



Chapter VII

Appendices

VII. Appendices

1. Public Involvement Summary

PUBLIC INVOLVEMENT SUMMARY

Public Outreach Strategies

The public outreach efforts and input received throughout the planning process ensured that the plan would reflect the community's vision regarding future growth. The public involvement summary details the results of public outreach strategies utilized throughout the planning process. Multiple outreach methods were used to invite public participation. Public outreach efforts included the following:

Situational Assessment

To inform the comprehensive plan update, J-U-B conducted a stakeholder assessment in the summer of 2024. The goal of the assessment was to better understand the issues, opportunities, and interests of a variety of stakeholders. The assessment includes information and perspectives gathered from interviews conducted with ten (10) individuals representing different interest groups. Participants included local leaders, service providers, residents, business owners, and city and county staff. Assessment participants were identified by the Elmore County Land Use and Building Department staff. Conversations were conducted informally, allowing participants to drive the direction of the interview and discuss the issues most important to them.

Advisory Committee (AC)

An Advisory Committee was formed from members of groups and entities throughout the community to glean important information regarding community interests and needs. Four AC meetings were held to discuss topics, prioritize efforts, collaborate ideas and implementation, and build consensus:

- **Wednesday, September 18, 2024** from 5:30 – 7:30p.m. at the Forest Service Building (2340 American Legion Blvd., Mountain Home, Idaho)
- **Wednesday, May 14, 2025** from 5:30 – 7:30p.m. at the Mountain Home Junior High School (1600 E. 6th Street S., Mountain Home, Idaho)
- **Wednesday, October 8, 2025** from 5:30 – 7:00 p.m. at the American Legion Hall Post 26 – Auxiliary Room (515 E. 2nd S. Mountain Home, ID 83647).
- **Thursday, October 23, 2025** at a joint meeting with the Planning and Zoning Commission, from 5:30 – 6:30 p.m. at the American Legion Hall Post 26 (515 E. 2nd S. Mountain Home, ID 83647).

Public Open House Series

The Elmore County Land Use and Building Department hosted a series of public open houses in October 2024 to share information about the county's comprehensive plan update. These meetings provided the opportunity for the public to visit with the project team and City staff to stay informed about the comprehensive plan and process and to provide thoughts and ideas regarding Elmore County's future:

- The first open house event took place in **Pine** from 12:00 – 2:00 p.m. at the Boise River

Senior Center located at 320 N. Pine Featherville Rd., Pine, ID 83647

- The second outreach event took place **Mountain Home** from 11:30 a.m. – 1:30 p.m. at the former Forest Service office building, located at [2340 American Legion Blvd, Mountain Home, Idaho](#).
- A final open house took place in **Glenns Ferry** from 4:00 – 6:00 p.m. at the VFW Hall, located at 132 East 5th Street, Glenns Ferry, Idaho.

Public Webpage

The website was established for the public to have continual access to project information throughout the duration of the planning process. The webpage was located on the City's website and available as a standalone project website at <https://bit.ly/ElmoreCountyCompPlan>. Community members were encouraged to visit the project website to offer input regarding land use, transportation, natural resources and other areas of interest to the county, to help inform the Comprehensive Plan Update.

Elmore County Comprehensive Plan Update

Situational Assessment

Executive Summary

J-U-B Engineers, Inc. (J-U-B) is working with the Elmore County Land Use and Building Department to develop a Comprehensive Plan update. The current Comprehensive Plan for Elmore County, adopted on December 29, 2014, was developed when population growth had stagnated for more than a decade. Since then, Elmore County has seen growth and development patterns that were not anticipated at the time. The updated Comprehensive Plan will reflect the current conditions and concerns of the county and set a vision for the next 10-20 years.

To inform the comprehensive plan update, J-U-B conducted a stakeholder assessment in the summer of 2024. The goal of the assessment was to better understand the issues, opportunities, and interests of a variety of stakeholders. The county will use that information to identify the necessary individuals, interests, and organizations to be represented on the comprehensive plan's Advisory Committee (AC), as well as identify issues and themes to explore as a part of the plan update.

The following summary includes information and perspectives gathered from interviews conducted with ten (10) individuals representing different interest groups. Participants included local leaders, service providers, residents, business owners, and city and county staff (refer to Table 1.0 at end of document). Assessment participants were identified by the Elmore County Land Use and Building Department staff.

J-U-B developed a Situational Assessment Interview Guide (see page 4) to aid in the direction of conversation with participants. Conversations were conducted informally, allowing participants to drive the direction of the interview and discuss the issues most important to them. All interviews were conducted by telephone.

Each participant expressed a positive outlook on the future of Elmore County, with many themes providing opportunities for collaboration. Emerging themes included the challenges and opportunities that come with growth and development, water resources, economic development, and services/infrastructure.

Methodology

Elmore County Land Use and Building Department identified assessment participants, representing a relevant and diverse cross-section of interests, perspectives, and experiences. The participants represented different interests, including:

- › Mountain Home Air Force Base
- › City and County Services
- › Local Business/Economic Development
- › Agriculture
- › Recreation
- › Education

A complete list of participants is provided at the end of this document (Table #). Interviews were one-on-one and lasted approximately 1 hour. Interviews were conducted using a discussion guide which allowed participants flexibility to elaborate on issues and topics that were of interest to them.

The following summary relays common opinions, issues, and concerns that exist among a diverse subset of stakeholders. Comments are not attributed to specific individuals, interests, or organizations.

Summary of Key Themes and Issues

Growth and Development

- **Housing:** Immediate need for housing, and affordable housing for the workforce is a concern. Housing and housing affordability is perceived as a huge issue for economic development in rural areas across southern Idaho. The County needs to have more control over where growth happens, this will be a tough balancing act for the city of mountain home and the county, but offering a variety of housing options in Elmore County needs to be addressed.
- **Infrastructure:** A common theme that emerged as an issue to address is sufficient public infrastructure in rural communities. For example, Glenns Ferry has had difficulty securing funding needed for public utilities and transportation improvements. Additionally, it was stated that remote areas of Elmore County really don't get the help that they need with infrastructure, particularly as it relates to transportation and safety. Remote areas like Pine, that see spikes in tourist activity, are not prepared to deal with increased population. Recommended future development activity would take place in or near the City of Mountain Home since this is where the bulk of infrastructure is located. However, Mountain Home must carefully evaluate their capacity to serve new residents and development activity. Interviewees suggested that the planning process should identify and understand where the infrastructure hubs are and could be, and control growth from that perspective. Educational facilities and schools require renovation, most of the schools were built in the 50's-60's and could use an overhaul, however bonds are not passing to secure funding for new infrastructure.
- **Water (*top concern identified by interviewees*):** Most of the interviewees addressed concerns about future development and access to water. There are immediate infrastructure issues that include water and sewer pipes throughout the county. There also needs to be a way to monitor wells and water usage for property with small lots. Interviewees inquired about how the comprehensive plan will help address water quantity, quality, availability and if it can and will protect water rights. Additionally, as the county looks at future development sites, it needs to consider if there is enough water for the size of proposed developments, and address how new development impacts existing infrastructure. Addressing how water restrictions impact property values is also a concern.
- **Safety:** Addressing the negative impacts of spillover from Treasure Valley population that can't afford living in Boise/Meridian or Nampa/Caldwell can create concerns for safety and public services. The ability to provide emergency services to remote corners of Elmore County, particularly during spikes in recreational activity or hazardous conditions (weather related, transportation, fire, flood etc.)

Economic Development

Topics that arose in interviews pointed to a variety of factors that are perceived to have hindered economic development in Elmore County. Themes included:

- Lack of housing
- Transportation issues, specifically ability to managing traffic flow and expanding freeways, recognizing that the grown will put more demand on our roads
- Opportunities for fairgrounds to be utilized year-round for revenue generation.
- Increased snowmobile traffic in Elmore, but registration fees not being designated toward Elmore County when operators register machines
- Better population projections and better growth information
- There are a number of communities in Elmore County that have lost their status as incorporated cities. These communities cannot receive grants or funding to address sewer issues
- Major real estate development is exempt from Impact Fee structures, creating an imbalance of expected versus realized fees
- Proper allocation of impact fees toward public safety equipment and infrastructure, as opposed to personnel

Public Access

Interviewees questioned how the comprehensive plan would address issues related to public land use and the impact that increased access to outdoor recreation is having on public lands. There is rising concern that the use of snowmobiles, RVs, motorcycles, ATVs/UTVs poses a risk to the outdoor recreation amenities (trails, roads, etc.) and access.

Along the same lines, there was specific concern centered on loss of access to snowmobile trails in the Pine and Featherville area that cross private property. As property changes hands, many of these access trespasses through private property are in fear of being lost.

Other issues were identified within the incorporated areas of the county. Specific examples included seniors having issues obtaining public services such as hospitals and the DMV, infrastructure and transportation issues in Glenns Ferry, a community swimming pool in Elmore County, and to a lesser extent, big box stores and restaurants.

Transportation

Transportation was a major concern among interviewees. Highway access was identified as an issue for supporting future growth. Specifically:

- Managing traffic flow and getting ahead of growth in transportation planning
- Strategic land acquisition to support future linkages in the roadways (including west Mountain Home, an area identified for growth due to its proximity to Boise)
- Working with Union Pacific to address the insufficient overpass/underpass in Glenns Ferry

There was also marked concern over the county's role in transportation planning and implementation, as opposed to ITD. There were calls for multijurisdictional transportation planning between highway districts and government entities. Interviewees would like to embed transportation planning into the comprehensive plan to better enable funding opportunities and grants.

Additional concern was expressed regarding the following:

- A ride share program to help seniors access services in Mountain Home
- Planning for road issues and rural fire issues in the pine/Featherville area
- Planning for recreational trails
- The inclusion of aeronautical in the plan, including future access for airports and the potential for increasing as a freight hub at the airport

Minor Notable Themes

Interviewees expressed two additional areas the comprehensive plan could potentially address.

- Disaster preparedness, with outreach to providers and residents.
- Collaboration within and between agencies to address the concerns of the county.

Conclusion

Interviewees have been happy with the Elmore County Land Use and Building Department and expressed sentiments of feeling that the county has their priorities straight, that someone is always available to help, and that staff have been great at providing resources when evaluating projects and offering helpful oversight with the planning process.

Strategic and intentional collaboration with area partners, organizations, residents, and agencies will be key to ensuring the health and success of the community, especially as Elmore County faces large development opportunities. Keeping the heart of Elmore County at top priority was a common theme that emerged throughout the interview process, essentially capturing the spirit of small-town America while providing enough amenities for day-to-day operations. The county and cities will benefit from working together towards meeting common goals and focusing on meaningful outreach for the future success and growth of Elmore County.

Elmore County Comprehensive Plan Update

Situational Assessment Interview Guide

Overview

The following interview guide was used in facilitating stakeholder interviews for the Elmore County Comprehensive Plan Update. Conducting one-on-one interviews with key stakeholders is an effective method of public involvement (PI). Stakeholder interviews help to gain an understanding of the community's priorities, interests, challenges, and potential opportunities for improvements. Stakeholder input will help inform the public involvement strategy moving forward.

Interviews will be held at the location most convenient for the interviewee, with the option of meeting virtually. Interviews are scheduled to last one hour but may vary based on the availability and/or interest of the stakeholder.

The following questions will serve as a guide for conducting stakeholder interviews. For each stakeholder, questions will be selected based on stakeholder interest and relevance to their role in the community. Some or all may be used. Interviews are intended to be conversational allowing the interviewee to focus on the issues that are most important to them. Some questions may be used to help expand stakeholder views and/or to introduce subjects they had not previously considered.

Guiding Questions

Understanding the Stakeholder

1. What is your role with your (city, district, board, legislature, community, organization, etc.)?
2. Explain the experiences (positive and negative) you've had with Elmore County (examples to generate discussion: zoning, services, code enforcement, etc.)

Understanding Past and Current Situations

1. What are the biggest challenges for your organization/department over the next:
 - 1-3 years
 - 3-5 years
 - 5-10 years
2. How can the county and a comprehensive plan help you address and tackle these challenges?
3. What issues are the most important for this comprehensive plan to address?
4. What are some of the most important community sites or areas in Elmore County?
5. What are some natural features or community attributes that we need to focus on?

Future Needs and Strategies

1. What are the biggest challenges for the Elmore County over the next:
 - 1-3 years
 - 3-5 years
 - 5-10 years
2. What issues facing Elmore County are important to you?
3. What changes do you think will be necessary in the future (5, 10, 20 years) to meet increasing needs and demands?
4. What opportunities might be available to address community issues or improve quality of life?
5. As Elmore County grows, what are some words you would use to describe an ideal future Elmore County?

Services and Growth

1. What experiences or issues have you faced regarding economic development? How might that be addressed in this comprehensive plan effort?
2. What experiences or issues have you faced regarding public services? How might that be addressed in this comprehensive plan effort?
3. Where do you believe are the most realistic, future areas to annex, develop or grow?
4. Are there any projects or programs that you believe Elmore County should undertake in the next 5 to 10 years?

Wrap Up

1. What else should we be thinking about?
2. Who else do we need to talk to in order to gather the information necessary to understand and create an informed vision and strategies?
3. Would you be willing to meet with our team at different progress points to evaluate and give feedback on the progress?

List of Interviewees for Situational Assessment

Table 1.0

Name	Position
Josh Dison	County Assessor
Tracy Giles	Mountain Home Air Base
Christy Accord	Rural Economic Development
Bonnie Layton	Mayfield Springs Planned Community Developer's Rep
Curt Kanester	Area 20 Trail Snow Trail Groomer and Resident of Pine Community
Ed Oppedyk	Longtime P&Z Member and Dairyman
John Christobal	Commercial Contractor, Impact Fees Advisory Committee Chair, Resident of Mountain Home
Billy Galloska	Mayor of Glenns Ferry and Religious Leader
Al Hofer	County Commissioner
Carl Vangh	Retired ITD and Developer's Rep

Elmore County Comprehensive Plan Advisory Committee Meeting No. 1

Wednesday, September 18, 2024

Forest Service Building (2340 American Legion Blvd., Mountain Home, Idaho)
5:30 – 7:00 p.m.

Meeting Agenda

Welcome and Introductions

- a) What is a Comprehensive Plan?
- b) Role of the Advisory Committee
- c) 3 Words Activity

Plan Process

- a) Timeline
- b) Evaluate Current Plan

Public Involvement

- a) Situational Assessment
- b) Advisory Committee Meetings
- c) Open Houses: Wednesday, October 19

Planning Activities

- a) Web Map Slide Show
- b) Issue Review and Feedback
- c) Existing Land Use Map Discussion

Next Steps and Milestones

- a) Next Advisory Committee Meeting

THANK YOU FOR YOUR PARTICIPATION!



Advisory Committee Meeting No. 1 Meeting Notes

Wednesday, September 18, 2024, from 5:30 – 7:30p.m.

Forest Service Building (2340 American Legion Blvd., Mountain Home, Idaho)

Welcome and Introductions

Sheri, Planner from J-U-B Engineers convened the meeting. Advisory Committee was welcomed by **Mitra**, Director of Elmore County Land use and Building Department. J-U-B staff and members of the Advisory Committee introduced themselves, and committee members shared their roles as residents of Elmore County.

