are removed from residential uses. In addition to the variety of residential, commercial, industrial and public uses found within Mountain Home city limits, there are other settlements in the West region including Tipanuk, Oasis and Chattin Flats. The new planned communities of Mayfield Townsite and Mayfield Springs will introduce additional residential and community services to the West side of the county.

Open space and park facilities found in the west region will continue to attract residents and visitors, benefitting local businesses such as restaurants, hotels, and retail stores. As recreation continues to shape the County's identity and economy, strategic planning for improved access and visitor management is essential to preserve natural resources and improve visitor experience.

Additional economic opportunities are anticipated with the proposed Tribal casinos. Development of this kind has been slow to evolve in southern Idaho but has proven to be a successful economic driver in other parts of Idaho.



### 3. Community

#### A. Existing Elmore County

A complete existing conditions report is provided in **Appendix D** this section provides a summary for the land use/housing and public service components within the West Region.

| Elmore County Building Activity, 2014 to 2023 |         |
|-----------------------------------------------|---------|
| Number of New Buildings                       | 703     |
| Number of New Units                           | 801     |
| Average Value per Unit, \$2023                | 220,000 |
| Average Value per Building, \$2023            | 250,000 |

#### *Land Use and Housing*

The western region of Elmore County has the highest population density. Mountain Home is the most populated city within the county, with a population of approximately 16,000. The number of housing units has not changed over the decade from 2014 to 2023, although there have been some increases and decreases as new construction has replaced aging facilities

The predominant land use designations within the West region are agriculture, industrial, residential and commercial. While agriculture makes up a large portion of the land use within the West region, much of the land is not used for crop production. The industrial and commercial land use designations occur around Simco Road and on the western border between Ada and Elmore County. Residential designations are situated around the city of Mountain Home; there are also residential uses in the settlements of Tipanuk, Oasis, Chattin Flats, and Mayfield.

In 2011, the Mayfield Townsite planned community was approved by the County Commissioners, surrounding the historic town of Mayfield along Indian Creek and Slater Creek Roads. A preliminary plat for an area known as Settlers Springs Village was approved in 2023, but no construction has occurred. However, a final plat has not been submitted at this time. Meanwhile, Mayfield Springs, another Planned Community located to the southwest of Mayfield Townsite, was approved in July 2023, and has broken ground. Approximately 116 residential lots were approved in phase 1, and the developer is working on recording phase 2 at this time. A fire/EMS station, new well and wastewater treatment facility, are integral to the development and will serve Mayfield Springs residents.

Mountain Home CCD and Glenns Ferry account for approximately 94% of the county's existing housing units, with the remaining 6% distributed fairly evenly among the county's smaller, outlying communities.

#### *Public Services, Facilities, and Utilities*

The West region provides the majority of the public services for the County. The sheriff's office is located within the city of Mountain Home along with ambulance services. While



there are multiple clinics throughout the County the West region is the only one that has a hospital.

Within the West region, Mountain Home #193 and Bruneau Grand View #365 are the two school districts. All schools within the West Zone are within the City of Mountain Home. There are approximately 4,727 students (2023-2024) enrolled in school in Elmore County, with most of the student population being enrolled in the Mountain Home School District.

Elmore County is served by two junior colleges, College of Western Idaho (CWI) and College of Southern Idaho (CSI). In addition to the junior colleges, Boise State University, Idaho State University, and the University of Idaho all have daytime and evening programs in Boise that are available to Elmore County residents, and Mountain Home Air Force Base offers courses to those within the military base.

| West Region Schools              |
|----------------------------------|
| Stephensen Elementary School     |
| Bennett Mountain High School     |
| East Elementary School           |
| West Elementary School           |
| Hacker Middle School             |
| North Elementary School          |
| Mountain Home Junior High School |
| Mountain Home Sr High School     |



## **B. Envision Elmore County**

Community services in the West region are predominantly provided by the city of Mountain Home. The Future Land Use Map envisions that lands out of these service areas will be designated for specific land uses consistent with their existing uses, applying residential designations where residential development exists (including the new Planned Communities) and limiting the application of an agricultural designation.

While Mayfield Springs construction is currently underway, the entire development proposes a total of 2,300 residential units upon completion, along with a commercial town square, a school, and private municipal water services. The Mayfield Townsite Planned Community should be initiating the first phase, Settlers Springs Village within the next five years. The future community proposes a mix of uses including over 1 million square feet of commercial/office/multi-use, a variety of residential uses (approximately 15,000 dwelling units), public facilities (including a K – 12 school), parks and trails. The construction of both Planned Communities will provide economic benefits to the area throughout the duration of the development as envisioned. Once completed, the magnitude of anticipated commercial space for professional services and retail should provide economic benefits to the area.

Shoshone-Bannock Tribes have 157 acres of land designated to become a casino resort development. This development is currently under review by the Department of the Interior. The casino resort as proposed would offer gaming, a hotel, restaurants, an event center, an amphitheater, a movie theater, and a bowling alley. A development of this scale will create new employment opportunities and amplify activity for existing commercial uses.

Providing a broad spectrum of public services outside of the city of Mountain Home and MHAFFB is a challenge for this region. As these areas urbanize the need for enhanced law enforcement and emergency management services will continue to be a major area of concern. Sufficient transportation routes to accommodate increased volume from new traffic generators (planned communities, entertainment centers, and employment centers) will also be a focus of future planning efforts

The anticipated population growth (as discussed in Chapter II) should result in increasing enrollment in public schools in the West regions. While schools are envisioned for the Mayfield Planned Communities, new or enhanced school programs, including student transportation options, may be necessary to accommodate increasing enrollment and maintaining the current quality of life standards.



# B. North Region

## Plan Elements

Pine, Featherville, Prairie, Atlanta

### Environmental



### Economic



### Community





## 1. Environmental

### A. Existing Elmore County

A complete existing conditions report is provided in **Appendix D**. This section provides a summary of the environmental plan components within the North Region.

#### *Natural Resources/Special Areas & Sites*

The Prairie and Little Camas Prairie plateaus are located within the mountainous landscapes of Elmore County. Managed by the U.S. Forest Service this region is characterized by high glacial mountain ranges and lakes, steep and rugged topography, with dominant granite formations and alpine vegetation.



The communities of Fall Creek, Pine and Featherville are surrounded by nearly 400 miles of groomed snowmobile trails over varying terrain in the Trinity Mountains. The Forest Service maintains campgrounds near these towns and, along with private camping and lodging facilities,

support visitors interested in hunting, picnicking and hiking. The Anderson Ranch Reservoir south of Pine is known for fishing, boating and water skiing. The reservoir features ten campgrounds, a trailhead, and four large boat launches.

The South Boise Historic Mining District is listed in the National Register of Historic Places and includes the towns of Rocky Bar and Atlanta. While Rocky Bar has some remnants of its placer mining history, Atlanta retains numerous structures including a jail and cemetery dating from the 1860s. This northernmost unincorporated area is situated between Bald Mountain and Greylock Mountain, and includes seasonal residential use, and offers Forest Service campgrounds as well as connections to hiking and backpacking trails.

#### *Hazardous Areas*

Hazardous areas within the North region range from steep mountain terrains, flood zones, and wildfires. With the vast stretches of forested mountains, residents in the North region face the risk of wildfires overtaking their homes every year. Elmore County residents believed the area surrounding the South Fork Boise River required more regulatory oversight with future development, so the Area of Critical Concern Overlay was created. This area requires any future development to be subject to environmental assessments and technical studies.



### **B. Envision Elmore County**

The North region of the county abounds in natural resources and will continue to enjoy and steward these resources. Collaborating with local, state and federal agencies regarding land management practices and emergency services will continue to be a priority in this region in the decades ahead.

The North region shares county wide concerns regarding water quantity and availability, as well as water quality. Within this region, since there are no city water service providers, discouraging residential development to occur is the principal strategy to address concerns regarding water. This proves challenging as the communities of Pine and Featherville attract new home construction for retirees and second homeowners.

Other environmental resources such as Anderson Ranch Reservoir and the historic mining towns of Atlanta and Rocky Bar will continue to be assets where visitor activity must be monitored to ensure that the areas remain clean and safe. Furthermore, a priority now and in the future will be ensuring that adequate public services, particularly related to natural disasters (wildfire, erosion, etc.), emergency services, and transportation routes, are sufficient to address visitor needs and to accommodate residents.



## 2. Economic

### A. Existing Elmore County

A complete existing conditions report is provided in **Appendix D** this section provides a summary for the economic plan components within the North Region.

#### *Recreation*

The North region of Elmore County has the largest number of recreational campsites and facilities; **Figure 9** depicts all parks and recreation within the county. A large portion of the land within the North region is owned and maintained by state and federal agencies. This provides the County with secure recreational facilities such as campgrounds, hiking trails, snowmobile/ATV/motorbike trails, and hot springs. The area is popular for a variety of hunting opportunities. These recreational attractions bring tourists from across Idaho to enjoy accommodations (bed and breakfasts or lodges) and retail in Pine and Featherville.

#### *Transportation*

State Highway 20 provides connectivity to the North region, to continue further North into the County, drivers must utilize local roads to access Pine or Featherville and other destinations. There are over 600 miles of Forest Service roads within the North region, along with nearly 1,000 miles of seasonal Forest Service roads (not open year-round).

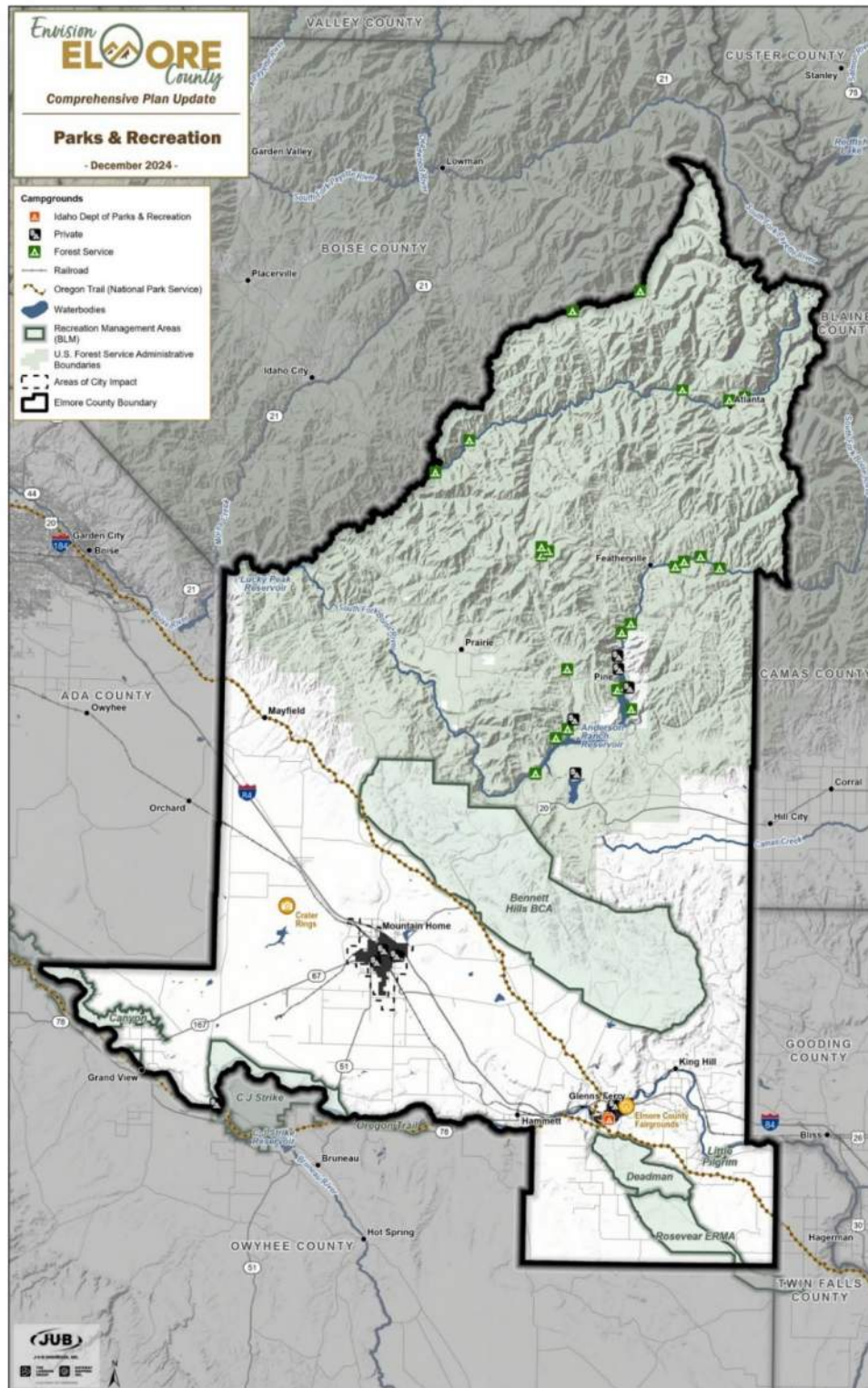
The North region has several private rural runways for smaller aircraft and one public airport near Pine. There are no active rail lines or public bus routes within the North region of Elmore County.

#### *Economic Development*

The North region of Elmore County has the lowest population density compared to the other two regions in this plan. With the smaller population, the local economy relies on recreational tourism, agricultural, and forestry services. Recreational facilities, including hotels, bed and breakfasts, hot springs, and hiking trails, comprise the primary attractions for tourists. Anderson Ranch Reservoir is the largest recreational body of water within the North region. The reservoir brings in tourists with its boat ramps, fishing, and hiking which brings commercial traffic to Pine and Featherville.



**Figure 9: Parks and Recreation Amenities**





## **B. Envision Elmore County**

The North region's focus has been and will continue to be balancing private and public land uses. The economic drivers of this area include outdoor recreation (camping, hunting, fishing, hiking, ATV use, and related winter sports), second home and retirement living, and associated tourism. Public comments indicated that increased efforts to provide public services--fire protection, emergency management and weed abatement--are necessary. Enhanced communication (signs, social media, etc.) would also provide more information to visitors who may not be aware of accessible trails, camping areas, safety provisions, and rules related to waste removal.

While this region has some agricultural areas (primarily grazing), that is not the economic focus. The quality and diversity of recreation and visitor amenities in this area will remain a visitor attraction; efforts to expand connection and collaboration with other areas of recreational interest, is also desired. Improvements to transportation facilities will be required, to improve access and manage cyclical traffic volume. Participants in the planning process indicated that this region of the county is not suitable for large renewable energy projects (solar, wind, etc.) due to their impact to the area's scenic qualities.



### 3. Community

#### A. Existing Elmore County

A complete existing conditions report is provided in **Appendix D** this section provides a summary for the community plan components within the North Region.

##### *Land Use and Housing*

The predominant land use designations within the North region are agriculture and recreation. Like the West region, the North's agricultural land use designation makes up a large portion of the land use within the region, but much of the land is not suitable for crop production due to the topography. Furthermore, a large percentage of this region is comprised of public lands. The recreation land use designations, which permits some residential use and related commercial use, are predominantly designated around Pine, Featherville, Fall Creek, Atlanta, and Prairie.

Mountain Home CCD and Glenns Ferry account for approximately 94% of the county's housing units, with the remaining 6% distributed fairly evenly among the county's smaller, outlying communities. In recent years building activity for single family residential homes in the vicinity of Pine and Featherville has been brisk.

##### *Public Services, Facilities, and Utilities*

The population of the North region is low and dispersed. Due to this dispersal, public services are spread thin throughout the North region. There are no post offices in this region, one library (located in Prairie) and the Boise River Senior center between Pine and Featherville.



Water within the County is managed by Southwest District Health (SWDH) and the Idaho Department of Water Resources (IDWR). Residents of the North region are predominantly on wells and septic systems. The Pine transfer station or private waste disposal companies handle trash waste. There are no fire districts in this area.

The North region has the smallest number of schools, only one in Pine (Pine Elementary-Jr High School) and one in Prairie (Prairie Elem/Jr High School), each being in their own respective school districts (Prairie #191, and Mountain Home #193). Limited school bus transportation is provided.



### **B. Envision Elmore County**

Community services in the North region are limited due to the vast area of public land. The communities of Pine, Fall Creek, Featherville, and Prairie do not provide municipal services. The Future Land Use Map envisions that lands will largely remain designated as natural resources or agricultural, limiting land divisions and the expansion of commercial uses. While there is an interest in providing a variety of housing options, the lack of municipal services makes this undesirable for the long-term environmental sustainability of this region.

Public services related to law enforcement and emergency management are a mutual concern for Elmore County and local residents. In the years ahead, with anticipated population growth and increased numbers of visitors, this will need to be addressed with enhanced collaboration. Of particular concern is the development of a Fire District to serve this area and to augment the limited public land management agency personnel.



# C. East Region

## Plan Elements

Glenns Ferry, Hammett, King Hill

### Environmental



### Economic



### Community





## 1. Environmental

### A. Existing Elmore County

A complete existing conditions report is provided in **Appendix D**. This section provides a summary for the environmental plan components within the East Region.

#### *Natural Resources/Special Areas & Sites*

The East region has a mix of high and low topography, with low flat plains along the southern boundary to tall mountains along the northern boundary. This region has a mix of natural and cultural resources, notably the Snake River that flows along Hammett, Glenns Ferry, and King Hill. The history of the Oregon Trail is beautifully told at the Three Island Crossing State Park (situated two miles off I-84 at the Glenns Ferry exit). The National Park Service's Oregon National Trail continues westward through Elmore County.