- **What is a Comprehensive Plan?**

Sheri provided an overview of the comprehensive planning process, sharing an APA Idaho video describing the required elements of an Idaho Comprehensive Plan was shown for the Advisory Committee. To view the video, [click here](#).

- **Role of the Advisory Committee**

Sheri described what the role of the Advisory Committee will be in the development of the Elmore County Comprehensive Plan. The Advisory Committee will help to publicize upcoming Open House events and review all plan drafts prior to the Comprehensive Plan update being released to the public. Committee members act in an advisory role to the project team during the planning process to provide input on project objectives, expectations, public outreach, and initial data collection.

Additionally, members will work with the project team to provide input on existing conditions data and maps provided to assist in the assessment of conditions that will be adapted into the various plan elements.

- **3 Words Activity**

Members of the Advisory Committee were asked by Sheri to list three words describing Elmore County. The results of the three-word activity are listed below:

- | | | |
|---------------|------------------------------|---------------------|
| ○ Innovative | ○ Dedicated | ○ Welcoming |
| ○ Strong | ○ Educated | ○ Sustainable |
| ○ Prosperous | ○ Safe | ○ Clean |
| ○ Progressive | ○ Community-driven | ○ Destination |
| ○ Stewards | ○ Protected (natural beauty) | ○ Collaborative |
| ○ Resilient | ○ (responsible) growth | ○ Family-friendly |
| ○ Diverse | ○ Pro-growth | ○ Industry |
| ○ Strategic | ○ Stable | ○ Military-friendly |
| ○ Agriculture | ○ United | |
| ○ Healthy | ○ Recreational | |



Plan Process

Sheri explained the three phases of the Elmore County Comprehensive Plan update and the timeline for the three phases. Phase I (initiation and vision), Phase 2 (Outreach and Analysis) and Phase 3 (Draft and Adoption). The overall project timeline began in May 2024 and is anticipated to take place through October 2025. See attached Bi-Lingual Comprehensive Plan Handout, that provides an overview of the planning process and timeline for completion, provided in **Appendix A**.

Wendy, Planner from J-U-B described how and why existing Comprehensive Plans are evaluated, and which elements are typically updated due to changes related to population growth in a community.

Public Involvement

Rebecca, Public Involvement Specialist from J-U-B Engineers provided an overview of public outreach methods the Advisory Committee can expect throughout this process, including:

- **Situational Assessment:** To help inform the comprehensive plan update, a Situational Assessment was conducted by J-U-B Engineers in the summer of 2024. The goal of the assessment was to better understand the issues, opportunities, and interests of a variety of stakeholders. The assessment aided in the development of the Advisory Committee, as well as provided insight to initial issues and themes to explore as a part of the plan update. An official summary of the situational assessment will be provided at a later date.
- **Advisory Committee Meetings:** Three meetings are planned throughout the project. The input the Advisory Committee provides to the project team during these meetings will better equip Elmore County to make informed comprehensive planning choices that meet community needs.
- **Public Open Houses:** A series of public open houses are scheduled for October 2024. The Advisory Committee is tasked with promoting community participation at these events. The purpose of the open houses is to identify initial issues and discuss potential Future Land Use Maps (FLUM).

Planning Activities

Web Map Slide Show: Sheri provided a web map overview of Elmore County that shows existing conditions and supporting data layers for the purpose of identifying potential for future land use areas. To view the interactive web map, with its layers [click here](#).

Issue Review and Feedback / Existing Land Use Map Discussion: Sheri, Wendy and Rebecca of J-U-B led a work session where Advisory Committee members were asked to review a list of initial comprehensive planning issues based on feedback received as part of the Situational Assessment. Initial issues were broken up into three categories: Economic, Environmental, and Community. Advisory Committee members were given two tasks, 1) assess and provide feedback on the lists of initial issues and 2) identifying where the initial issues might be best addressed geographically on a map of Elmore County.

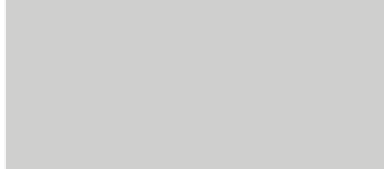


As part of this exercise, Advisory Committee members used physical maps of Elmore County to identify existing and potential land use areas. Comments received during this activity will be compiled and presented to the public at the upcoming open house series, scheduled for October.

See attached initial issues lists provided in **Appendix B**.

Next Steps and Milestones

- **Public Open House** series is scheduled to take place in October 2024. There will be three open houses to take place in Pine, Glenns Ferry and Mountain Home:
 - Pine Public Open House
Tuesday, October 15
Boise River Senior Center (350 N Pine Featherville Road, Pine, ID 83647)
1:00 – 3:00 p.m.
 - Mountain Home Public Open House:
Monday, October 28
Forest Service Building (2340 American Legion Blvd., Mountain Home, Idaho)
** This is the same location as the first Advisory Committee meeting.*
11:30 a.m. – 1:30 p.m.
 - Glenns Ferry Public Open House:
Monday, October 28
VFW Hall (132 East 5th Street, Glenns Ferry, ID 83623)
4:00 – 6:00 p.m.
- **Next Advisory Committee Meeting** has not been scheduled, but Advisory Committee members can anticipate an upcoming meeting invite for January 2024 and late-Spring 2025.



APPENDIX A

BI-LINGUAL HANDOUT



WHAT IS A COMPREHENSIVE PLAN?

A comprehensive plan is a 10–20-year road map for the future of our County. A plan guides development activities and is prepared with the involvement of residents, businesses, non-profits and public agencies, and the plan reflects their issues and concerns.

Idaho Counties and Cities must prepare and maintain a current comprehensive plan in accordance with Idaho Code Section 67-6508. The plan must consider “previous and existing conditions, trends, desirable goals and objectives, and desirable future situations.”

¿QUE ES UN PLAN COMPRENSIVO? Es plan de ruta de 10 a 20 años para el futuro de nuestro condado. El plan guía las actividades de desarrollo que se prepara con la participación de residentes, empresas, organizaciones sin fines de lucro y agencias públicas, y refleja sus problemas y preocupaciones.

Los condados y ciudades de Idaho deben preparar y mantener un plan comprensivo actual de acuerdo con la Sección 67-6508 del Código de Idaho. El plan debe considerar “condiciones previas y existentes, tendencias, metas y objetivos deseables, o situaciones futuras deseables.”

DOES THE COMPREHENSIVE PLAN APPLY TO YOU?

The geographic extent of the comprehensive plan includes all properties outside of city limits (refer to map on back)

¿SE APLICA EL PLAN COMPRENSIVO USTED? La extensión geográfica del plan comprensivo incluye todas las propiedades dentro de los límites de la ciudad, así como aquellas ubicadas dentro del área de impacto de la Ciudad (consulte el mapa)

WHAT IS THE PROJECT TIMELINE? ¿CUÁL ES EL CRONOGRAMA DEL PROYECTO?



How can you get involved?

- » Join the interested parties list:
- » Visit the Website:
elmorecounty.org/land-use-and-building-department
- » Follow the Facebook page:
<https://www.facebook.com/ElmoreCountyIdaho>
- » Questions or comments: Rebecca Coulter
rcoulter@langdongroupinc.com | 208-376-7330
- » Participate in Public Outreach Events: 2024

¿Cómo puede usted participar?

- » Únete a la lista de interesados: rcoulter@jub.com
- » Visite el sitio web:
elmorecounty.org/land-use-and-building-department
- » Siga la página de Facebook:
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- » Preguntas o comentarios: Rebecca Coulter
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- » Participe en eventos de difusión pública: 2024

WILL THIS AFFECT HOW YOUR PROPERTY IS ZONED?

Idaho Code requires that zoning districts, as well as zone changes, special permits, and zoning ordinances, are in accordance with the adopted comprehensive plan. So, while changes to the zoning map and ordinances will not occur NOW, future development will need to comply with the new Comp Plan.

¿AFECTARÁ ESTO A LA FORMA EN QUE SU PROPIEDAD ESTÁ ZONIFICADA? La Ley de Idaho requiere que los distritos de zonificación, así como los cambios de zona, los permisos especiales y las ordenanzas de zonificación, estén de acuerdo con el plan comprensivo adoptado. Por lo tanto, si bien los cambios en el mapa de zonificación y las ordenanzas no ocurrirán AHORA, pueden ocurrir después de que se adopte el nuevo plan para garantizar que el plan se implemente correctamente.

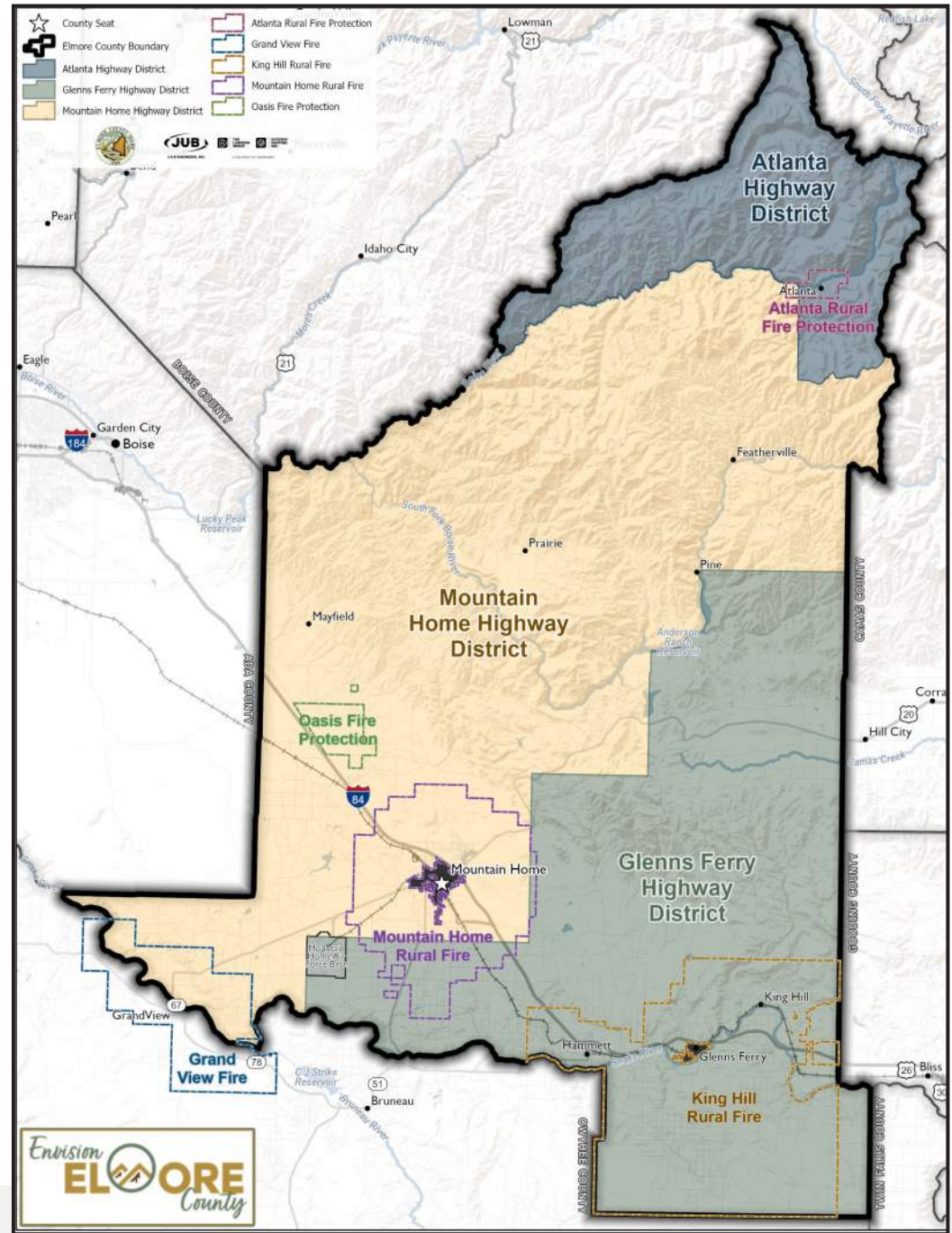
WHAT DOES ELMORE COUNTY DO?:

Idaho's Counties are granted governmental powers and authority through the State of Idaho. Elmore County, along with special districts, provides special services and regulates within their jurisdictions. Elmore County provides the following services:

- » Courts and Justice Services
- » Elections
- » Emergency Management Services
- » Fairgrounds
- » Land Use and Building
- » Landfill
- » Noxious Weeds and Pest Abatement

¿Qué hace el condado de Elmore? El Estado de Idaho otorga a los condados poderes y autoridad gubernamental. El Condado de Elmore, junto con los distritos especiales, proporcionan otros servicios y regulan dentro de sus jurisdicciones. El Condado de Elmore ofrece los siguientes servicios:

- » Tribunales y Servicios de Justicia
- » Elecciones
- » Servicios de Gestión de Emergencias
- » Recintos Feriales
- » Ordenación del Territorio y Edificación
- » Vertedero
- » Eliminación de Maleza Nociva y Plagas





APPENDIX B

INITIAL ISSUES

ECONOMIC

Recreation

Transportation (Airports)

Economic Development

School Facilities

Initial Issues

- Adequacy of County recreation areas for residents and visitors
- Potential to expand access and coordination among recreation areas
- Expansion of fairgrounds to function year-round
- Ability to manage current traffic flow and provide better access with growth
- Sufficient infrastructure to serve existing and future development
- Water quantity, quality, availability
- Aging schools
- Future of solar, wind and other renewable energy industries

ENVIRONMENTAL

Natural Resources

Special Areas & Sites

Hazardous Areas

Agriculture

Initial Issues

- Water quantity, quality, availability
- Safety concerns particularly from visitors but also growing population
- Potential wildfire impacts
- Address future of solar, wind and other renewable energy industries
- Coordination with Public Land and State Natural Resource agencies
- Impact of new development on traditional Agricultural uses.

COMMUNITY

Land Use (Community Design)

Housing

Public Services, Facilities & Utilities

National Interest Electric Transmission Corridors

Initial Issues

- Accurate population growth projections are critical
- Need for variety of housing options
- Sufficient infrastructure to serve existing and future development
- Impact fee structure and allocations working properly
- Water quantity, quality, availability
- Safety concerns particularly from visitors but also growing population



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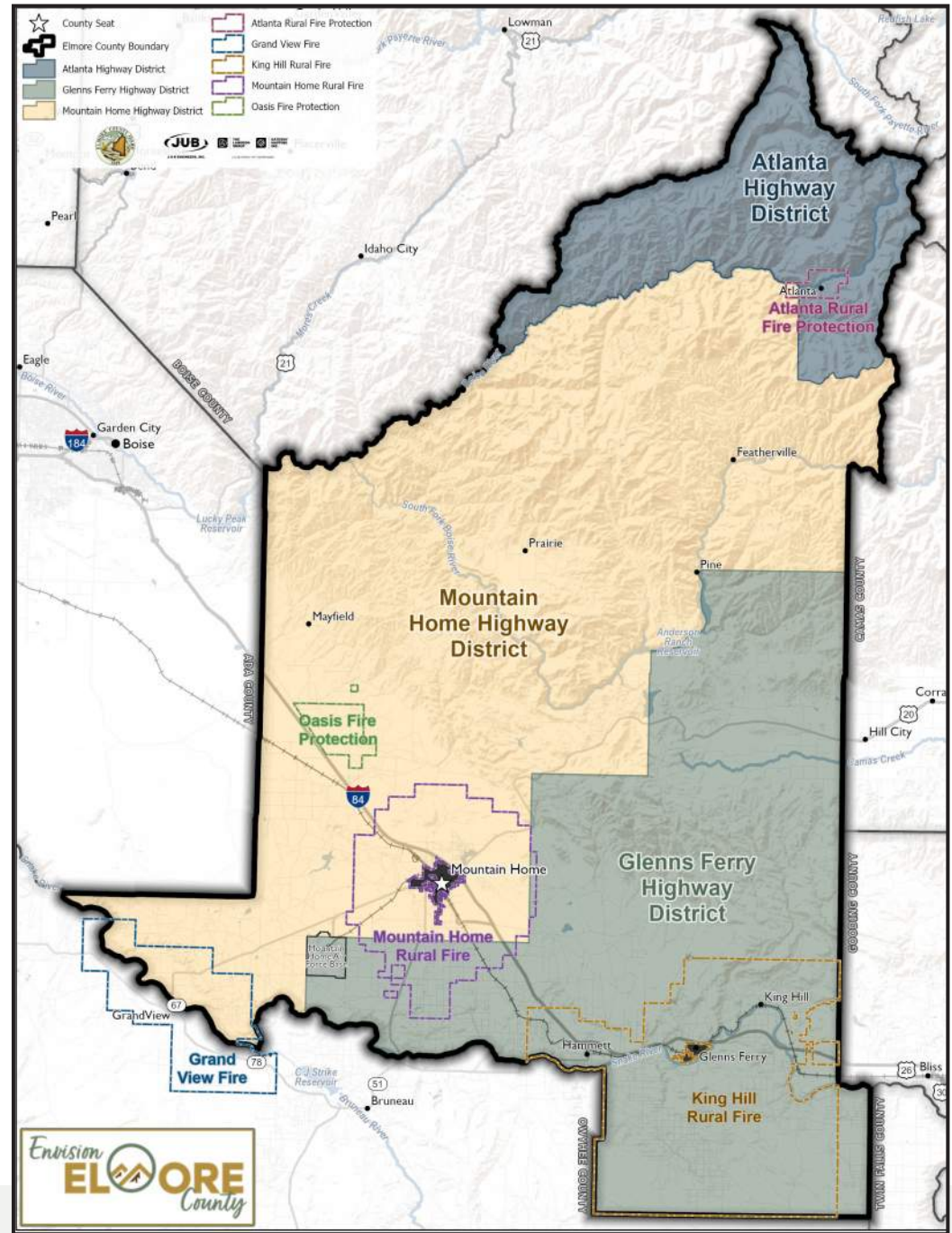
WHAT DOES ELMORE COUNTY DO?:

Idaho's Counties are granted governmental powers and authority through the State of Idaho. Elmore County, along with special districts, provides special services and regulates within their jurisdictions. Elmore County provides the following services:

- » Courts and Justice Services
- » Elections
- » Emergency Management Services
- » Fairgrounds
- » Land Use and Building
- » Landfill
- » Noxious Weeds and Pest Abatement

¿Qué hace el condado de Elmore? El Estado de Idaho otorga a los condados poderes y autoridad gubernamental. El Condado de Elmore, junto con los distritos especiales, proporcionan otros servicios y regulan dentro de sus jurisdicciones. El Condado de Elmore ofrece los siguientes servicios:

- » Tribunales y Servicios de Justicia
- » Elecciones
- » Servicios de Gestión de Emergencias
- » Recintos Feriales
- » Ordenación del Territorio y Edificación
- » Vertedero
- » Eliminación de Maleza Nociva y Plagas





Elmore County Comprehensive Plan

Advisory Committee Meeting No. 2

Wednesday, May 14, 2025
Mountain Home Junior High School
1600 E 6th S St, Mountain Home, ID 83647
5:30 – 7:00 p.m.

Meeting Purpose: 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.

Meeting Agenda

Welcome & Introductions

- a) Progress to Date
- b) Existing Conditions Reports
- c) Draft Vision

Goals, Objectives, Strategies

- a) Advisory Committee Activity – Creating Goals, Objectives, Strategies
- b) Economic, Environment, Community

Future Land Use Map (FLUM)

- a) FLUM Overview
- b) Advisory Committee Feedback

Next Steps and Milestones

- a) Next Advisory Committee Meeting Fall 2025

THANK YOU FOR YOUR PARTICIPATION!



Elmore County Comprehensive Plan Advisory Committee Meeting May 14, 2025

Mountain Home Junior High School (1600 E 6th S St, Mountain Home, ID 83647)

Meeting Purpose: 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.

Meeting Agenda

Welcome & Introductions

a) Progress to Date

Sheri Freemuth gave a quick overview of the planning process to date, including the stakeholder interviews, the first Advisory Committee, the Open House Series, and preparation of Existing Conditions/Socioeconomic Reports. Sheri explained how the second Advisory Committee meeting will build on the activities completed to date and will bring us closer to a preliminary draft plan.

b) Existing Conditions Reports

Sheri encouraged everyone to read the Existing Conditions Report and Socio-economic Report by visiting <https://bit.ly/ElmoreCountyCompPlan>.

c) Draft Vision

Sheri went over the results of the Three Words Activity (from the first Advisory Committee meeting) and explained how those results were used to create four draft vision statements. The committee was asked which vision statements they liked, and if they would like to remove or modify any of the four draft visions statements. After discussion between committee members some vision statements were revised, and one was removed. Sheri asked the group to review the revised statements at the end of the meeting and use sticker to “vote” for their favorite vision statement. (refer to the Vision attachment)

Goals, Objectives, Strategies

a) Advisory Committee Activity – Creating Goals, Objectives, Strategies

After the vision statement activity, the group moved to creating and modifying goals, objectives and strategies. To do this, the project team provided three worksheets, broken up into three categories: Economic, Environmental, and Community. Advisory Committee members reviewed the goals, objectives and strategies for each category and provided feedback. The group discussed the three goals and reviewed objectives and strategies for the Environment and Economic categories. Time did not permit discussion of the Community worksheet. The project team will follow up with revised content for all categories, seeking additional feedback.



Future Land Use Map (FLUM)

a) FLUM Overview

Four FLUM maps were presented at the meeting:

1. FLUM of **Elmore County**
2. FLUM with an emphasis on the **western third** section of the county
3. FLUM with an emphasis of the **northern third** section of the county
4. FLUM with an emphasis of the **eastern third** section of the county

Sheri explained that this FLUM is based on the County's existing FLUM as well as comments that were collected during the first Advisory Committee meeting and received by the public at the Open Houses. She described changes that have been made since the last meeting. A summary sheet describing the different district designations was also provided.

b) Advisory Committee Feedback

The committee reviewed each of the detailed FLUM maps and modifications were discussed. (refer to attached FLUMs)

Next Steps and Milestones

- a) **Advisory Committee** members to review and provide feedback on the draft vision statement.
- b) **Advisory Committee** members to review and provide feedback on goals, objectives, strategies.
- c) **Advisory Committee** members to review and provide feedback on the FLUM materials.
- d) **J-U-B** to send materials to the entire Advisory Committee for their comments.
- e) **J-U-B** to schedule the next Advisory Committee Meeting for Fall 2025.



Elmore County Comprehensive Plan Advisory Committee Meeting October 8, 2025

American Legion Hall Post 26 (515 E. 2nd S. Mountain Home)

Meeting Purpose: Work together to refine and prioritize strategies for the Comprehensive Plan Update, and review and comment on the draft Future Land Use Map.

Meeting Agenda

Welcome & Introductions

Review Public Outreach

- a) Situational Assessment**
- b) Handout/Website**
- c) Open House (October 28, 2024)**
- d) Advisory Committee Meetings #1 and #2**

Vision, Goals, Objectives, Strategies

- a) Review packet**
- b) Committee feedback activity (priorities and partners)**

Future Land Use Map (FLUM)

- a) FLUM Overview**
- b) Potential uses/policies**
- c) Committee feedback activity**

Next Steps and Milestones

- a) Committee Workshop with P&Z (October 23, 2025 – 5:30 – 6:30 PM)**
- b) Planning and Zoning Commission Hearing (December 4, 2025, special hearing)**
- c) Board of County Commissioners Hearing (December 19, 2025)**

ELMORE COUNTY | COMPREHENSIVE PLAN PUBLIC OPEN HOUSE SCHEDULE

Please join us in October!



PINE | Tuesday, October 15

Boise River Senior Center | 350 N Pine Featherville Rd,
Pine, ID 83647 | @12:00 – 2:00PM



MOUNTAIN HOME | Monday, October 28

2340 American Legion Blvd.
Mountain Home, Idaho 83647 | @11:30AM – 1:30PM



GLENNS FERRY | Monday, October 28

VFW Hall | 132 East 5th Street
Glenns Ferry, ID 83623 | @4:00 – 6:00PM



ELMORE COUNTY
COMPREHENSIVE PLAN



*Scan QR code for
more information!*

2. Idaho Attorney General Checklist

**Office of the
Attorney General**

Idaho Regulatory Takings Act Guidelines



JANUARY 2023

RAÚL R. LABRADOR
Attorney General
700 West Jefferson Street
Boise, ID 83720-0010
www.ag.idaho.gov



State of Idaho Office of Attorney General Raúl R. Labrador

Dear Fellow Idahoans:

Property rights are most effectively protected when government and citizens understand their respective rights. The purpose of this pamphlet is to facilitate that understanding and provide guidelines to governmental entities to help evaluate the impact of proposed regulatory or administrative actions on private property owners.

One of the foundations of American democracy is the primacy of private property rights. The sanctity of private property ownership found expression in the 5th Amendment to the U.S. Constitution, written by James Madison, and in Article I, § 14 of the Idaho Constitution. Both provisions ensure private property, whether it be land or intangible property rights, and will not be arbitrarily confiscated by any agency of government.

Madison wrote in Federalist Paper 54, that “government is instituted no less for the protection of the property than of the persons of individuals.” As your Attorney General, I feel a responsibility to ensure that the Constitution and state laws protecting the property rights of Idahoans are enforced. I am committed to ensuring that every state agency, department and official complies with both the spirit and letter of these laws.

In furtherance of this goal, the Idaho legislature enacted, and the Governor signed into law, Chapter 80, Title 67 of the Idaho Code. Originally passed in 1994, the law required the Attorney General to provide a checklist to assist state agencies in determining whether their administrative actions could be construed as a taking of private property. In 1995, the legislature amended the statute to apply to local units of government. Idaho Code § 67-6508 was also amended to ensure that planning and zoning land use policies do not violate private property

rights. In 2003, Idaho legislators amended Chapter 80, Title 67 of the Idaho Code, allowing a property owner to request a regulatory takings analysis from a state agency or local governmental entity should their actions appear to conflict with private property rights. In 2016, the legislature amended the statute to clarify that a property owner's right to request a regulatory takings analysis is discretionary and does not limit the property owner's right to pursue other legal or equitable remedies. The 2016 amendment also clarified that the regulatory takings analysis applies to potential takings of both real and personal property. Combined, these laws assure Idaho property owners that their rights will be protected.

The Office of the Attorney General has prepared this informational brochure for your use. If you have any questions, feel free to call your city or county prosecuting attorney.

RAÚL R. LABRADOR
Attorney General

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Idaho Regulatory Takings Guidelines

IDAHO REGULATORY TAKINGS LAWS

Idaho Constitutional Provisions

Article I, section 13. Guaranties in criminal actions and due process of law. In all criminal prosecutions, the party accused shall have the right to a speedy and public trial; to have the process of the court to compel the attendance of witnesses in his behalf, and to appear and defend in person and with counsel.

No person shall be twice put in jeopardy for the same offense; nor be compelled in any criminal case to be a witness against himself; nor be deprived of life, liberty or property without due process of law.

Article I, section 14. Right of eminent domain. The necessary use of lands for the construction of reservoirs or storage basins, for the purpose of irrigation, or for rights of way for the construction of canals, ditches, flumes or pipes, to convey water to the place of use for any useful, beneficial or necessary purpose, or for drainage; or for the drainage of mines, or the working thereof, by means of roads, railroads, tramways, cuts, tunnels, shafts, hoisting works, dumps, or other necessary means to their complete development, or any other use necessary to the complete development of the material resources of the state, or the preservation of the health of its inhabitants, is hereby declared to be a public use, and subject to the regulation and control of the state.

Private property may be taken for public use, but not until a just compensation, to be ascertained in the manner prescribed by law, shall be paid therefor.

Idaho Statutory Provisions

67-8001. Declaration of purpose. The purpose of this chapter is to establish an orderly, consistent review process that better enables state agencies and local governments to evaluate whether proposed regulatory or administrative actions may result in a taking of private property without due process of law. It is not the purpose of this chapter to expand or reduce the scope of private property protections provided in the state and federal constitutions. [67-8001, added 1994, ch. 116, sec. 1, p. 265; am. 1995, ch. 182, sec. 1, p. 668.]

67-8002. Definitions. As used in this chapter:

“Local government” means any city, county, taxing district or other political subdivision of state government with a governing body.

“Private property” means all property protected by the constitution of the United States or the constitution of the state of Idaho.

“State agency” means the state of Idaho and any officer, agency, board, commission, department or similar body of the executive branch of the state government.

“Regulatory taking” means a regulatory or administrative action resulting in deprivation of private property that is the subject of such action, whether such deprivation is total or partial, permanent or temporary, in violation of the state or federal constitution. [67-8002, added 1994, ch. 116, sec. 1, p. 265; am. 1995, ch. 182, sec. 2, p. 668; am. 2003, ch. 141, sec. 1, p. 409.]

67-8003. Protection of private property.

1. The attorney general shall establish, by October 1, 1994, an orderly, consistent process, including a checklist, that better enables a state agency or local government to evaluate proposed regulatory or administrative actions to assure that such actions do not result in an unconstitutional taking of private property. The attorney general shall review and update the process at least on an annual basis to maintain consistency with changes in law. All state agencies and local governments shall follow the guidelines of the attorney general.

2. An owner of private property that is the subject of such action may submit a written request with the clerk or the agency or entity undertaking the regulatory or administrative action. Not more than twenty-eight (28) days after the final decision concerning the matter at issue, a state agency or local governmental entity shall prepare a written taking analysis concerning the action. Any regulatory taking analysis prepared hereto shall comply with the process set forth in this chapter, including use of the checklist developed by the attorney general pursuant to subsection (1) of this section and shall be provided to the private property owner no longer than forty-two (42) days after the date of the filing of the request with the clerk or secretary of the agency whose action is questioned. A regulatory taking analysis prepared pursuant to this action shall be considered public information.