#### *Hazardous Areas*

There are a variety of hazardous areas in the East region, such as the Glenns Ferry landfill located at Interstate 84 and Highway 30, the flood zones along the Snake River (101 parcels and 55 structures in Glenns Ferry are within the FEMA-identified floodplains).<sup>8</sup>

Wildfire is a concern throughout the county, including the East region. Agriculture is



susceptible to extreme weather can negatively affect crop turnouts, which can be detrimental to the economy of the area.

#### *Agriculture*

Unlike the West Region, much of the agriculturally designated land in the East region is productive with a variety of crops and grazing lands. Located within the Snake River American Viticultural Area, vineyards

and wine production continue to thrive. Agricultural services occur within the towns of Hammett and Glenns Ferry.

Elmore County's agricultural sector is an important component of the county's economy, contributing 14% to the county's Gross Regional Product (GRP) and ranking 6th in Idaho for total agricultural sales. With 284 farms covering nearly 296,190 acres, the county is a major player in Idaho's livestock and dairy industries, ranking 2nd for cattle and calves sold and 5th for livestock and poultry products.

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<sup>8</sup> Elmore County Multi-Hazard Mitigation Plan 2020



## **B. Envision Elmore County**

As population and the demand for development throughout the County increases, the natural resources that are valued by Elmore County residents may be impacted. Subsequent residential, commercial, and industrial development could ultimately result in a decrease in land and soils associated with crop production, livestock, and grazing. This is of particular importance in the East region of the county where agriculture of all kinds is the cornerstone of the economy.

The East region of the county shares the concerns of other regions regarding water quantity and availability, as well as water quality. Within this region, encouraging residential development to occur within areas that provide city water service is the principal strategy to address concerns regarding water resources. Collaborating with state and federal agencies regarding wise water practices for agricultural use is also a priority.

Other environmental resources such as the Snake River and Three Island State Park are also critical to the local environment. Ensuring that public services, including adequate transportation routes, are sufficient to address local residents' needs while accommodating visitors.





## 2. Economic

### A. Existing Elmore County

A complete existing conditions report is provided in **Appendix D**. This section provides a summary for the recreation, transportation and economic development components within the East Region.

#### *Recreation*

The East region is home to the 613 acre Three Island Crossing State Park situated on the Snake River. The campground includes 82 serviced campsites and eight cabins as well as the Oregon Trail interpretive center. The Center is the starting point of the Main Oregon Trail Scenic Byway that traverses Elmore County parallel to I-84 extending northwestward to Ada County's Bonneville Point. Other recreation amenities in the East region include Glenns Ferry City Park (listed in the National Register) and a variety of activities associated with the Snake River.<sup>9</sup>



#### *Transportation*

The main transportation corridor through the East region is I-84 and Old Highway 30. Bennett Mountain Road provides connectivity from south I-84 to the northern SH 20, serving as a connection between the East and North regions of the County.

Like the West region, the East is serviced by the Union Pacific Railroad with railroad tracks that run east to west across the

county. Glenns Ferry has a municipal airport but is not classified as commercial airfield. Area residents can access either the Boise or Twin Falls airports for a variety of destinations across the U.S.

#### *Economic Development*

Census data shows that 21.9% of residents in Glenns Ferry are living in poverty, which is considerably higher than the County overall (12.4%) and the State of Idaho (10.1%). Individuals in the region are likely employed in agriculture or agriculture related or service industries. Land south of Glenns Ferry is utilized for growing crops and has seen the

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<sup>9</sup> Idaho Department of Commerce



expansion of renewable energy, such as solar fields. To the north of Hammett and Glenns Ferry are existing wind turbines.

Y Knot Winery is located in the Glenns Ferry area and near Three Island Crossing State Park and has provided economic benefits such as increased tourism and local jobs. The scenic attributes of this area and its connection to outdoor recreation form the backdrop for an economic development strategy. The Elmore County Rural Development Organization, in coordination with the Idaho Department of Commerce, is based in Glenns Ferry.

### **B. Envision Elmore County**

The East region's focus is agriculture, agri-tourism, outdoor recreation, and healthy rural communities (Hammett, Glenns Ferry, King Hill). While each community has specific needs, the County is committed to addressing specific issues related to land use in areas outside of city limits, and supporting transportation routes, trails and access between key destinations (State Park). Other issues such as collaboration with emergency services, special districts (including the East Elmore County Recreation District) will also evolve in the years ahead.



### 3. Community

#### A. Existing Elmore County

A complete existing conditions report is provided in **Appendix D**. This section provides a summary for the community plan components within the East Region.

##### *Land Use and Housing*

The predominant land use designations within the East region are agriculture and rural residential or mixed-use. Unlike the West and North regions, the East's agricultural land use is productive and is being utilized for agricultural and industrial (renewable energy) purposes. The rural residential designation is placed around the communities of Glenns Ferry, Hammett, and King Hill.

The East region has a substantial area for recreation or open space in the northeast portion. The area has also been utilized for renewable energy sources such as wind turbines and solar fields.

Glenns Ferry along with the Mountain Home CCD account for approximately 94% of the county's housing units, with the remaining 6% are distributed fairly evenly among the county's smaller, outlying communities.

##### *Public Services, Facilities, and Utilities*

County residents adjacent to Glenns Ferry may utilize city water and sewer while those who are farther out in the County limits must rely on individual wells and septic. Glenns Ferry offers household trash disposal at their landfill location but does not offer disposal of commercial or construction waste.

For safety services, a substation is in the City of Glenns Ferry, along with a fire station run by the city's fire department. The city has medical clinics, but for hospital services, residents must either travel to Mountain Home or Twin Falls.

School districts within the East region are Glenns Ferry #192 and the Bliss Joint School District #234. All schools within the East region are located within Glenns Ferry city limits.



### **B. Envision Elmore County**

Community services in the East region are predominantly provided by the city of Glenns Ferry and the unincorporated communities of Hammett and King Hill. The Future Land Use Map envisions that lands out of these service areas will largely remain agricultural in nature, limiting land divisions for residential purposes on agricultural, and encouraging commercial uses to concentrate in communities where services may be provided. While there is an interest in providing a variety of housing options, smaller single-family lots, apartments or townhomes should be encouraged in areas that provide water and sewer delivery.

A large area is designated on the Future Land Use map as light industrial, encompassing the renewable energy projects that have been approved in this area. Future projects would be encouraged to locate in this designated area rather than diminish land designated for agricultural use.

Public services related to law enforcement and emergency management are a mutual concern for Elmore County and the local governments in this region. In the years ahead, with anticipated population growth and increased numbers of visitors, this will need to be addressed with enhanced collaboration. Additionally, the County Fairgrounds, based in Glenns Ferry, would benefit from improvements to increase use and participation year-round, leveraging current efforts to enhance agri-tourism.



# **Chapter IV**

## **Vision, Goals, Objectives and Strategies**

## IV. Vision, Goals, Objectives and Strategies

As part of the public outreach efforts and the work of the Comprehensive Plan Advisory Committee, a Vision statement was prepared to guide planning and decision-making in the years ahead:

*In 2050, Elmore County will be dedicated to the stewardship of a resilient and prosperous economy, with healthy, welcoming communities, protected open spaces, and diverse natural resources, through collaboration with U.S Military installations and other government agencies.*

To achieve this vision and address the various planning components required by Idaho State Code, the plan was organized around three disciplines: environment, economic, and community. A broad aspirational statement or goal, for a 10 to 20 year horizon, was crafted for each discipline as follows:

**Goal A:** *Conserve our natural resources for future generations including our agricultural lands, forested areas, irrigation facilities and other waterways, and protect residents from potential hazards.*

**Goal B:** *Champion our future economic development and growth while preserving recreation areas, engaging with Idaho industries, enhancing transportation facilities and supporting local communities.*

**Goal C:** *Provide adequate places for residential, commercial, industrial uses and public uses that are sustainable and enhance the rural character.*

To achieve each goal, a set of objectives was prepared to articulate direct and attainable measures. Under each objective, specific actions or strategies were prepared to support achievement of the relevant objective. The following pages present this hierarchy of goals, objectives and strategies.