3. A governmental action is voidable if a written taking analysis is not prepared after a request has been made pursuant to this chapter. A

private property owner, whose property is the subject of governmental action, affected by a governmental action without the preparation of a requested taking analysis as required by this section, may seek judicial determination of the validity of the governmental action by initiating a declaratory judgment action or other appropriate legal procedure. A suit seeking to invalidate a governmental action for noncompliance with subsection (2) of this section must be filed in a district court in the county in which the private property owner's affected private property is located. If the affected property is located in more than one (1) county, the private property owner may file suit in any county in which the affected private property is located.

4. During the preparation of the taking analysis, any time limitation relevant to the regulatory or administrative actions shall be tolled. Such tolling shall cease when the taking analysis has been provided to the property owner. Both the request for a taking analysis and the taking analysis shall be part of the official record regarding the regulatory or administrative action.

5. A private property owner is not required to submit a request under this chapter. The decision by the private property owner not to submit a request under this chapter shall not prevent or prohibit the private property owner from seeking any legal or equitable remedy including, but not limited to, the payment of just compensation. [67-8003, added 1994, ch. 116, sec. 1, p. 265; am. 1995, ch. 182, sec. 3, p. 669; am. 2003, ch. 141, sec. 2, p. 409; am. 2016, ch. 225, sec. 1, p. 620.]

67-6508. Planning duties. It shall be the duty of the planning or planning and zoning commission to conduct a comprehensive planning process designed to prepare, implement, and review and update a comprehensive plan, hereafter referred to as the plan. The plan shall include all land within the jurisdiction of the governing board. The plan shall consider previous and existing conditions, trends, compatibility of land uses, desirable goals and objectives, or desirable future situations for each planning component. The plan with maps, charts, and reports shall be based on the following components as they may apply to land use regulations and actions unless the plan specifies reasons why a particular component is unneeded.

(a) **Property Rights** -- 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.

67-6523. Emergency ordinances and moratoriums. If a governing board finds that an imminent peril to the public health, safety, or welfare requires adoption of ordinances as required or authorized under this chapter, or adoption of a moratorium upon the issuance of selected classes of permits, or both, it shall state in writing its reasons for that finding. The governing board may then proceed without recommendation of a commission, upon any abbreviated notice of hearing that it finds practical, to adopt the ordinance or moratorium. An emergency ordinance or moratorium may be effective for a period of not longer than one hundred eighty-two (182) days. Restrictions established by an emergency ordinance or moratorium may not be imposed for consecutive periods. Further, an intervening period of not less than one (1) year shall exist between an emergency ordinance or moratorium and reinstatement of the same. To sustain restrictions established by an emergency ordinance or moratorium beyond the one hundred eighty-two (182) day period, a governing board must adopt an interim or regular ordinance, following the notice and hearing procedures provided in section 67-6509, Idaho Code. [67-6523, added I.C., sec. 67-6523, as added by 1975, ch. 188, sec. 2, p. 515; am. 2003, ch. 142, sec. 6, p. 415.]

67-6524. Interim ordinances and moratoriums. If a governing board finds that a plan, a plan component, or an amendment to a plan is being prepared for its jurisdiction, it may adopt interim ordinances as required or authorized under this chapter, following the notice and hearing procedures provided in section 67-6509, Idaho Code. The governing board may also adopt an interim moratorium upon the issuance of selected classes of permits if, in addition to the foregoing, the governing board finds and states in writing that an imminent peril to the public health, safety, or welfare requires the adoption of an interim moratorium. An interim ordinance or moratorium shall state a definite period of time, not to exceed one (1) calendar year, when it shall be in full force and effect. To sustain restrictions established by an interim ordinance or moratorium, a governing board must adopt a regular ordinance, following the notice and hearing procedures provided in section 67-6509, Idaho Code. [67-6524, added I.C., sec. 67-6524, as added by 1975, ch. 188, sec. 2, p. 515; am. 2003, ch. 142, sec. 7, p. 415.]

ADVISORY MEMORANDUM

**STATE OF IDAHO ATTORNEY GENERAL'S ADVISORY
MEMORANDUM FOR EVALUATION OF PROPOSED
REGULATORY OR ADMINISTRATIVE ACTIONS TO
IDENTIFY POTENTIAL TAKINGS OF PRIVATE PROPERTY**

The Office of the Attorney General is required to develop an orderly, consistent internal management process for state agencies and local governments to evaluate the effects of proposed regulatory or administrative actions on private property. Idaho Code § 67-8003(1).

This is the Attorney General's recommended process and advisory memorandum. It is not a formal Attorney General's Opinion under Idaho Code § 67-1401(6), and should not be construed as an opinion by the Attorney General on whether a specific action constitutes a "taking." Agencies shall use this process to identify those situations requiring further assessment by legal counsel. Appendix A contains a brief discussion of some of the important federal and state cases that set forth the elements of a "taking."

State agencies and local governments are required to use this procedure to evaluate the impact of proposed administrative or regulatory actions on private property. Idaho Code § 67-8003(1). Upon the written request of an owner of private property that is the subject of such action, a state agency or local governmental entity shall prepare a written taking analysis concerning the action. Appendix B contains a form that can be used to request a taking analysis. Appendix C contains a sample form for completing a regulatory taking analysis. The written request must be filed ***not more than*** twenty-eight (28) days after the final decision concerning the matter at issue and the completed takings analysis shall be provided to the property owner ***no longer than*** forty-two (42) days after the date of filing the request with the clerk or secretary of the agency whose action is questioned. Idaho law also provides that "a regulatory taking analysis shall be considered public information." See Idaho Code § 67-8003(2).

Should a state agency or local governmental entity not prepare a regulatory taking analysis following a written request, the property owner may seek judicial determination of validity of the action by initiating legal action. Such a claim must be filed in a district court in the county in which the private property owner's affected private property is located. See Idaho Code § 67-8003(3).

General Background Principles

The Fifth Amendment to the United States Constitution provides that private property shall not be taken for public use without just compensation. Article I, section 14 of the Idaho State Constitution provides in relevant part:

Private property may be taken for public use, but not until a just compensation, to be ascertained in the manner prescribed by law, shall be paid therefor.

Thus, under both the federal and state constitutions, private property may not be taken for public purposes without payment of just compensation.

Courts have recognized three situations in which a taking requiring just compensation may occur: (1) when a government action causes physical *occupancy* of property, (2) when a government action causes physical *invasion* of property, and (3) when government *regulation* effectively eliminates all economic value of private property. A “taking” may be permanent or temporary.

The most easily recognized type of “taking” occurs when government physically occupies private property. This may happen when the government exercises its eminent domain authority to take private property for a public use. Property owners must be paid just compensation when the government acquires private property through eminent domain authority. The types of public uses that may be the subject of eminent domain authority under state law are identified in section 7-701, Idaho Code. Clearly, when the government seeks to use private property for a public building, a highway, a utility easement, or some other public purpose, it must compensate the property owner.

Physical invasions of property, as distinguished from physical occupancies, may also give rise to a “taking” where the invasions are of a recurring or substantial nature. Examples of physical invasions include, among others, flooding and water-related intrusions and overflight or aviation easement intrusions.

Like physical occupations or invasions, a regulation that affects the value, use, or transfer of property may also constitute a “taking,” but only if it “goes too far.” Although most land use regulation does not constitute a “taking” of property, the courts have recognized that when regulation divests an owner of the essential attributes of ownership, it amounts to a “taking” subject to compensation.

Idaho Regulatory Takings Act Guidelines

Regulatory actions are harder to evaluate for “takings” because government may properly regulate or limit the use of private property, relying on its authority and responsibility to protect public health, safety and welfare. Accordingly, government may abate public nuisances, terminate illegal activity, and establish building codes, safety standards, or sanitary requirements generally without creating a compensatory “taking.” Government may also limit the use of property through land use planning, zoning ordinances, setback requirements, and environmental regulations.

If a government regulation, however, destroys a fundamental property right – such as the right to possess, exclude others from, or dispose of property – it could constitute a compensable “taking.” Similarly, if a regulation imposes substantial and significant limitations on property use, there could be a “taking.” In assessing whether there has been such a limitation on property use as to constitute a “taking,” the court will consider both the purpose of the regulatory action and the degree to which it limits the owner’s property rights.

An important factor in evaluating each action is the degree to which the action interferes with a property owner’s reasonable investment-backed development expectations; in other words, the owner’s expectations of the investment potential of the property and the impact of the regulation on those expectations. For instance, in determining whether a “taking” has occurred, a court might, among other things, weigh the regulation’s impact on vested development rights against the government’s interest in promulgating the regulation.

If a regulation prohibits all economically viable or beneficial uses of property, there may be liability for just compensation unless government can demonstrate that laws of nuisance or other pre-existing limitations on the use of the property prohibit the proposed uses.

If a court determines there has been a regulatory “taking,” the government has the option of either paying just compensation or withdrawing the regulatory limitation. If the regulation is withdrawn, the government may still be liable to the property owner for a temporary “taking” of the property.

Attorney General’s Recommended Process

1. State agencies and local governments must use this evaluation process whenever the agency contemplates action that affects privately owned property. Each agency and local government must also use this process to assess the impacts of proposed regulations before the agency publishes the regulations for public comment. In Idaho, real property

includes land, possessors' rights to land, ditch and water rights, mining claims (lode and placer), and freestanding timber. Idaho Code §§ 55-101 and 63-108. In addition, the right to continue to conduct a business may be a sufficient property interest to invoke the protections of the just compensation clause of the Idaho Constitution. For example, see Idaho Code §§ 22-4501 to 22-4504.

2. Agencies and local governments must incorporate this evaluation process into their respective review processes. It is not a substitute, however, for that existing review procedure. Since the extent of the assessment necessarily depends on the type of agency or local government action and the specific nature of the impacts on private property, the agency or local government may tailor the extent and form of the assessment to the type of action contemplated. For example, in some types of actions, the assessment might focus on a specific piece of property. In others, it may be useful to consider the potential impacts on types of property or geographic areas.

3. Each agency and local government must review this advisory memorandum and recommended process with appropriate legal counsel to ensure that it reflects the specific agency or local government mission. It should be distributed to all decision makers and key staff.

4. Each agency and local government must use the following checklist to determine whether a proposed regulatory or administrative action should be reviewed by legal counsel. If there are any affirmative answers to any of the questions on the checklist, the proposed regulatory or administrative action must be reviewed in detail by staff and legal counsel. Since the legislature has specifically found the process is protected by the attorney-client privilege, each agency and local government can determine the extent of distribution and publication of reports developed as part of the recommended process. However, once the report is provided to anyone outside the executive or legislative branch or local governmental body, the privilege has been waived.

Attorney General's Checklist Criteria

Agency or local government staff must use the following questions in reviewing the potential impact of a regulatory or administrative action on specific property. While these questions also provide a framework for evaluating the impact proposed regulations may have generally, takings questions normally arise in the context of specific affected property. The public review process used for evaluating proposed regulations is another tool that the agency or local government should use aggressively to safeguard rights of private property owners. If property is

subject to regulatory jurisdiction of multiple governmental agencies, each agency or local government should be sensitive to the cumulative impacts of the various regulatory restrictions.

Although a question may be answered affirmatively, it does not mean that there has been a “taking.” Rather, it means there could be a constitutional issue and that the proposed action should be carefully reviewed with legal counsel.

1. Does the Regulation or Action Result in a Permanent or Temporary Physical Occupation of Private Property?

Regulation or action resulting in a permanent or temporary physical occupation of all or a portion of private property will generally constitute a “taking.” For example, a regulation that required landlords to allow the installation of cable television boxes in their apartments was found to constitute a “taking.” See Loretto v. Teleprompter Manhattan CATV Corp., 458 U.S. 419, 102 S. Ct. 3164 (1982).

The acquisition of private property through eminent domain authority is distinct from situations where a regulation results in the physical occupation of private property. The exercise of eminent domain authority is governed by the procedures in chapter 7, title 7, Idaho Code. Whenever a state or local unit of government, or a public utility, is negotiating to acquire private property under eminent domain, the condemning authority must provide the private property owner with a form summarizing the property owner’s rights. Section 7-711A, Idaho Code, identifies the required content for the advice of rights form.

2. Does the Regulation or Action Condition the Receipt of a Government Benefit on a Property Owner Dedicating a Portion of Property, Granting an Easement, or Expending Funds for Items Unrelated to the Impacts of the Proposed Action?

A government entity may condition or regulate an action that it has the authority to prohibit altogether. However, there must be a nexus and rough proportionality between the government’s demands and the social costs of the proposed action. Koontz v. St. Johns River Water Mgmt. Dist., 570 U.S. 595, 133 S. Ct. 2586 (2013); Nollan v. California Coastal Commission, 483 U.S. 825, 107 S. Ct. 3141 (1987); Dolan v. City of Tigard, 512 U.S. 374, 114 S. Ct. 2309 (1994). The condition must be reasonably and specifically designed to prevent or compensate for adverse impacts of the proposed development. Likewise, the magnitude of the burden placed on the proposed development should be reasonably related to the adverse impacts created by the development. Where a condition to

a land-use permit includes the dedication of property or grant of an easement, courts consider whether the exaction “has an essential nexus and rough proportionality” to the social impacts of the permitted action. Put another way, does the dedication or grant substantially advance the same state interest that would allow the government entity to deny the permit altogether? Lacking this connection, the dedication of property to public use would be just as unconstitutional as it would be if imposed outside the permit context. For example, the United States Supreme Court determined in Nollan v. California Coastal Comm’n, 483 U.S. 825, 107 S. Ct. 3141 (1987), that compelling an owner of waterfront property to grant a public easement across his property that does not substantially advance the public’s interest in beach access, constitutes a “taking.” Likewise, the United States Supreme Court held that compelling a property owner to leave a *public* green way, as opposed to a private one, did not substantially advance protection of a flood plain, and was a “taking.” Dolan v. City of Tigard, 512 U.S. 374, 114 S. Ct. 2309 (1994).

In Koontz, the United States Supreme Court applied the same reasoning to a monetary condition on a land-use permit. The Court held that the regulatory takings analysis applied to a water management district’s conditioning a land-use permit on a landowner funding offshore wetland mitigation. The Court held that such a condition would be an unconstitutional taking if the condition did not have an essential nexus and rough proportionality to the impacts of the proposed development. After Koontz, government entities need to consider monetary conditions for potential regulatory takings, not just conditions that involve an easement or dedication of property.

3. Does the Regulation Deprive the Owner of All Economically Viable Uses of the Property?

If a regulation prohibits all economically viable or beneficial uses of the land, it will likely constitute a “taking.” In this situation, the agency can avoid liability for just compensation only if it can demonstrate that the proposed uses are prohibited by the laws of nuisance or other preexisting limitations on the use of the property. See Lucas v. South Carolina Coastal Council, 505 U.S. 1003, 112 S. Ct. 2886 (1992).

Unlike 1 and 2 above, it is important to analyze the regulation’s impact on the property as a whole, and not just the impact on a portion of the property. See Murr v. Wisconsin, ___ U.S. ___, 137 S. Ct. 1933 (2017). It is also important to assess whether there is any profitable use of the remaining property available. See Florida Rock Industries, Inc. v. United States, 18 F.3d 1560 (Fed. Cir. 1994). The remaining use does not

necessarily have to be the owner's planned use, a prior use or the highest and best use of the property. One factor in this assessment is the degree to which the regulatory action interferes with a property owner's reasonable investment-backed development expectations.