| <b>GOAL A</b>                                                                                                                                                                                                |                                                                      |                                                                            |                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|----------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Conserve our natural resources for future generations including our agricultural lands, forested areas, irrigation facilities and other waterways, and protect residents from potential hazards.             |                                                                      |                                                                            |                                                                                                                                              |
| <b>OBJECTIVES</b>                                                                                                                                                                                            |                                                                      |                                                                            |                                                                                                                                              |
| <b>A.1:</b> Encourage the preservation of natural and scenic open spaces and wildlife habitats.                                                                                                              | <b>A.2:</b> Support water conservation and water quality protection. | <b>A.3:</b> Protect County residents from natural or human-caused hazards. | <b>A.4:</b> Promote sustainable agricultural activities to conserve prime agricultural lands and encourage related agricultural enterprises. |
| <b>STRATEGIES</b>                                                                                                                                                                                            |                                                                      |                                                                            |                                                                                                                                              |
| <b>A.1.a:</b> Collaborate with federal, state, and local agencies that regulate environmental quality, fish and game, reservoirs and floodways.                                                              |                                                                      |                                                                            |                                                                                                                                              |
| <b>A.1.b:</b> Encourage management practices that preserve and manage forests to protect private property and increase economic opportunities.                                                               |                                                                      |                                                                            |                                                                                                                                              |
| <b>A.1.c:</b> Utilize mitigation policies to ensure new land uses do not negatively impact water quality.                                                                                                    |                                                                      |                                                                            |                                                                                                                                              |
| <b>A.1.d:</b> Protect and preserve the unique features and land characteristics in areas that have been designated for additional consideration.                                                             |                                                                      |                                                                            |                                                                                                                                              |
| <b>A.1.e:</b> Explore the potential for additional designated outdoor recreation areas.                                                                                                                      |                                                                      |                                                                            |                                                                                                                                              |
| <b>A.2.a:</b> Continue to develop and implement waterwise strategies.                                                                                                                                        |                                                                      |                                                                            |                                                                                                                                              |
| <b>A.2.b:</b> Utilize mitigation policies to ensure new land uses do not negatively impact water quality.                                                                                                    |                                                                      |                                                                            |                                                                                                                                              |
| <b>A.2.c:</b> Ensure developments have necessary waste disposal locations and capacities.                                                                                                                    |                                                                      |                                                                            |                                                                                                                                              |
| <b>A.2.d:</b> Monitor state legislation that pertains to water quality and volume, to ensure Elmore County has sufficient water.                                                                             |                                                                      |                                                                            |                                                                                                                                              |
| <b>A.2.e:</b> Protect and preserve surface water areas for recreation.                                                                                                                                       |                                                                      |                                                                            |                                                                                                                                              |
| <b>A.3.a:</b> Continue to ensure compliance with floodplain management practices.                                                                                                                            |                                                                      |                                                                            |                                                                                                                                              |
| <b>A.3.b:</b> Ensure mitigation measures are implemented for development in susceptible wildfire areas.                                                                                                      |                                                                      |                                                                            |                                                                                                                                              |
| <b>A.3.c:</b> Encourage forest management practices that properly harvest and manage forests to reduce the risk of wildfire, protect private property and increase economic opportunities within the County. |                                                                      |                                                                            |                                                                                                                                              |
| <b>A.3.d:</b> Continue to ensure preparation and implementation of emergency preparedness and hazard mitigation plans.                                                                                       |                                                                      |                                                                            |                                                                                                                                              |
| <b>A.3.e:</b> Help to protect air quality levels and to ensure that future air quality levels meet or exceed state and/or federal standards.                                                                 |                                                                      |                                                                            |                                                                                                                                              |
| <b>A.4.a:</b> Support existing agricultural operations within the County, while encouraging the development of new agricultural support industries.                                                          |                                                                      |                                                                            |                                                                                                                                              |
| <b>A.4.b:</b> Adopt zoning code provisions to ensure conditions to buffer agricultural uses from other less compatible uses.                                                                                 |                                                                      |                                                                            |                                                                                                                                              |
| <b>A.4.c:</b> Utilize weed abatement policies and procedures to limit spread of invasive species.                                                                                                            |                                                                      |                                                                            |                                                                                                                                              |
| <b>A.4.d:</b> Administer the Elmore County Ag Protection Area Program.                                                                                                                                       |                                                                      |                                                                            |                                                                                                                                              |

## GOAL B

Champion our future economic development and growth while preserving recreation areas, engaging with Idaho industries, enhancing transportation facilities and supporting local communities.

### OBJECTIVES

|                                                                                         |                                                                                                                                              |                                                                                                                                                                                                                                       |                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>B.1:</b> Conserve and enhance recreational opportunities for residents and visitors. | <b>B.2:</b> Collaborate to provide a transportation network to safely connect communities, residents and visitors to a variety of land uses. | <b>B.3:</b> Support the principal industries that are central to the County's economy. Development of solar, wind, and other renewable energy industries while ensuring that these industries are compatible with existing land uses. | <b>B.4:</b> Promote the development of robust local economies within incorporated and unincorporated areas. Participate in regional efforts to promote and enhance visitor experience. |
|-----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**B.1.a:** Continue to invest in the Elmore County Fairgrounds and Event Center.

**B.1.b:** Collaborate with agencies and non-profit organizations to encourage enhanced recreational facilities on private and public lands.

**B.1.c:** Designate trails for ATV, UTV, and motorcycles to avoid excessive noise and dust adjacent to residential areas.

**B.1.d:** Promote the preservation of natural scenic areas for the use and benefit of both present and future generations.

**B.1.e:** Seek funding for the development of a countywide recreation masterplan.

**B.2.a:** Participate in transportation planning with ITD, local highway districts and jurisdictions.

**B.2.b:** Support policies that help to improve traffic flow and access to commercial and residential developments.

**B.2.c:** Collaborate with agencies to encourage connectivity and maintenance of trails and pathways.

**B.2.d:** Create policies that promote interconnectivity and walkability in new developments.

**B.2.e:** Collaborate on transportation planning efforts across jurisdictions so that aviation and railroad transportation systems can be optimized to enhance connectivity and promote sustainable mobility.

**B.2.f:** Develop a path forward for advancing vanpool and shared mobility services countywide.

**B.3.a:** Revise zoning code and map to implement the FLUM, designating district areas for agricultural, commercial, and industrial uses to ensure employment opportunities for County residents.

**B.3.b:** Support the continued viability of the Mountain Home Air Force Base and base-related activities through appropriate land use decisions and ongoing coordination.

**B.3.c:** Prepare standards and guidelines for renewable energy industries (solar, wind etc.) and encourage the development of renewable energy sources in areas designated as industrial.

**B.3.d:** Ensure future renewable energy sources adjacent to residential and recreational areas do not interfere with scenic viewsheds.

**B.4.a:** Support improvement of County recreation areas for residents and visitors.

**B.4.b:** Implement County ordinances that encourage Agri-based businesses.

**B.4.c:** Support policies that stimulate recreation and tourism-related developments and services.

**B.4.d:** Participate in regional efforts to promote and enhance visitor experience.

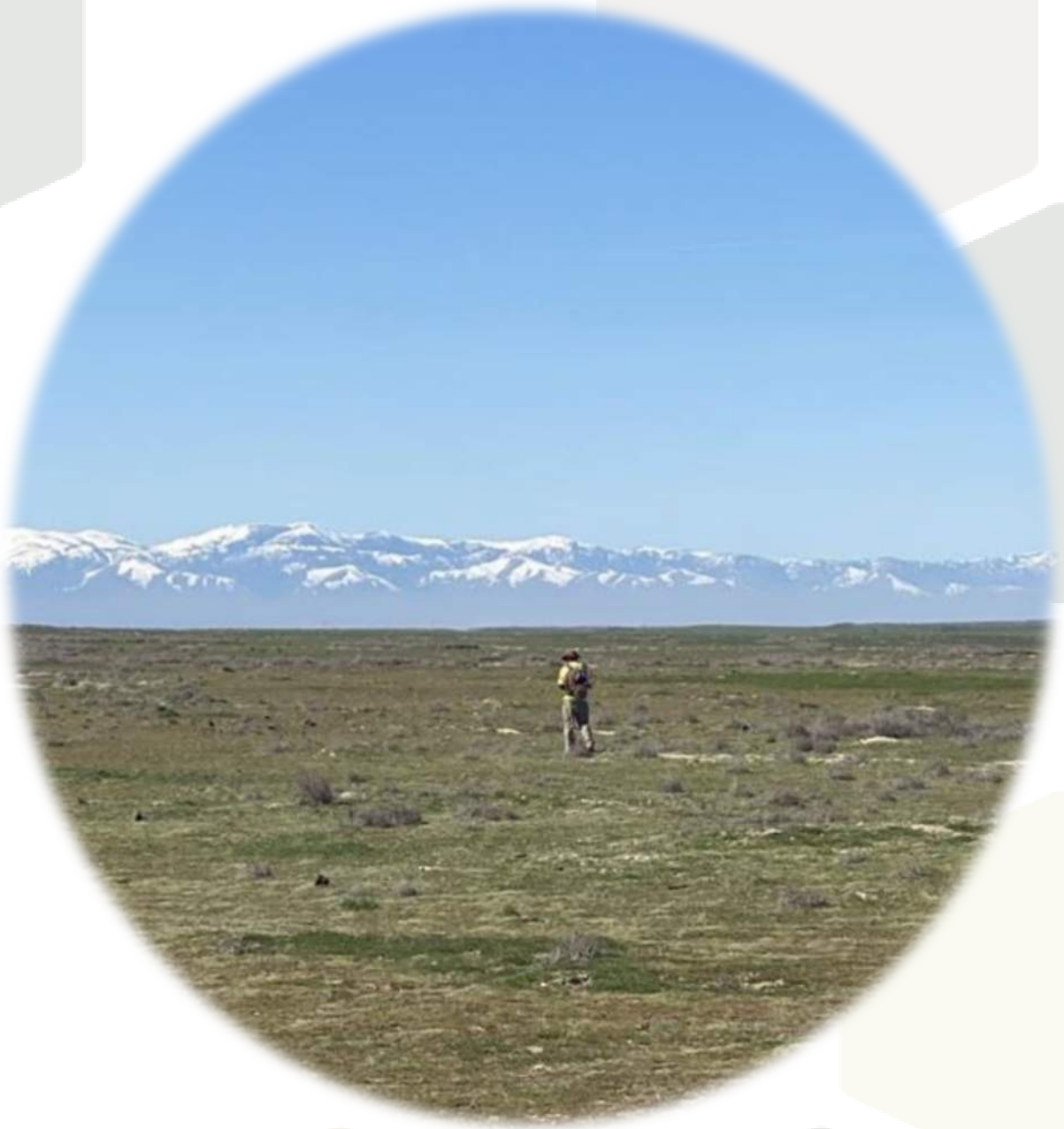
**B.4.e:** Establish an AD Hoc Committee to review fairground operations and consider development of a fairground master plan.

### GOAL C

Provide adequate places for residential, commercial, industrial uses and public uses that are sustainable and enhance the rural character.

#### OBJECTIVES

|                                                                                                                                                                                                                                        |                                                                                                                                     |                                                                                                                                                                       |                                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| <b>C.1:</b> Achieve a land use balance that protects existing agricultural uses, sustains local communities, and designates suitable areas for residential development as well as new industries.                                      | <b>C.2:</b> Support the designation of suitable areas for housing that will accommodate present and anticipated residential growth. | <b>C.3:</b> Support policies that encourage investment in appropriate public services, facilities, and utilities to serve existing and future residents and visitors. | <b>C.4:</b> Support new and improved school services and facilities in locations that expect compatible growth and development. |
| <b>C.1.a:</b> Ensure that Impact Area boundaries are compliant with state code provisions.                                                                                                                                             |                                                                                                                                     |                                                                                                                                                                       |                                                                                                                                 |
| <b>C.1.b:</b> Monitor permit activity and population data to evaluate land use and economic policies.                                                                                                                                  |                                                                                                                                     |                                                                                                                                                                       |                                                                                                                                 |
| <b>C.1.c:</b> Ensure that safety services (law enforcement, fire, EMS) are provided across the County.                                                                                                                                 |                                                                                                                                     |                                                                                                                                                                       |                                                                                                                                 |
| <b>C.1.d:</b> Revise zoning code to implement Comprehensive Plan recommendations and the FLUM                                                                                                                                          |                                                                                                                                     |                                                                                                                                                                       |                                                                                                                                 |
| <b>C.1.e:</b> Prepare standards and guidelines for specific development types based on policies provided in the Comprehensive Plan.                                                                                                    |                                                                                                                                     |                                                                                                                                                                       |                                                                                                                                 |
| <b>C.2.a:</b> Support collaboration with incorporated cities and create policies that promote a variety of housing types.                                                                                                              |                                                                                                                                     |                                                                                                                                                                       |                                                                                                                                 |
| <b>C.2.b:</b> Collaborate with Elmore County communities to promote adequate infrastructure improvements for new developments based on accurate growth projections.                                                                    |                                                                                                                                     |                                                                                                                                                                       |                                                                                                                                 |
| <b>C.2.c:</b> Support development of planned communities within areas designated rural residential, provided they comply with all local, state, and federal requirements.                                                              |                                                                                                                                     |                                                                                                                                                                       |                                                                                                                                 |
| <b>C.2.d:</b> Consider planned unit development that offers varied housing types within Rural Residential, Recreation, or Impact areas, provided they comply with local, state, and federal requirements.                              |                                                                                                                                     |                                                                                                                                                                       |                                                                                                                                 |
| <b>C.2.e:</b> Seek funding for a housing action plan, in collaboration with neighboring cities, to evaluate population and economic trends, consider existing housing conditions and needs, and present actionable housing strategies. |                                                                                                                                     |                                                                                                                                                                       |                                                                                                                                 |
| <b>C.3.a:</b> Review and update impact fee structures.                                                                                                                                                                                 |                                                                                                                                     |                                                                                                                                                                       |                                                                                                                                 |
| <b>C.3.b:</b> Monitor the efficiency of County services (EMS/Sheriff) as it pertains to growth and development                                                                                                                         |                                                                                                                                     |                                                                                                                                                                       |                                                                                                                                 |
| <b>C.3.c:</b> Evaluate County facilities (landfill, fairgrounds, courthouse, transportation) to ensure that they are adequate and efficient.                                                                                           |                                                                                                                                     |                                                                                                                                                                       |                                                                                                                                 |
| <b>C.3.d:</b> Seek and encourage regional grant collaboration and funding opportunities to assist communities with infrastructure improvements for growth.                                                                             |                                                                                                                                     |                                                                                                                                                                       |                                                                                                                                 |
| <b>C.4.a:</b> Protect the integrity of schools through the support of land use policies that discourage incompatible land uses adjacent to school sites.                                                                               |                                                                                                                                     |                                                                                                                                                                       |                                                                                                                                 |
| <b>C.4.b:</b> Establish annual meeting with school districts throughout the County to identify areas of mutual concern (enrollment, school sites, transportation).                                                                     |                                                                                                                                     |                                                                                                                                                                       |                                                                                                                                 |
| <b>C.4.c:</b> Encourage collaboration between developers and school districts to ensure proper bus stops and school crossings.                                                                                                         |                                                                                                                                     |                                                                                                                                                                       |                                                                                                                                 |



# Chapter V

## Implementation

## V. Implementation

The comprehensive planning process yielded direction from Elmore County residents, property and business owners, and other community representatives, which resulted in the Vision, Goals, Objectives, and Strategies, described in the previous Chapter.

Here we articulate an implementation strategy that supports the Vision and establishes a clear road map for the changes desired in the years to come. The primary focus of Comprehensive Plan implementation is the adoption of a Future Land Use Map (with land use designations provide in **Table V.1**) that provides the basis of a zoning map and zoning code provisions.

Furthermore, a series of strategies articulates activities or projects that will ensure that objectives are met. This section consists of **Table V.2** that lists all strategies presented in **Chapter IV** with assigned priorities (short term, mid-term, long-term) The strategies requiring continued collaboration for successful implementation are listed in **Table V.3**. Each strategy lists a lead Department or responsible party as well as potential partners to accomplish implementation. Partnership and cooperation of municipalities and other governmental entities, as well as private entities and nonprofit organizations, is essential to ensure implementation of a Comprehensive Plan.

This chapter concludes with a list of policies that may be referred to for specific land use applications.

### 1. Future Land Use

Population projections prepared for this Comprehensive Plan indicate the potential need for more housing units in unincorporated Elmore County during the next decade, based on the County's highest anticipated population growth scenario. To ensure that community services can be provided to these residents and that the addition of new homes will not disrupt existing land uses, those units should be situated in or near existing rural residential development, within approved Planned Communities (as specified in their approvals) or within Areas of City Impact.