Carefully review regulations requiring that all of a particular parcel of land be left substantially in its natural state. A prohibition of all economically viable uses of the property is vulnerable to a takings challenge. In some situations, however, there may be pre-existing limitations on the use of property that could insulate the government from takings liability.

4. Does the Regulation Have a Significant Impact on the Landowner's Economic Interest?

Carefully review regulations that have a significant impact on the owner's economic interest. Courts will often compare the value of property before and after the impact of the challenged regulation. Although a reduction in property value alone may not be a "taking," a severe reduction in property value often indicates a reduction or elimination of reasonably profitable uses. Another economic factor courts will consider is the degree to which the challenged regulation impacts any development rights of the owner. As with 3, above, these economic factors are normally applied to the property as a whole.

A moratorium as a planning tool may be used pursuant to Idaho Code § 67-6523—Emergency Ordinances and Moratoriums (written findings of imminent peril to public health, safety, or welfare; may not be longer than 182 days); and Idaho Code § 67-6524—Interim Ordinances and Moratoriums (written findings of imminent peril to public health, safety, or welfare; the ordinance must state a definite period of time for the moratorium). Absence of the written findings may prove fatal to a determination of the reasonableness of the government action.

The Idaho moratorium provisions appear to be consistent with the United States Supreme Court's interpretation of moratorium as a planning tool as well. In Tahoe-Sierra Preservation Council, Inc. v. Tahoe Regional Planning Agency, 535 U.S. 302, 122 S. Ct. 1465 (2002), the Court held that planning moratoriums may be effective land use planning tools. Generally, moratoriums in excess of one year should be viewed with skepticism, but should be considered as one factor in the determination of whether a taking has occurred. An essential element pursuant to Idaho law is the issuance of written findings in conjunction with the issuance of moratoriums. See Idaho Code §§ 67-6523 to 67-6524.

5. Does the Regulation Deny a Fundamental Attribute of Ownership?

Regulations that deny the landowner a fundamental attribute of ownership -- including the right to possess, exclude others and dispose of all or a portion of the property -- are potential takings.

The United States Supreme Court held that requiring a public easement for recreational purposes where the harm to be prevented was to the flood plain was a “taking.” In finding this to be a “taking,” the Court stated:

The city has never said why a public greenway, as opposed to a private one, was required in the interest of flood control. The difference to the petitioner, of course, is the loss of her ability to exclude others. . . . [T]his right to exclude others is “one of the most essential sticks in the bundle of rights that are commonly characterized as property.” Dolan v. City of Tigard, 512 U.S. 374, 114 S. Ct. 2309 (1994).

The United States Supreme Court has also held that barring the inheritance (an essential attribute of ownership) of certain interests in land held by individual members of an Indian tribe constituted a “taking.” Hodel v. Irving, 481 U.S. 704, 107 S. Ct. 2076 (1987).

More recently, the United States Supreme Court held that a regulation requiring producers to reserve a certain percentage of their raisin crop for government use constituted a per se physical taking of property. Horne v. Dep’t of Agric., ___ U.S. ___, 135 S. Ct. 2419 (2015). There, the Court reasoned that “[r]aisin growers subject to the reserve requirement...lose the entire bundle of property rights in the appropriated raisins—the rights to possess, use and dispose of them.”

Regulatory actions which closely resemble, or have the effects of a physical invasion or occupation of property, are more likely to be found to be takings. The greater the deprivation of use, the greater the likelihood that a “taking” will be found.

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APPENDIX A: SIGNIFICANT FEDERAL AND STATE CASES

Summaries of Significant Federal “Takings” Cases

Knick v. Twp. of Scott, Penn., ___ U.S. ___, 139 S. Ct. 2162 (2019).

A property owner brought a Fifth Amendment Takings claim under 42 U.S.C. § 1983 in federal court. The property owner had not brought an inverse condemnation claim under state law, and prior to the federal action, the township withdrew the violation notice and stayed enforcement of the ordinance. The United States Supreme Court overruled Williamson Cnty. Reg’l Planning Comm’n v. Hamilton Bank of Johnson City, 473 U.S. 172, 105 S. Ct. 3108 (1985), and held that a property owner may bring a takings claim under § 1983 regardless of whether the property owner had previously sought compensation through procedures available under state law. The Court concluded that a takings claim under § 1983 becomes ripe as soon as a government takes a person’s property for public use without paying for it.

Murr v. Wisconsin, ___ U.S. ___, 137 S. Ct. 1967 (2017).

The United States Supreme Court held that a regulation preventing the use of adjacent lots on the Lower St. Croix River as separate building sites unless each lot had at least one acre of land suitable for development did not effect a regulatory taking. The regulation at issue had been adopted by the Wisconsin State Department of Natural Resources in response to the Lower St. Croix River being designated a Wild and Scenic River under federal law. Due to that designation, Wisconsin was required to develop a management and development program for the river area.

The Court concluded that for purposes of a regulatory takings analysis, the two adjacent lots must be evaluated as a single parcel because: (1) the state regulation in effect merged the two lots; (2) the physical characteristics, location, and relationship between the two lots made the lots significantly more valuable together than when considered separately; and (3) the characteristics of the lots made it reasonable to expect that the range of their potential uses separately may be limited.

The Court concluded that the property owner had not been deprived of all economically beneficial use of the property because the lots together could still be used for residential purposes, including larger residential improvements. The Court also concluded that the property owner had not suffered a takings under the Penn Central test because the

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property owner could not have reasonably expected to develop the lots separately because the regulation predated their acquisition of both lots; the appraisal of the property showed the value of the properties decreased by less than ten percent; and the regulation was reasonable as part of a coordinated effort by federal, state, and local governments to protect a designated Wild and Scenic River.

Horne v. Dep’t of Agric., ___ U.S. ___, 135 S. Ct. 2419 (2015).

The United States Supreme Court considered a regulatory takings challenge to the United States Department of Agriculture’s California Raisin Marketing Order which required producers to reserve a percentage of their raisin crop in certain years free of charge for the government to dispose of in ways it determines are necessary to maintain an orderly market. The Court held that the same standard should apply regardless of whether the property at issue was personal or real property. The Court then concluded that the reserve requirement imposed is a physical taking not a regulatory taking of personal property as the reserve requirement removes from the producer the entire bundle of property rights in the reserved raisins. Additionally, because the reserve rule effectuated a *per se* physical taking, the fact that the producers received the value of the reserved raisins if sold by the government and that the producers could choose to plant different crops did not weigh against the finding of a taking.

Koontz v. St. Johns River Water Mgmt. Dist., 570 U.S. 595, 133 S. Ct. 2586 (2013).

The United States Supreme Court considered a regulatory takings challenge to a water management district’s decision to require a landowner to fund off-site wetland mitigation as a condition of a land-use permit. The Court reversed the Florida Supreme Court’s holding that the regulatory takings analysis did not apply to the water management district’s decision because the condition at issue was a demand for money. The Court held that the constitutional takings analysis applied to monetary exaction on land-use permits. Additionally, the Court held that the constitutional takings analysis applied equally whether a permit was granted with an allegedly unconstitutional condition or denied because the applicant failed to agree to the allegedly unconstitutional condition. The Court emphasized that while a government entity may choose whether and how a permit applicant is required to mitigate the impacts of a proposed development, it may not leverage its interests in mitigation to pursue governmental interests that lack an essential nexus and rough proportionality to those impacts.

Stop the Beach Renourishment, Inc. v. Fla. Dept. of Env. Prot., 130 S. Ct. 2592, 177 L. Ed. 2d 184 (2010).

The United States Supreme Court considered a judicial taking challenge to a decision by the Florida Supreme Court. A Florida state agency granted a permit under state law to restore a beach. The beach was eroded by hurricanes, and the permit would have allowed the restoration of the beach by adding sand to the beach. A non-profit corporation comprised of beachfront landowners challenged the agency decision in state court arguing the decision eliminated the littoral rights of landowners to receive accretions to their property and the right to have contact of their property with water remain intact. The Florida Supreme Court reversed a lower court and held the state law authorizing the beach restoration did not unconstitutionally deprive littoral rights. The non-profit corporation claimed the Florida Supreme Court's decision itself effectuated a taking of its members' littoral rights.

The United States Supreme Court unanimously held that the Florida Supreme Court did not take private property without just compensation in violation of the Fifth and Fourteenth Amendments. The Court recognized two property law principles under Florida law:

1. The State owned the seabed and was allowed to fill in its own seabed; and
2. When an avulsion exposes land seaward of littoral property that had previously been submerged, the land belongs to the State even if it interrupts the littoral owner's contact with water.

Therefore, when the State filled in previously submerged land for beach restoration, the State treated it as an avulsion for purposes of ownership. The non-profit members' right to accretions was therefore subordinate to the State's right to fill in its land. The United States Supreme Court did not reach a majority on the judicial taking question.

Kelo, et al. v. City of New London, Connecticut, et al., 545 U.S. 469, 125 S. Ct. 2655 (2005).

The United States Supreme Court held that a city's exercise of eminent domain power in furtherance of its economic development plan satisfied the Constitution's Fifth Amendment requirement that a taking be for public use. To effectuate its plan, the city invoked a state statute that specifically authorized the use of eminent domain to promote economic development. The Court observed that promoting economic development

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is a traditional and long accepted governmental function that serves a public purpose. Although the condemned land would not be open in its entirety to actual use by the general public, the purpose of its taking satisfied the constitutional requirement that a taking be for public use.

In response to the Kelo decision, the Fifty-eighth Idaho Legislature enacted House Bill No. 555 adding a new section, 7-701A, to the Idaho Code that specifically prohibits the use of eminent domain power to promote or effectuate economic development except where allowed by existing statute.

Lingle v. Chevron U.S.A. Inc., 544 U.S. 528, 125 S.Ct. 2074 (2005).

The United State Supreme Court reversed and remanded a decision of the Ninth Circuit Court of Appeals concluding that a Hawaii statute limiting rent that oil companies could charge dealers leasing company-owned service stations was an unconstitutional taking. In so holding the United States Supreme Court abrogated prior decisions that held that a government regulation of private property that does not substantially advance legitimate state interests effects a taking. The Court concluded that the “substantially advances” test was not an appropriate regulatory takings test because it reveals nothing about the magnitude or character of the burden a particular regulation imposes upon private property rights or provide any information about how any regulatory burden is distributed among property owners. The Court was also concerned that such an inquiry invited courts to substitute their predictive judgments for those of elected legislatures and expert agencies.

The United States Supreme Court did, however, indicate that the determination of whether a dedication of property substantially advances a government interest may be appropriate in situations where a government entity includes a dedication of property as a condition of approving a permit. In that situation the question is not whether the exaction substantially advances some legitimate state interest, but whether the exaction substantially advances the same interest that would allow the government entity to deny the permit altogether. Lacking this connection, the dedication of property would be just as unconstitutional as it would be if imposed outside the permit context.

Tahoe-Sierra Preservation Council, Inc., et al. v. Tahoe Regional Planning Agency, et al., 535 U.S. 302, 122 S. Ct. 1465 (2002).

The United States Supreme Court held that imposition of a moratorium lasting thirty-two (32) months restricting development within

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the Lake Tahoe Basin was not a compensable taking. The Court noted the importance of Lake Tahoe in that it is one of only three lakes with such transparency of water due in large part to the absence of nitrogen and phosphorous which in turn results in a lack of algae. The Court also noted the rapid development of the Lake Tahoe area. In noting this development, the Court recognized the uniqueness of the area, and the importance of planning tools to the preservation of Lake Tahoe. The Court further noted that the geographic dimensions of the property affected, as well as the term in years, must be considered when determining whether a taking has occurred. Finally, the interest in protecting the decisional process is stronger when the process is applied to regional planning as opposed to a single parcel of land. Noteworthy is the extensive process that was followed by the Tahoe Regional Planning Agency along with the uniqueness of the Lake Tahoe region. The balance of interests favored the use of moratorium.

Dolan v. City of Tigard, 512 U.S. 374, 114 S. Ct. 2309 (1994).

In this case, the United States Supreme Court held that reconditioning an issuance of a permit on the dedication of bond to public use violated the Fifth Amendment. The city council conditioned Dolan's permit to expand her store and pave her parking lot upon her agreement to dedicate land for a public greenway and a pedestrian/bicycle pathway. The expressed purpose for the public greenway requirement was to protect the flood plain. The pedestrian/bicycle path was intended to relieve traffic congestion. The United States Supreme Court held that the city had to make "some sort of individualized determination that the required dedication [was] related both in nature and extent to the impact of the proposed development" in order to justify the requirements and avoid a "takings" claim. In this case, the Court held that the city had not done so. It held that the public or private character of the greenway would have no impact on the flood plain and that the city had not shown that Dolan's customers would use the pedestrian/bicycle path to relieve congestion.

Lucas v. South Carolina Coastal Council, 505 U.S. 1003, 112 S. Ct. 2886 (1992).

Lucas was a challenge to the 1988 South Carolina Beach Front Management Act. The stated purpose of this Act was to protect life and property by creating a storm barrier, providing habitat for endangered species and to serve as a tourism industry. To accomplish the stated purposes, the Act prohibited or severely limited development within certain critical areas of the state's beach-dune system.

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Before the Act's passage, David Lucas bought two South Carolina beach front lots intending to develop them. As required by the Act, the South Carolina Coastal Council drew a "baseline" that prevented Mr. Lucas from developing his beach front property. Mr. Lucas sued the council, alleging its actions under the Act constituted a "taking" requiring compensation under the Fifth Amendment. The trial court agreed, awarding him \$1,232,387.50. A divided South Carolina Supreme Court reversed, however, holding that the Act was within the scope of the nuisance exception.

The United States Supreme Court reversed. Justice Scalia's majority opinion held that a regulation which "denies all economically beneficial or productive use of land" will be a "taking" unless the government can show that the proposed uses of the property are prohibited by nuisance laws or other pre-existing limitations on the use of property. This opinion noted that such total takings will be "relatively rare" and the usual balancing approach for determining takings will apply in the majority of cases.

Hodel v. Irving, 481 U.S. 704, 107 S. Ct. 2076 (1987).

Where the character of the government regulation destroys "one of the most essential" rights of ownership -- the right to devise property, especially to one's family -- this is an unconstitutional "taking" without just compensation.

In 1889, portions of Sioux Indian reservation land were "allotted" by Congress to individual tribal members (held in trust by the United States). Allotted parcels could be willed to the heirs of the original allottees. As time passed, the original 160-acre allotments became fractionated, sometimes into very small parcels. Good land often lay fallow, amidst great poverty, because of the difficulties in managing property held in this manner. In 1983, Congress passed legislation that provided that any undivided fractional interest that represented less than two percent of the tract's acreage and which earned less than \$100 in the preceding year would revert to the tribe. Under the statute, tribal members who lost property as a result of this action would receive no compensation. Tribal members challenged the statute. The United States Supreme Court held this was an unconstitutional "taking" for which compensation was required.

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Nollan v. California Coastal Comm’n, 483 U.S. 825, 107 S. Ct. 3141 (1987).

The United States Supreme Court held that it was an unconstitutional “taking” to condition the issuance of a permit to land owners on the grant of an easement to the public to use their beach.