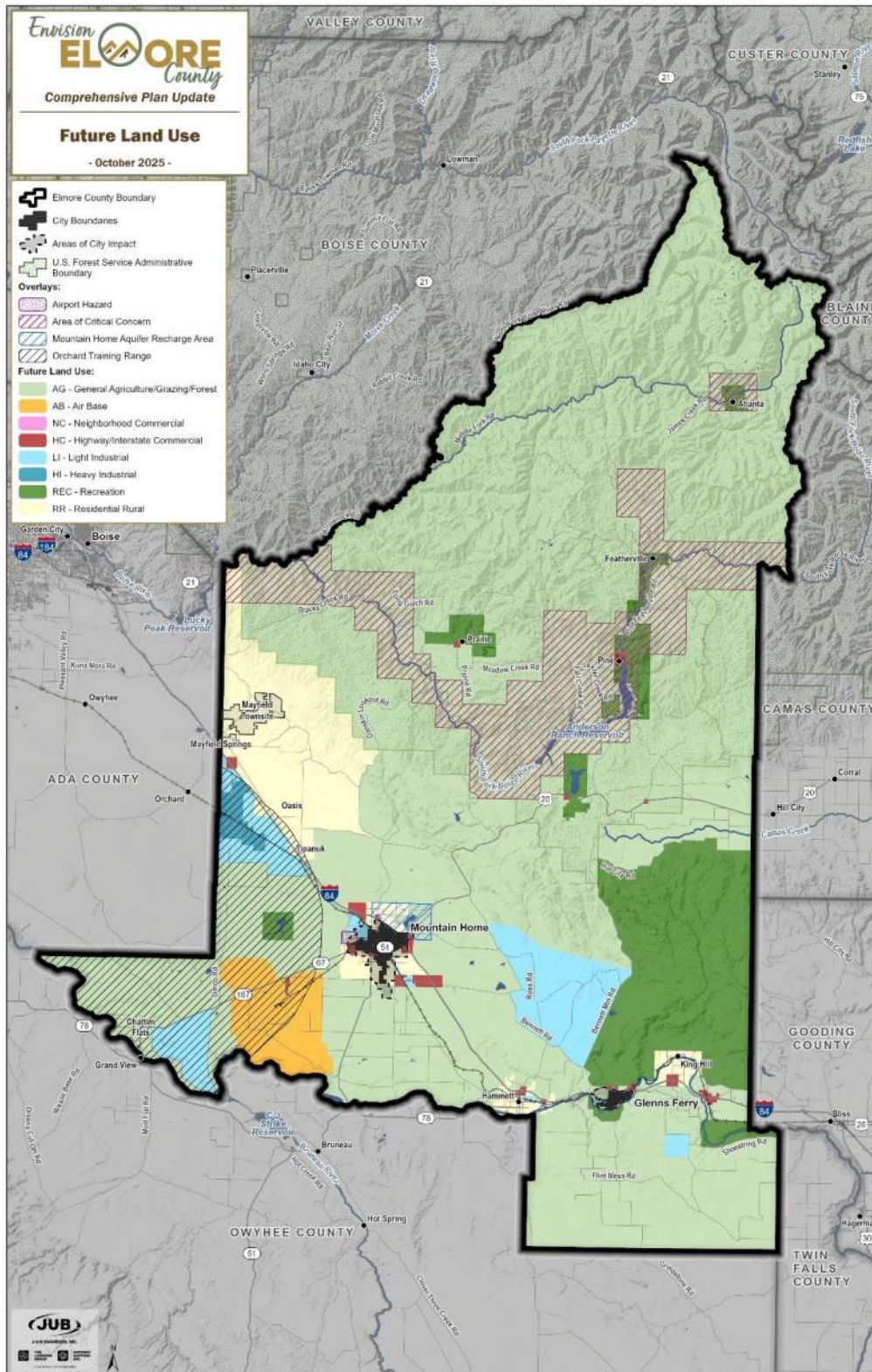
In accordance with Idaho Code Section 67-6508 which specifies that the Comprehensive Plan Land Use component provides a map "indicating suitable projected land uses for the jurisdiction," a Future Land Use Map (FLUM) has been prepared (see **Figure 10**) for those land areas outside of Areas of City Impact. This map reflects community conversations around the desire to retain and enhance the County's rural character. To that end the map was largely based on the 2014 Comprehensive Plan's Future Land Use Map. The land use categories, depicted on the FLUM, are described in **Table V.I** below.

**Table V.1: Future Land Use Designations**

| <b>General Agriculture (Ag)</b>                                                                                                                                                                                                                     |                                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Purpose</b>                                                                                                                                                                                                                                      | <b>Special Considerations</b>                                                                                                                       |
| <p>Preserve and protect agriculture and grazing land until development is appropriate. Control urban development infiltration.</p> <p>Farming, ranching, grazing, forest products, limited mining, residential land use (subject to standards).</p> | <p>Future land uses should prioritize compatibility with agricultural operations.</p>                                                               |
| <b>Rural Residential (RR)</b>                                                                                                                                                                                                                       |                                                                                                                                                     |
| <b>Purpose</b>                                                                                                                                                                                                                                      | <b>Special Considerations</b>                                                                                                                       |
| <p>Permit residential or multi-family development with sufficient lot sizes for water and sewer facilities. Allow mixed land uses.</p> <p>Commercial, residential, office, industrial, agricultural land uses, multi-family dwellings.</p>          | <p>Future land uses should prioritize compatibility with adjacent land uses, near areas of City impact or existing communities.</p>                 |
| <b>Recreation / Tourism (Rec)</b>                                                                                                                                                                                                                   |                                                                                                                                                     |
| <b>Purpose</b>                                                                                                                                                                                                                                      | <b>Special Considerations</b>                                                                                                                       |
| <p>Establish multiple and flexible land uses consistent with tourism and recreation areas.</p> <p>Commercial, residential, agricultural type land uses, public and private resorts, recreation services.</p>                                        | <p>Development flexibility in specific communities or geographical areas with a focus on pedestrian-friendly architecture and open spaces.</p>      |
| <b>Neighborhood Commercial (NC)</b>                                                                                                                                                                                                                 |                                                                                                                                                     |
| <b>Purpose</b>                                                                                                                                                                                                                                      | <b>Special Considerations</b>                                                                                                                       |
| <p>Permit small-scale general neighborhood services. Promote essential services close to residential areas.</p> <p>Service-related business, office use, multi-family, mixed-use, commercial uses.</p>                                              | <p>Walkability and connectivity to neighborhoods.</p> <p>Community-based commercial uses.</p>                                                       |
| <b>Highway/Interstate Commercial (HC)</b>                                                                                                                                                                                                           |                                                                                                                                                     |
| <b>Purpose</b>                                                                                                                                                                                                                                      | <b>Special Considerations</b>                                                                                                                       |
| <p>Establish general business and commercial uses with direct access to State Highways and Interstate.</p> <p>Shopping centers, general commercial business.</p>                                                                                    | <p>Generally located on arterial thoroughfares. Strip development discouraged.</p> <p>Accommodate large or intensive commercial establishments.</p> |

| <b>Light Industrial/Manufacturing (LI)</b>                                                                                                                                                                         |                                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| <b>Purpose</b>                                                                                                                                                                                                     | <b>Special Considerations</b>                                                                             |
| Provide commercial and light industrial development, reduce commuting needs.<br>Manufacturing, renewable energy, wholesale, distribution, clean types of processing, warehousing, repair, general industrial uses. | Clean, quiet operations within enclosed structures or fenced yards. Requires access to arterial roadways. |
| <b>Heavy Industrial/Manufacturing (HI)</b>                                                                                                                                                                         |                                                                                                           |
| <b>Purpose</b>                                                                                                                                                                                                     | <b>Special Considerations</b>                                                                             |
| Manage development and location of heavy industry.<br><br>Heavy manufacturing and processing industries.                                                                                                           | May require a Memorandum of Understanding (MOU) for evaluation and development.                           |
| <b>Overlays</b>                                                                                                                                                                                                    |                                                                                                           |
| <b>Public Airport (PA)</b>                                                                                                                                                                                         |                                                                                                           |
| <b>Purpose</b>                                                                                                                                                                                                     | <b>Special Considerations</b>                                                                             |
| Protect public and private airports from incompatible land uses.<br>Airport operations, compatible private land uses.                                                                                              | Height restrictions apply. Prevent encroachment for safe airport functioning.                             |
| <b>Area of Critical Concern (ACC)</b>                                                                                                                                                                              |                                                                                                           |
| <b>Purpose</b>                                                                                                                                                                                                     | <b>Special Considerations</b>                                                                             |
| Preserve and protect natural areas critical to water and land resources.<br>Traditional farming, ranching, residential, some commercial uses.                                                                      | May require technical studies and Environmental Impact Assessment.                                        |
| <b>Community Development (CD)</b>                                                                                                                                                                                  |                                                                                                           |
| <b>Purpose</b>                                                                                                                                                                                                     | <b>Special Considerations</b>                                                                             |
| Ensure development compatibility with specific areas and communities.<br>Various land uses that are compatible with community values.                                                                              | Greater land use compatibility and public review required.                                                |
| <b>Wildfire Urban Interface (WUI)</b>                                                                                                                                                                              |                                                                                                           |
| <b>Purpose</b>                                                                                                                                                                                                     | <b>Special Considerations</b>                                                                             |
| Protect land areas threatened by wildfire.<br><br>Various land uses.                                                                                                                                               | Additional land development requirements and protection.                                                  |

**Figure 10: Draft Future Land Use**



At present, the predominant land uses in Elmore County are agriculture and rangeland, as discussed in Chapter III. However, the continued development of CAFOs and renewable energy industry has diminished the amount of land presently used for agriculture. Public lands which are largely undeveloped, but are leased as rangeland or to support forest industries, comprise approximately 73 percent of the total land area.

Most development occurs in two incorporated areas – Mountain Home and Glenns Ferry – and the unincorporated towns of Pine/Featherville. Other communities such as Hammett and Prairie also provide a community hub for their respective rural areas. The proposed planned communities around Mayfield will ultimately provide another substantial population center.

Both incorporated cities have an established Area of Impact boundary, initiated and approved by the Board of Elmore County Commissioners, in accordance with State Code. These areas are intended to represent land that the city believes it can reasonably serve in the next five years. In Elmore County, in accordance with the newly established AOs, Elmore County has planning and zoning responsibility outside city limits as well as within and outside of both Areas of Impact.

Both Mountain Home and Glenns Ferry have traditional downtown commercial areas surrounded by residential neighborhoods. Commercial development also extends outside of the urban areas along local and state highways. Each town has public buildings for government and school uses, as well as parks and other public facilities and utilities. Some industrial development occurs in each town along the rail lines and other transportation corridors. Larger lot residential development and small farms, along with agricultural support uses such as manufacturing and processing, occur in the outskirts of each town.

Outside of the Areas of City Impact, residential development is largely restricted to single family residences with the potential for a discretionary permit to allow an accessory dwelling unit in Agricultural zones. The County relies on their zoning code for development standards and at present does not regulate landscaping or building design. Because of the rural nature of the County and the relatively limited development activity, the building and zoning requirements for building size and placement are not rigorous.

Several implementation tools may be used to direct development including provisions in the zoning ordinance (districts, minimum lot sizes, design and development standards, TDRs etc.) and the zoning map. Following adoption of a new Plan, Elmore County will undertake appropriate revisions to zoning regulations to ensure that “zoning districts are in accordance with the policies set forth in the adopted comprehensive plan” as stated in

Section 67-6511 of the Idaho Code. At that time, a close review of the existing land use categories and their application in the County and within Areas of Impact will occur. It may result in a change to the number and type of zoning districts and modification of uses and other design and development standards and potentially simplifying the administration of the zoning regulations.

Other public concerns regarding the appropriateness of some large-scale developments and their impact on neighboring properties indicate the need for more rigorous design and development standards for large residential, commercial, or industrial developments.

## 2. Strategies by Priority

This section consists of two tables that list all strategies presented in **Chapters IV** by assigned priorities (**Table V.2** – short-, mid- and long-term strategies and **Table V.3**, continued collaboration strategies): Short-term strategies should occur within the next 5 years, mid-term strategies within 6 – 10 years and long-term strategies beyond 10 years. The strategies requiring continued collaboration for successful implementation are those items that are either underway at present and need to continue or new strategies that will require on-going efforts.

Each strategy is numbered and also lists an agency or potential partners to accomplish implementation. Acronyms used for listed agencies include:

BLM – Bureau of Land Management  
BOCC – Board of County Commissioners  
CDH – Central District Health  
CFM – Certified Floodplain Management  
DEQ – Department of Environmental Quality  
EMA – Elmore County Emergency Management Agency  
FS – Forest Service  
IDWR – Idaho Department of Water Resources  
ITD – Idaho Transportation Department  
LUBD – Land Use and Building Department  
PZC – Planning and Zoning Commission

**Table V.2:** Short-, Mid- And Long-Term Strategies

| <b>Long Term Strategies</b>                                                                                                                                                                                                            |                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| <b>Strategy</b>                                                                                                                                                                                                                        | <b>Agency</b>                      |
| <b>C.2.d:</b> Consider planned unit development that offers varied housing types within Rural Residential, Recreation, or Impact areas, provided they comply with local, state, and federal requirements.                              | LUBD                               |
| <b>C.4.b:</b> Establish annual meeting with school districts throughout the County to identify areas of mutual concern (enrollment, school sites, transportation).                                                                     | BOCC, LUBD, School Districts       |
| <b>Mid-Term Strategies</b>                                                                                                                                                                                                             |                                    |
| <b>A.1.e:</b> Explore the potential for additional designated outdoor recreation areas.                                                                                                                                                | BOCC, Recreation Districts         |
| <b>B.1.c:</b> Designate trails for ATV, UTV, and motorcycles to avoid excessive noise and dust adjacent to residential areas.                                                                                                          | LUBD, Idaho Trails and Snow Riders |
| <b>B.4.a:</b> Support improvement of County recreation areas for residents and visitors.                                                                                                                                               | LUBD, BLM                          |
| <b>B.4.e:</b> Establish an AD Hoc Committee to review fairground operations and consider development of a fairground master plan.                                                                                                      | LUBD, Economic Development         |
| <b>C.2.e:</b> Seek funding for a housing action plan, in collaboration with neighboring cities, to evaluate population and economic trends, consider existing housing conditions and needs, and present actionable housing strategies. | LUBD, BOCC                         |
| <b>Short Term Strategies</b>                                                                                                                                                                                                           |                                    |
| <b>A.4.b:</b> Adopt zoning code provisions to ensure conditions to buffer agricultural uses from other less compatible uses.                                                                                                           | LUBD                               |
| <b>B.1.e:</b> Seek funding for the development of a countywide recreation masterplan.                                                                                                                                                  | BOCC                               |
| <b>B.3.a:</b> Revise zoning code and map to implement the FLUM, designating district areas for agricultural, commercial, and industrial uses to ensure employment opportunities for County residents.                                  | LUBD                               |
| <b>B.4.b:</b> Implement County ordinances that encourage Agri-based businesses.                                                                                                                                                        | LUBD, Economic Development         |
| <b>B.4.d:</b> Participate in regional efforts to promote and enhance visitor experience.                                                                                                                                               | LUBD                               |
| <b>C.1.d:</b> Revise zoning code to implement Comprehensive Plan recommendations and the Future Land Use Map.                                                                                                                          | LUBD, PZC, BOCC                    |
| <b>C.1.e:</b> Prepare standards and guidelines for specific development types based on policies provided in the Comprehensive Plan.                                                                                                    | LUBD, PZC, BOCC                    |
| <b>C.3.a:</b> Review and update impact fee structures.                                                                                                                                                                                 | LUBD, BOCC                         |

| <b>Short Term Strategies Cont.</b>                                                                                                                         |                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| <b>C.3.d:</b> Seek and encourage regional grant collaboration and funding opportunities to assist communities with infrastructure improvements for growth. | BOCC, Mountain Home/Glenns Ferry       |
| <b>B.2.f:</b> Develop a path forward for advancing vanpool and shared mobility services countywide.                                                        | BOCC, LUBD, Mountain Home/Glenns Ferry |

**Table V.3: Continued Collaboration Strategies**

| <b>Continued Collaboration Strategies</b>                                                                                                                                                                    |                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| <b>Strategy</b>                                                                                                                                                                                              | <b>Agency</b>                                                  |
| <b>A.1.a:</b> Collaborate with federal, state, and local agencies that regulate environmental quality, fish and game, reservoirs and floodways.                                                              | LUBD, Mountain Home/Glenns Ferry, BOCC                         |
| <b>A.1.b:</b> Encourage management practices that preserve and manage forests to protect private property and increase economic opportunities.                                                               | LUBD, USFS, DOL                                                |
| <b>A.1.c:</b> Utilize mitigation policies to ensure new land uses do not negatively impact water quality.                                                                                                    | LUBD, DEQ, IDWR, CDH                                           |
| <b>A.2.a:</b> Continue to develop and implement waterwise strategies.                                                                                                                                        | Elmore County Water Resources, Canal/Irrigation Co.            |
| <b>A.2.b:</b> Utilize mitigation policies to ensure new land uses do not negatively impact water quality.                                                                                                    | LUBD, DEQ, CDH, IDWR                                           |
| <b>A.2.c:</b> Ensure development has necessary waste disposal locations and capacities.                                                                                                                      | CDH, DEQ, LUBD                                                 |
| <b>A.2.d:</b> Monitor state legislation that pertains to water quality and volume, to ensure Elmore County has sufficient water.                                                                             | BOCC                                                           |
| <b>A.2.e:</b> Protect and preserve surface water areas for recreation                                                                                                                                        | LUBD, Elmore Co. Water Resources                               |
| <b>A.3.a:</b> Continue to ensure compliance with floodplain management practices.                                                                                                                            | LUBD (CFM), Mountain Home/Glenns Ferry, EMA                    |
| <b>A.3.b:</b> Ensure mitigation measures are implemented for development in susceptible wildfire areas.                                                                                                      | Fire Districts, WUI, County, Mountain Home/Glenns Ferry        |
| <b>A.3.c:</b> Encourage forest management practices that properly harvest and manage forests to reduce the risk of wildfire, protect private property and increase economic opportunities within the County. | BLM, FS, LUBD, Rural Fire Districts, Range Land Fire Districts |
| <b>A.3.d:</b> Continue to ensure preparation and implementation of emergency preparedness and hazard mitigation plans.                                                                                       | EMA                                                            |
| <b>A.3.e:</b> Help to protect air quality levels and to ensure that future air quality levels meet or exceed state and/or federal standards.                                                                 | DEQ, CDH, LUBD                                                 |
| <b>A.4.a:</b> Support existing agricultural operations within the County, while encouraging the development of new agricultural support industries.                                                          | LUBD                                                           |