James and Marilyn Nollan, the prospective purchasers of a beach front lot in California, sought a permit to tear down a bungalow on the property and replace it with a larger house. The property lay between two public beaches. The Nollans were granted a permit, subject to the condition that they allow the public an easement to pass up and down their beach. On appeal, the United States Supreme Court held that such a permit condition is only valid if it substantially advances legitimate state interests. Since there was no indication that the Nollans’ house plans interfered in any way with the public’s ability to walk up and down the beach, there was no “nexus” between any public interest that might be harmed by the construction of the house and the permit condition. Lacking this connection, the required easement was just as unconstitutional as it would be if imposed outside the permit context. (The Court noted that protecting views from the highway by limiting the size of the structure or banning fences may have been lawful.)

Loretto v. Teleprompter Manhattan CATV Corp., 458 U.S. 419, 102 S. Ct. 3164 (1982).

The United States Supreme Court ruled that a statute that required landlords to allow the installation of cable television on their property was unconstitutional. The Court concluded that “a permanent physical occupation authorized by government is a ‘taking’ without regard to the public interest that it may serve.” The Court reasoned that an owner suffers a special kind of injury when a “stranger” invades and occupies the owner’s property, and that such an occupation is “qualitatively more severe” than a regulation on the use of the property. The installation in question required only a small amount of space to attach equipment and wires on the roof and outside walls of the building.

Penn Central Transp. Co. v. City of New York, 438 U.S. 104, 98 S. Ct. 2646 (1978).

The United States Supreme Court upheld the constitutionality of a New York City historic preservation ordinance under which the city had declared Grand Central Station a “landmark.” In response to Penn Central’s takings claim, the United States Supreme Court noted that there

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was a valid public purpose to the city ordinance, and that Penn Central could still make a reasonable return on its investment by retaining the station as it was. Penn Central argued that the landmark ordinance would deny it the value of its “preexisting air rights” to build above the terminal. The Court found that it must consider the impact of the ordinance upon the property as a whole, not just upon “air rights.” Further, under the ordinance in question, these rights were transferable to other lots, so they might not be lost.

Florida Rock Industries, Inc. v. United States, 18 F.3d 1560 (Fed. Cir. 1994) *cert. denied*, 513 U.S. 1109, 115 S. Ct. 898 (1995) (Florida Rock IV).

This is a Clean Water Act case. There have been several court decisions, and the most recent one affirms the holding that in the absence of a public nuisance, economic impact alone may be determinative of whether a regulatory “taking” under the Fifth Amendment has occurred. If the regulation categorically prohibits *all* economically beneficial use of land, destroying its economic value for private ownership, and the use prohibited is not a public nuisance, the court held that regulation has the effect equivalent to permanent physical occupation, and there is, without more, a compensable “taking.”

In 1972, a mining company purchased 1,560 acres of wetlands (formerly part of the Everglades, but now excluded by road, canal and levee) for the purposes of mining limestone. In 1980, the company applied to the U.S. Army Corps of Engineers for a “section 404” permit for the dredging and filling involved in the mining operation. The Corps of Engineers denied the application, primarily for the purpose of protecting the wetlands. While several courts had previously held that the United States had unconstitutionally taken the mining company’s property, and required the government to compensate the company, the Federal Circuit ruled that the evidence did not support a finding that the permit denial prohibited *all* economically beneficial use of the land or destroyed its value. On remand, the Court of Federal Claims held that permit denial resulted in a compensable partial regulatory taking of property and that a “partial taking” occurs when a regulation singles out a few property owners to bear burdens, while benefits are spread widely across the community. Florida Rock Industries, Inc. v. United States, 45 Fed.Cl. 21, 49 ERC 1292 (1999).

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N. Idaho Bldg. Contractors Assoc. v. City of Hayden, 164 Idaho 530, 432 P. 3d 976 (2018).

Plaintiff brought a claim alleging that a city’s sewer connection/capitalization fee was an unlawful regulatory taking. The Idaho Supreme Court held that the plaintiffs were not required to file a notice of claim under Idaho Code §§ 50-219 and 6-906 to maintain a claim against a city based upon the Takings Clause in the United States Constitution. The Court also concluded that the plaintiff’s federal taking claim was not barred by failing to file a written request for a regulatory takings analysis under Idaho Code § 67-8003. The Court concluded that when the plaintiff filed the complaint the Regulatory Takings Act only applied to owners of real property.

The Court’s reasoning that Idaho Code § 67-8003 only applies to real property is likely no longer applicable since the Idaho Legislature passed Senate Bill No. 1325, amending Idaho Code § 67-8003 to change the term “real property” to “private property.” 2016 Idaho Sess. Laws ch. 225, sec. 1, p. 620.

Hehr v. City of McCall, 155 Idaho 92, 305 P.3d 536 (2013).

The Idaho Supreme Court held that the developer’s claims for inverse condemnation under state law were barred under Idaho Code §§ 50-219 and 6-906 because the developer failed to file a notice of claim with the city within the required 180 day period. The Court also held that the developer’s federal takings claims were not ripe because the contribution was made by voluntarily agreement, not as a final decision of the city regarding the application of the ordinances to the property at issue. Additionally the Court found that the developer failed to exhaust its remedies because it did not request a regulatory takings analysis under Idaho Code § 67-8003.

The Court’s reasoning that the federal takings claim was not ripe is likely no longer applicable after the United States Supreme Court’s decision in *Knick v. Twp. of Scott, Penn.*, ___ U.S. ___, 139 S. Ct. 2162 (2019). Additionally, in 2016, the Idaho Legislature passed Senate Bill No. 1325, amending Idaho Code § 67-8003 to specifically provide that a private property owner is not required to submit a written request for a regulatory takings analysis as a prerequisite to seeking other legal and

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equitable remedies including payment of just compensation. 2016 Idaho Sess. Laws ch. 225, sec. 1, p. 620.

Alpine Vill. Co. v. City of McCall, 154 Idaho 930, 303 P.3d 617 (2013).

The Idaho Supreme Court held that the developers claims for inverse condemnation under state law were barred under Idaho Code §§ 50-219 and 6-906 because the developer failed to file a notice of claim with the city within the required 180 day period. The Idaho Supreme Court also upheld the dismissal of the developer's federal claims for unlawful taking concluding that the claims were not ripe because the city had made no final decision as to the application of the ordinance to the development and because the developer had not requested a regulatory takings analysis under Idaho Code § 67-8003.

The Court's reasoning that the federal takings claim was not ripe is likely no longer applicable after the United States Supreme Court's decision in Knick v. Twp. Of Scott, Penn., ___ U.S. ___, 139 S. Ct. 2162 (2019). Additionally, in 2016, the Idaho Legislature passed Senate Bill No. 1325, amending Idaho Code § 67-8003 to specifically provide that a private property owner is not required to submit a written request for a regulatory takings analysis as a prerequisite to seeking other legal and equitable remedies including payment of just compensation. 2016 Idaho Sess. Laws ch. 225, sec. 1, p. 620.

Buckskin Props., Inc v. Vallev Cty., 154 Idaho 486, 300 P.3d 18 (2013).

The Idaho Supreme Court considered a regulatory takings challenge brought by a developer challenging conditions contained in an agreement between the county and the developer that the developer would contribute capital to road impact mitigation for its proposed development. The Idaho Supreme Court ruled that a governmental entity had authority to enter into a voluntary agreement with a developer for the developer to fund and construct capital improvements that will facilitate the developer's development plans.

The Court also concluded that there was no taking because the capital contribution condition had been initially proposed by the developer in its application and the developer did not object to the inclusion of the condition by seeking judicial review of the county's permitting decision under the Local Land Use Planning Act or by requesting a regulatory takings analysis.

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The Court's reasoning that there was no takings claim because the developer did not timely request a regulatory takings analysis is no longer applicable. In 2016, the Idaho Legislature passed Senate Bill No. 1325, amending Idaho Code § 67-8003 to specifically provide that a private property owner is not required to submit a written request for a regulatory takings analysis as a prerequisite to seeking other legal and equitable remedies including payment of just compensation. 2016 Idaho Sess. Laws ch. 225, sec. 1, p. 620.

City of Coeur d'Alene v. Simpson, 142 Idaho 839, 136 P.3d 310 (2006).

The Idaho Supreme Court ruled that regulatory taking claims were ripe, even though the landowners had not sought a variance under the ordinance. A regulatory takings claim accrues when the burden of the ordinance on the landowners' property is known, not upon the enactment of an ordinance.

Generally, if an ordinance provides a procedure for a variance, the landowner must seek the variance before filing a regulatory takings claim. The Court explained that landowners' failure to seek a variance was not fatal here because the city did not have discretion under the ordinances to grant a variance. The requirement for a variance was not fatal because a variance in this situation could not have provided the property owners with relief under the stated purposes of the city's ordinances.

The Court also considered the valuation of property when the basis for regulatory takings claims is that an ordinance deprives the property of all economically productive or beneficial uses, or alternatively, that the value of the property is diminished by city ordinances. The Court explained that the task is to compare the value of the property taken with the value that remains in the property. This process requires identifying the property to be valued as realistically and fairly as possible in light of the regulatory scheme and factual circumstances. In this case, the property in question was divided during the course of the litigation, and the parcels owned by separate entities. The lower court concluded that the transfer of the property had no effect on valuation and dismissed the regulatory takings claims. The Idaho Supreme Court reversed and remanded, concluding that, based on the current record, it was improper for the district court to disregard the separate ownership of the parcels for the purpose of determining the property taken and the value of the property.

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Inama v. Boise County, 138 Idaho 324, 63 P.3d 450 (2003).

Boise County was not obligated to compensate the plaintiff for the loss of his front end loader because the Idaho Disaster Preparedness Act of 1975 created immunity for a subdivision of the state engaged in disaster relief activities following a declaration of disaster emergency. First, the Idaho Supreme Court rejects the plaintiff's argument that the scope of immunity granted by Idaho Code § 46-1017 is narrowed by Idaho Code § 46-1012(3), which provides for compensation for property "only if the property was commandeered or otherwise used in coping with a disaster emergency and its use or destruction was ordered by the governor or his representative." The Court held that the statute was "clear and unambiguous," and since Idaho Code § 46-1017 does not specifically limit the scope of immunity to damages compensable under Idaho Code § 46-1012, Idaho Code § 46-1017 grants Boise County immunity from damages. Second, the Court held that compensation is not allowed for inverse condemnation under art. I, sec. 14 of the Idaho Constitution because of the immunity granted under Idaho Code § 46-1017.

McCuskey v. Canyon County Comm'rs, 128 Idaho 213, 912 P.2d 100 (1996).

The Idaho Supreme Court held that when a regulation of private property that amounts to a taking is later invalidated, the subsequent invalidation converts the taking to a "temporary" taking. In such cases, the government must pay the landowner for the value of the use of the land during the period that the invalid regulation was in effect.

The Idaho Supreme Court also discussed the application of the statute of limitations to takings and inverse condemnation actions. The Court ruled that a taking occurs as of the time that the full extent of the plaintiff's loss of use and enjoyment of the property becomes apparent. As a result, the Court ruled that the statute of limitations begins to run when the plaintiff's loss of use and enjoyment of the property first becomes apparent, **even if** the full extent of damages cannot be assessed until a later date.

Sprenger Grubb & Assoc. v. Hailey, 127 Idaho 576, 903 P.2d 741 (1995).

The Idaho Supreme Court held that the City of Hailey's decision to rezone a parcel of land from "Business" to "Limited Business" was not a taking because some "residual value" remained in the property. The rezone reduced the value of the plaintiff's property from \$3.3 million to

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\$2.5 million. In addition, the Idaho Supreme Court held that the rezone did not violate the “proportionality” standard set out in Dolan v. City of Tigard, 512 U.S. 374, 114 S. Ct. 2309 (1994), because none of the plaintiff’s property was dedicated to a public use.

Brown v. City of Twin Falls, 124 Idaho 39, 855 P.2d 876 (1993).

The Idaho Supreme Court held that the placement of road median barriers by city and state, which restrained business traffic flow to a shopping center, was exercise of police power and did not amount to compensable taking, since landowners had no property right in the way traffic flowed on streets abutting their property.

Hayden Pines Water Co. v. Idaho Public Utilities Commission, 122 Idaho 356, 834 P.2d 873 (1992).

Without extensive discussion, the Idaho Supreme Court held that an Idaho Public Utilities Commission order requiring a water company to perform certain accounting functions (at an estimated cost of \$15,000 per year), without considering those costs in the rate proceeding, was an unconstitutional “taking.”

Coeur d’Alene Garbage Service v. Coeur d’Alene, 114 Idaho 588, 759 P.2d 879 (1988).

The just compensation clause of the Idaho State Constitution art. I, sec. 14, requires compensation be paid by a city, where that city either by annexation or by contract prevents a company from continuing service to its customers. The Idaho Supreme Court held that a company has a property interest protected by the Idaho Constitution in continuing to conduct business. In this case, a garbage company already operating in the city and providing garbage service to customers lost the right to continue its business when the city entered into an exclusive garbage collection contract with another company, permitting only that company to operate within the annexed areas.

Ada County v. Henry, 105 Idaho 263, 668 P.2d 994 (1983).

The Idaho Supreme Court held that property owners had no “takings” claim where the owners were aware of zoning restrictions before they purchased the property, even though the zoning ordinance reduced their property’s value.

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Nettleton v. Higginson, 98 Idaho 87, 558 P.2d 1048 (1977).

In times of shortage, a call on water that allows water right holders with junior priority dates to use water while senior holders of beneficial use water rights are not allowed to use water, is not a taking protected by the just compensation clause of the Idaho Constitution.

Dawson Enterprises, Inc. v. Blaine County, 98 Idaho 506, 567 P.2d 1257 (1977).

A zoning ordinance that deprives an owner of the highest and best use of his land is *not*, absent more, a “taking.” There are two methods for finding a zoning ordinance unconstitutional. First, it may be shown that it is not “substantially related to the public health, safety, or welfare.” Second, it may be shown that the “zoning ordinance precludes the use of . . . property for *any* reasonable purpose.”

State ex rel. Andrus v. Click, 97 Idaho 791, 554 P.2d 969 (1976).

The Idaho Supreme Court held that where statutory or regulatory provisions are reasonably related to an enactment’s legitimate purpose, provisions regulating property uses are within the legitimate police powers of the state and are not a “taking” of private property without compensation. In this case, the Court upheld the permit, bonding, and restoration requirements of the Dredge and Placer Mining Protection Act. It found that they were reasonably related to the enactment’s purpose in protecting state lands and watercourses from pollution and destruction and in preserving these resources for the enjoyment and benefit of all people.

Boise Redevelopment Agency v. Yick Kong Corporation, 94 Idaho 876, 499 P.2d 575 (1972).

The Idaho Supreme Court held that the Idaho Constitution grants a power of eminent domain much broader than that granted in most other state constitutions. According to the Idaho Supreme Court, even completely private irrigation and mining businesses can use eminent domain. It held that the state, both through the power of eminent domain and the police powers, may protect the public from disease, crime, and “blight and ugliness.”

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Unity Light & Power Co. v. City of Burley, 92 Idaho 499, 445 P.2d 720 (1968).