| <b>Continued Collaboration Strategies Continued</b>                                                                                                                                            |                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|
| <b>A.4.c:</b> Utilize weed abatement policies and procedures to limit the spread of invasive species.                                                                                          | LUBD                                        |
| <b>A.4.d:</b> Administer the Elmore County Ag Protection Area Program.                                                                                                                         | BOCC                                        |
| <b>B.1.a:</b> Continue to invest in the Elmore County Fairgrounds and Event Center.                                                                                                            | BOCC, Mountain Home/Glenns Ferry            |
| <b>B.1.b:</b> Collaborate with agencies and non-profit organizations to encourage enhanced recreational facilities on private and public lands.                                                | Economic Development                        |
| <b>B.1.d:</b> Promote the preservation of natural scenic areas for the use and benefit of both present and future generations.                                                                 | BOCC, BLM, LUBD                             |
| <b>B.2.a:</b> Participate in transportation planning with ITD, local highway districts, and jurisdictions.                                                                                     | LUBD, ITD, Highway Districts                |
| <b>B.2.b:</b> Support policies that help to improve traffic flow and access to commercial and residential developments.                                                                        | LUBD, ITD, Highway Districts                |
| <b>B.2.c:</b> Collaborate with agencies to encourage connectivity and maintenance of trails and pathways.                                                                                      | LUBD, BLM                                   |
| <b>B.2.d:</b> Create policies that promote interconnectivity and walkability in new developments.                                                                                              | LUBD                                        |
| <b>B.3.b:</b> Support the continued viability of the Mountain Home Air Force Base and base-related activities through appropriate land use decisions and ongoing coordination.                 | LUBD, Mountain Home, MHAFB                  |
| <b>B.3.c:</b> Prepare standards and guidelines for renewable energy industries (solar, wind etc.) and encourage the development of renewable energy sources in areas designated as industrial. | LUBD                                        |
| <b>B.3.d:</b> Ensure future renewable energy sources adjacent to residential and recreational areas do not interfere with scenic viewsheds.                                                    | LUBD                                        |
| <b>B.4.c:</b> Support policies that stimulate recreation and tourism-related developments and services.                                                                                        | LUBD, Economic Development                  |
| <b>C.1.a:</b> Ensure that Impact Area boundaries are compliant with state code provisions.                                                                                                     | BOCC, Mountain Home/Glenns Ferry            |
| <b>C.1.b:</b> Monitor permit activity and population data to evaluate land use and economic policies.                                                                                          | LUBD                                        |
| <b>C.1.c:</b> Ensure that safety services (law enforcement, fire, EMS) are provided across the County.                                                                                         | BOCC, Mountain Home/Glenns Ferry, USFS, BLM |
| <b>C.2.a:</b> Support collaboration with incorporated cities and create policies that promote a variety of housing types.                                                                      | BOCC, Mountain Home/Glenns Ferry            |
| <b>C.2.b:</b> Collaborate with Elmore County communities to promote adequate infrastructure improvements for new developments based on accurate growth projections.                            | LUBD, PZC, BOCC                             |

| <b>Continued Collaboration Strategies Continued</b>                                                                                                                                                               |                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| <b>C.2.c:</b> Support development of planned communities within areas designated rural residential, provided they comply with all local, state, and federal requirements.                                         | LUBD                                             |
| <b>C.3.b:</b> Monitor the efficiency of County services (EMS, Sheriff, Fire) as it pertains to growth and development                                                                                             | LUBD                                             |
| <b>C.3.c:</b> Evaluate County facilities (landfill, fairgrounds, courthouse, transportation) to ensure that they are adequate and efficient.                                                                      | LUBD                                             |
| <b>C.4.a:</b> Protect the integrity of schools through the support of land use policies that discourage incompatible land uses adjacent to school sites.                                                          | LUBD                                             |
| <b>C.4.c:</b> Encourage collaboration between developers and school districts to ensure proper bus stops and school crossings.                                                                                    | LUBD, BOCC                                       |
| <b>B.2.e:</b> Collaborate on transportation planning efforts across jurisdictions so that aviation and railroad transportation systems can be optimized to enhance connectivity and promote sustainable mobility. | LUBD, BOCC, Mountain Home/Glenns Ferry, VRT, ITD |

### 3. Policies

The LUBD and Planning and Zoning Commission routinely refer to policies listed in the 2014 Comprehensive Plan. The following policies have been adapted from that document and should be considered during development application and other project reviews

#### **a. Confined Animal Feeding Operations (CAFO)**

1. Approval from applicable Highway District that roads are designed to handle capacity.
2. Located outside of adopted aquifer recharge or Community Development Overlay areas
3. Maintain setback of 100' from property lines and public ROW for any agricultural buildings, feed storage areas, feed bunks or feed racks.
4. Expanding/New CAFO Facilities to be located a minimum of 2 miles outside any adopted Area of Impact and the legally described perimeter of MHAFB.

#### **b. Energy Production Facility**

1. These facilities include natural gas, solar cells, water (hydroelectric) or wind power to produce electricity for sale. The use of diesel fuel is allowed only for emergency generation of electricity for fire suppression or winding down turbines.
2. Direct use of geothermal resources for heating spas, greenhouses, and other similar uses shall not constitute an Energy Production Facility.
3. Facility improvements shall be at least 2,500 feet away from any residence existing at the time of the application for permit. This distance shall be measured from the centerline of the power-producing turbine to the closest edge of the residence.
4. Distance waiver may be granted by the Commission provided the owner(s) of affected residence(s) waive, in writing, the two thousand five hundred (2,500') foot setback requirements.
5. Facility operations should not generate any noise louder than 58 decibels on the A-weighted decibel scale as measured from 750 feet from the centerline of the power-producing turbine.
6. Adequate fire protection and fire-fighting capacity, including entering into an agreement with the applicable public firefighting agency, must be provided.
7. Facility must be coordinated and approved by local, state, federal and military aviation officials.

8. Towers and structures exceeding the building height regulations must be compatible with the flight operations of MHAFB and the City of Mountain Home and City of Glenns Ferry public airport operations.

**c. Large (over sq ft #occupants) Entertainment Development  
(Amusement/Recreation Facility with Lodging Facility)**

1. These facilities must provide appropriate distance and buffering between facility structures and amenities (outdoor pools, amphitheaters, etc.) and existing residential uses and zones.
2. Parking areas and access points must be carefully considered particularly as it pertains to abutting a residential zone.
3. A transportation and mobility plan demonstrating internal and external community connectivity as appropriate must be submitted to determine appropriate requirements for proposed streets and other access needs.
4. Adequate fire protection and fire-fighting capacity, including entering into an agreement with the applicable public firefighting agency, must be provided.
5. Protect and maintain the quality and quantity of water by incorporating innovative water conservation and water quality protection measures into all construction and design elements, landscaping strategies, water features, and drainage elements, and by encouraging the use of natural landscaping in order to conserve water.

**d. Planned Community**

1. Encourage Planned Community development in areas where soils are of least value for agriculture or not adequate to sustain individual septic systems where centralized sewage systems can be established and maintained.
2. Each Planned Community will protect, develop, and maintain the quality and quantity of our water by incorporating innovative water conservation and water quality protection measures into all construction and design elements, landscaping strategies, water features, and drainage elements, and by encouraging the use of natural landscaping in order to conserve water.
3. Applicants for Planned Communities will collaborate with the Idaho Department of Water Resources to study, seek approval and construct necessary water development projects in the Boise River drainage system in order to transfer water into arid portions of Elmore County.
4. Applicants for Planned Communities will collaborate with local, State and Federal land agencies to provide suitable access to public lands and to improve rangeland resources and wildlife habitat within their community and surrounding area. Methods may include

the development of conservation easements and through the creation of renewable funding sources such as a self-imposed property transfer tax.

5. Ongoing management of Planned Communities will occur in collaboration with public and private land managers to encourage range fire rehabilitation practices, which include grasses and shrubs to enhance the forage base of the County's rangeland while preparing, adopting and implementing a Wildfire Management Plan. Re-vegetation programs after wildfire or range fires within Planned Communities are encouraged.
6. Applicants for Planned Communities will demonstrate that natural resources are protected and proper management of fish and wildlife resources will occur through adequate wildlife mitigation, habitat improvement and noxious weed abatement plans. Methods to include preparation, adoption and implementation of a Wildlife Management Plan.
7. Planned Communities shall be discouraged in or near hazardous areas, such as airports, military bases and/or military training areas, power line corridors, electrical substations, flood plains, unstable soil areas and steep slopes, solid waste disposal areas, and high velocity wind and storm prone areas.



# Chapter VI

## References

## VI. References

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# Chapter VII

## Appendices

## VII. Appendices

### 1. Public Involvement Summary

## 2. Idaho Attorney General Checklist

### 3. Socioeconomic Background Reports

#### 4. Existing Conditions Maps/Data