Once a supplier of a service lawfully enters into an area to provide that service, annexation by a city does not authorize an ouster of that supplier from that area without condemnation.

Johnston v. Boise City, 87 Idaho 44, 390 P.2d 291 (1964).

Where government exercises its authority under its police powers and the exercise is reasonable and not arbitrary, a harmful effect to private property resulting from that exercise alone is insufficient to justify an action for damages. The court must weigh the relative interests of the public and that of the individual to arrive at a just balance in order that government will not be unduly restricted in the proper exercise of its functions for the public good, while at the same time giving due effect to the policy of the eminent domain clause of ensuring the individual against an unreasonable loss occasioned by the exercise of governmental power.

Roark v. City of Caldwell, 87 Idaho 557, 394 P.2d 641 (1964).

The Idaho Supreme Court held that certain height restrictions, which limited use of private land adjacent to an airport to agricultural uses or to single family dwelling units, was an unconstitutional “taking” if no compensation was provided. The Court held that a landowner’s property right in the reasonable airspace above his land cannot be taken for public use without reasonable compensation.

Mabe v. State, 83 Idaho 222, 360 P.2d 799 (1961).

The Idaho Supreme Court held that destroying or impairing a property owner’s right to business access to his or her property constitutes a “taking” of property whether accompanied by actual occupation of or confiscation of the property.

Anderson v. Cummings, 81 Idaho 327, 340 P.2d 1111 (1959).

The Idaho Supreme Court recognized individual water rights are real property rights protected from “taking” without compensation.

Hughes v. State, 80 Idaho 286, 328 P.2d 397 (1958).

The Idaho Supreme Court held that private property of all classifications is protected under the Idaho Constitution just compensation clause.

Idaho Regulatory Takings Act Guidelines
Appendix A: Significant Federal and State Cases

Robison v. Hotel & Restaurant Employees Local #782, 35 Idaho 418, 207 P. 132 (1922).

The Idaho Supreme Court held that the right to conduct a business is a property interest protected under the Idaho Constitution just compensation clause.

Idaho Regulatory Takings Act Guidelines
APPENDIX B: REQUEST FOR REGULATORY TAKING
ANALYSIS

Recommended Form for:
REQUEST FOR TAKING ANALYSIS

Name: _____
Address: _____
City: _____ Zip Code: _____
County: _____

1. Background Information

This form satisfies the written request requirement for a regulatory taking analysis from a state agency or local governmental entity pursuant to Idaho Code § 67-8003(2). The owner of the property subject to the government action must file this with the clerk or secretary of the agency whose act is questioned within twenty-eight (28) days of the final decision concerning the matter at issue. A regulatory taking analysis is considered public information. Such an analysis is to be performed in accordance with the checklist established by the Attorney General of the State of Idaho pursuant to Idaho Code § 67-8003(1). See page 8 of the *Idaho Regulatory Takings Act Guidelines* for a description of the checklist.

2. Description of Property

a. Location of Property:

b. Legal Description of Property:

3. Description of Act in Question

a. Date Property was Affected:

b. Description of How Property was Affected:

c. Regulation or Act in Question:

d. Are You the Only Affected Property Owner? ☐ Yes ☐ No

e. State Agency or Local Governmental Entity Affecting Property:

f. Address of Agency or Local Governmental Entity:

Idaho Regulatory Takings Act Guidelines
APPENDIX C: REGULATORY TAKINGS CHECKLIST

State of Idaho Office of the Attorney General Regulatory Takings Checklist		
	Yes	No
1 Does the Regulation or Action Result in Either a Permanent or Temporary Physical Occupation of Private Property?		
2 (a) Does the Regulation or Action Require a Property Owner to Either Dedicate a Portion of Property or to Grant an Easement?		
(b) If Yes, is There a “Nexus and Rough Proportionality” Between the Property that the Government Demands and the Impacts of the Property Use Being Regulated?		
3 Does the Regulation or Action Require the Owner to Expend Funds to Address Items That Lack a “Rough Proportionality” to the Social Costs of the Proposed Use of Property?		
4 Does the Regulation Deprive the Owner of All Economically Viable Uses of the Property?		
5 Does the Regulation Have a Significant Impact on the Landowner’s Economic Interest?		
6 Does the Regulation Deny a Fundamental Attribute of Ownership?		
Remember: Although a question may be answered affirmatively, it does not mean that there has been a “taking.” Rather, it means there could be a constitutional issue and that proposed action should be carefully reviewed with legal counsel.		

This checklist should be included with a requested analysis pursuant to Idaho Code § 67-8003(2).

3. Socioeconomic Background Reports

SOCIO-ECONOMIC REPORT



TheMettsGroup

planning communities that *thrive*

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Population

Introduction

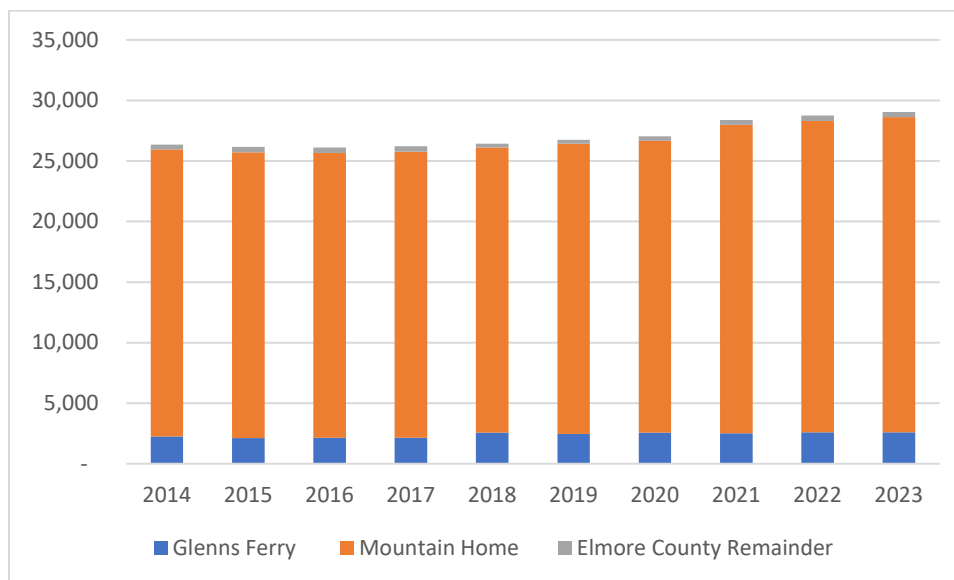
The demographics of a region shape the size and composition of the labor force and its overall economy, and vice versa. Stagnant population growth can weaken the area’s economic base and create skill shortages, whereas accelerated growth can cause strains on community infrastructure and development but provide opportunities for business and talent attraction. The patterns described in this section directly impact these forces along with labor trends, particularly labor force participation.

	Mountain Home	Glenn’s Ferry	Elmore County
Historical Population Change (2018-2023)	2.3%	5.1%	5.2%
Median Household Income (Idaho: \$74,942 / U.S. \$77,719)	\$59,862	\$55,648	\$58,976
Poverty Rate (Idaho: 10.1% / U.S. 12.5%)	11.3%	21.9%	12.4%
Disability Rate (Idaho 14.2% / U.S. 13.6%)	16.5%	18.0%	16.9%
Median Age (Idaho: 37.8 / U.S. 39.2)	31.1	49.4	32.5

Overview

As of 2023 (latest data available), there were roughly 29,000 people living in Elmore County with nearly 17,000 residing in the city limits of Mountain Home (the county seat and largest city in the County) and approximately 2,600 in Glenns Ferry. While the population of Mountain Home is about 16,700, Census data is collected by County Census Division (CCD). The data shown here is for the Mountain Home CCD, which has a population of about 26,000. In other words, the majority of people in Elmore County live within the greater Mountain Home Census Division.

Figure 1. Population Trends, 2014-2023

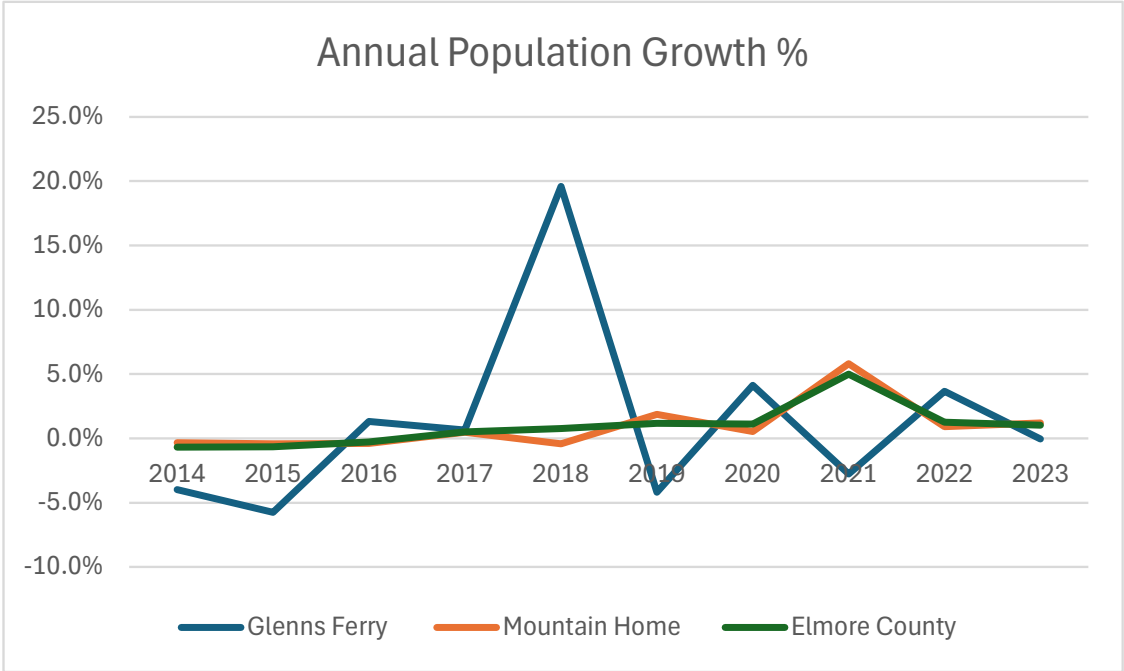


Source: U.S. Census, ACS 5-year Estimates

For the 10-year period ending in 2023, Elmore County consistently witnessed gradual growth at approximately 1%, equivalent to an annual increase of around 270 residents. But the most recent five years saw a consistently higher growth rate of nearly 2 percent.

Over the past decade, the population growth of Mountain Home CCD was a steady 1%, equivalent to an annual increase of around 230 residents. As a small town, the town of Glens Ferry population has displayed significant fluctuations, given that very small changes in population will reflect large percentage fluctuations.

Figure 2. Annual Population Growth, 2014-2023

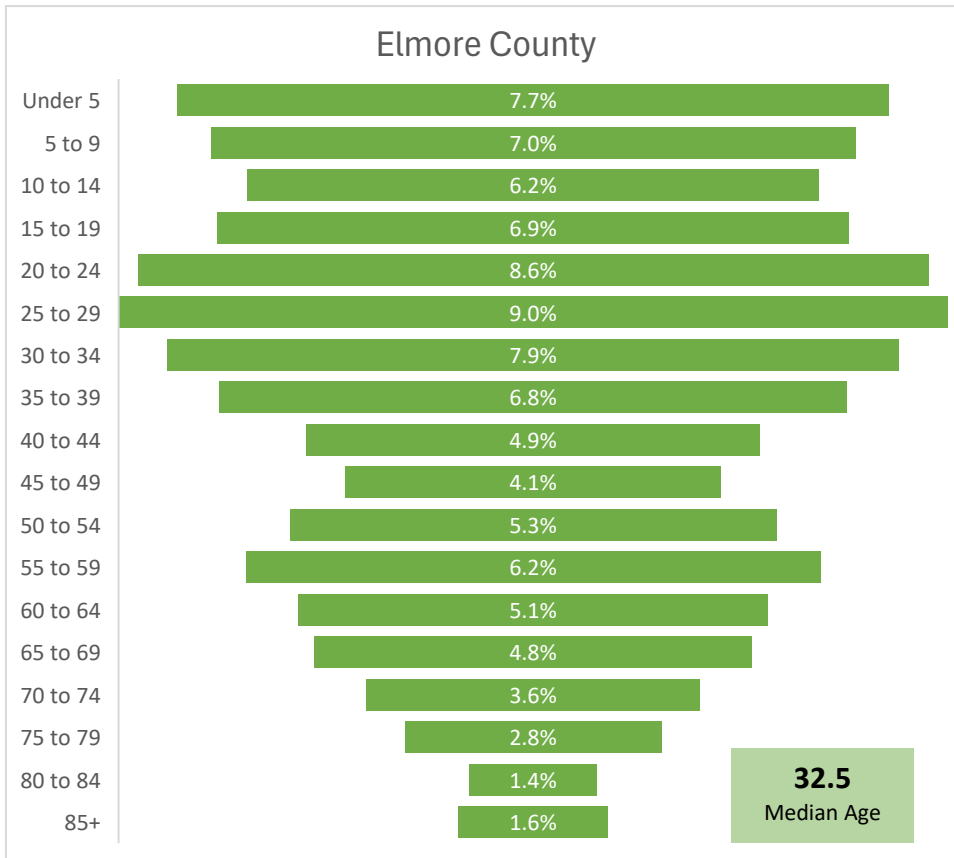


Source: U.S. Census, ACS 5-year Estimates

Population by Area	2018	2023	% Change
Elmore County	26,433	29,046	9.9%
Mountain Home Census Division	23,523	26,029	10.7%
Glenn's Ferry	2,582	2,596	0.5%
Idaho	1,754,208	1,964,726	12.0%

Source: U.S. Census, ACS 5-Year Estimates

Figure 3. Population by Age Group, 2023



Source: U.S. Census, ACS 5-Year Estimates, 2023

More than one-quarter of county residents are younger than 20 years, while two-thirds are younger than 45. The age cohorts that exhibited significant growth were teens and those in their thirties. While the age cohorts of those over 75 also experienced significant growth, as a percent of the population, their total numbers are low. Likely as a result of the military base, the population of Mountain Home CCD and Elmore County overall is quite young, with median ages of 31 and 32.5 (respectively), compared to the Idaho and US median ages of 38 and 39. Glens Ferry, however, has a population that is, on average, significantly older, with a median age of 49.

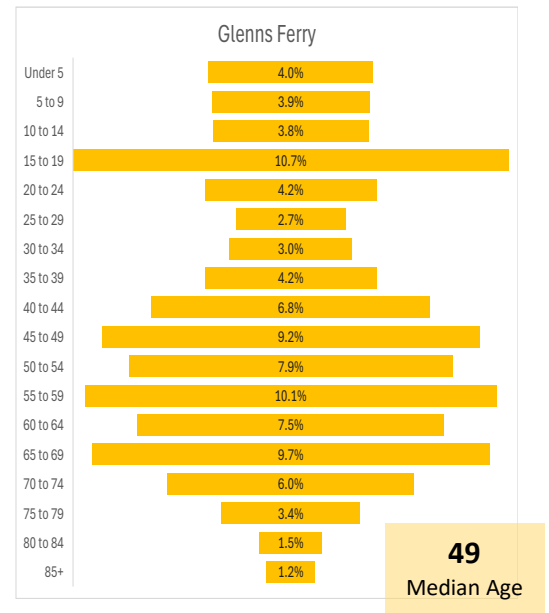
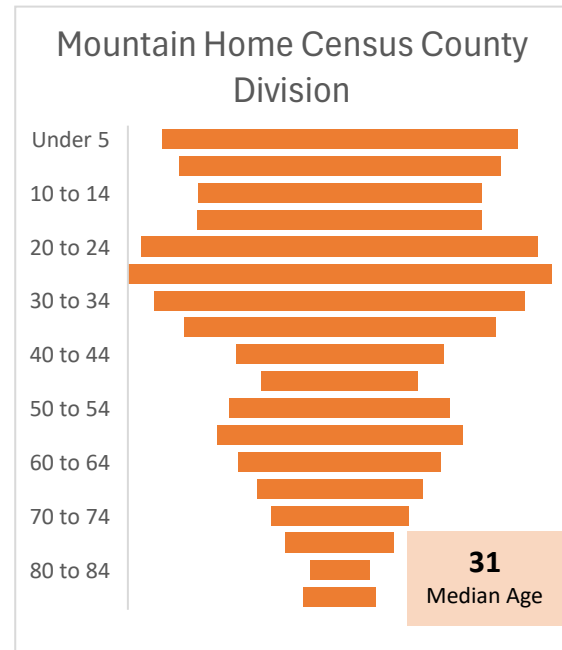
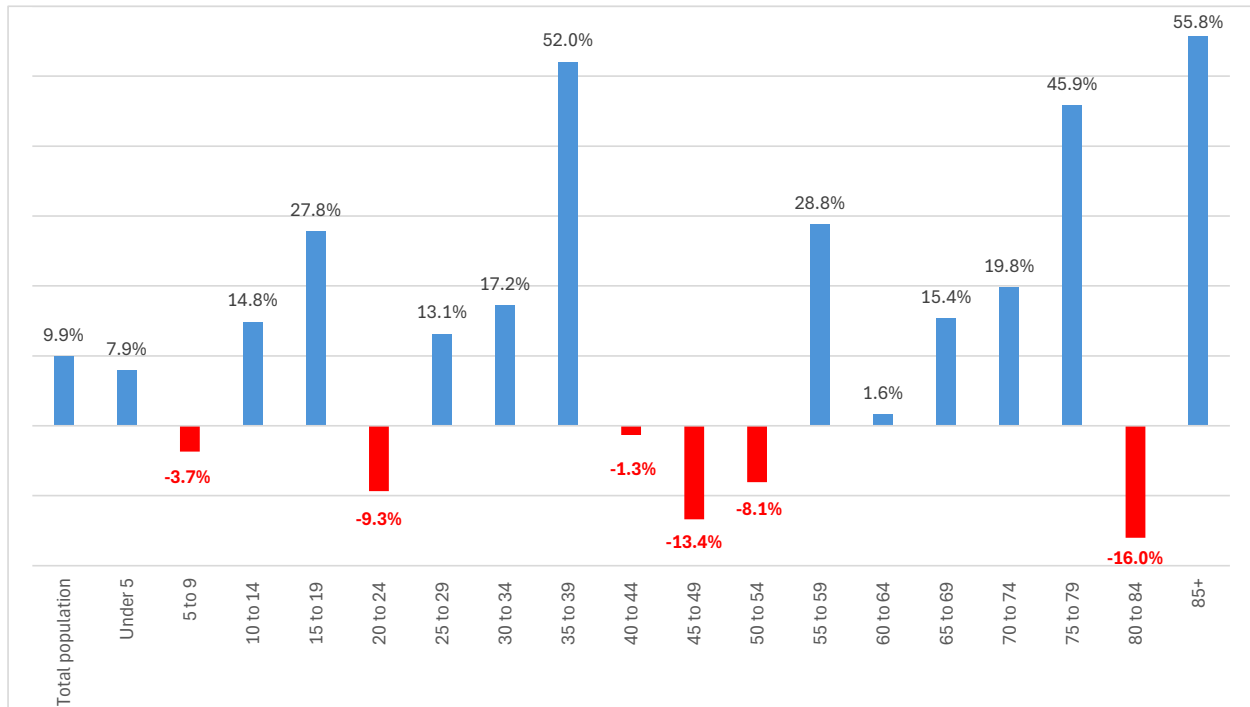


Figure 4. Population Change by Age Group, Elmore County (2018-2023)



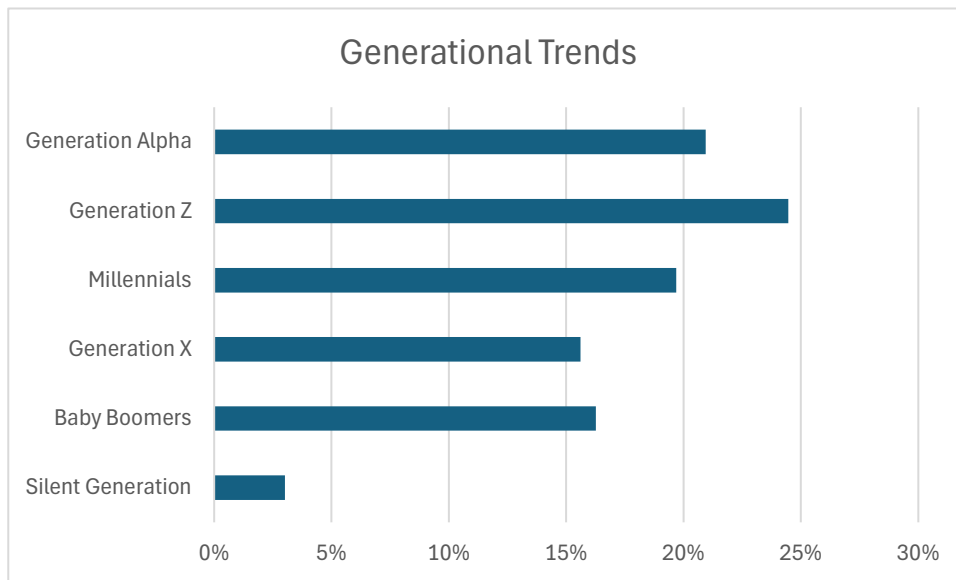
Source: U.S. Census, ACS 5-Year Estimates

Currently, the youngest generations are also the most prominent generational groups in Elmore County. The demographic distribution in Elmore County skews towards the younger generations, although all generational groups have a well-balanced representation.

It's worth noting that many regions across the nation tend to exhibit a higher concentration of baby boomers in their population composition. However, Elmore County bucks this trend with its strong representation of children and people under 40. This blend of youth and baby boomers is expected to have positive implications, particularly for the county's labor force.

This demographic synergy can offer unique advantages for Elmore County's workforce. The diverse skill sets, experiences, and perspectives that both the young and baby boomers bring to the table can complement each other effectively. This mutual collaboration is likely to contribute to a well-rounded and productive labor force, potentially enhancing economic growth and stability within the county.

Figure 5. Generational Trends, Elmore county (2023)

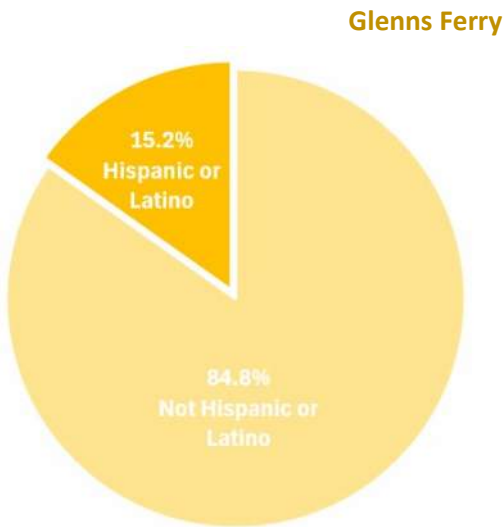
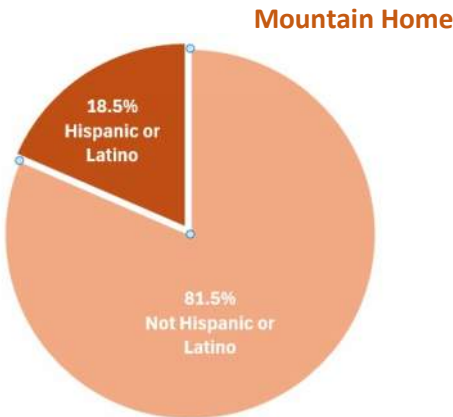
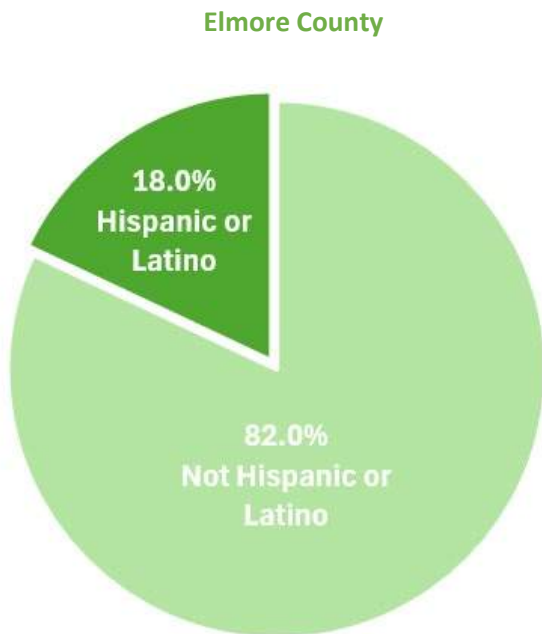


Source: U.S. Census, ACS 5-Year Estimates, 2023

Diversity in an area can be a driving factor in helping businesses appeal to larger markets and customer preferences. The variety of backgrounds and experiences that can be found in diverse employee groups often bring more creativity into the workplace. Many local economies have economic development efforts that seek to attract a diverse population base in efforts to increase local entrepreneurship and grow local creative endeavors, such as in the arts.

Racial diversity in Elmore County is reflected in the approximately one-fourth of the population that is not White. Approximately 18% of Elmore County's population is Hispanic, which is slightly greater than the state's average of about 14%.

Ethnicity



Hispanic population
Idaho: 13.8%
U.S.: 19.5%

Source: U.S. Census, ACS 5-Year Estimates, 2023

Race

	Elmore	Mountain Home	Glenns Ferry
Total:			
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%

Source: U.S. Census, ACS 5-Year Estimates, 2023

Migration

Top counties Elmore County residents are moving to, 2020

Ada County, ID
Canyon County, ID
Owyhee, ID
Bannock County, ID

Top counties people are moving from into Elmore County, 2020

Ada County, ID
Twin Falls County, ID
Boundary County, ID

Elmore County Migration Patterns, 2020

Movers from a different state:

1,671

Movers to a different state:

1,629

Movers from a different county in Idaho:

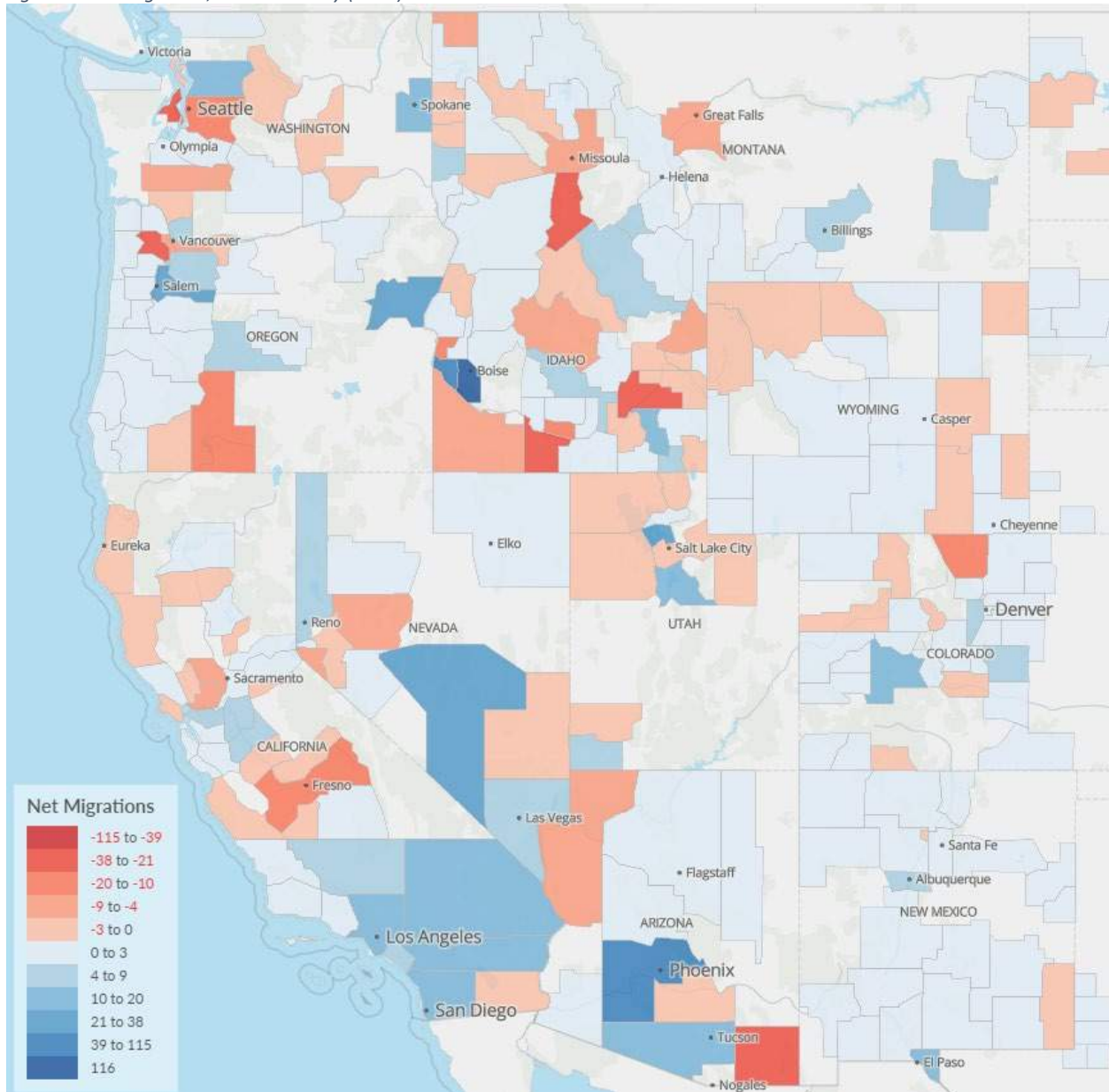
993

Movers to a different county in Idaho:

885

Nearly one-quarter of all Elmore County residents move in any given year. Nearly half of all movers stay in Elmore County, and another 20% stay within Idaho, but move to a different county. The data show a lot of movement amongst adjacent counties, namely Ada, Twin Falls and Canyon counties. Four states contribute one-third of those relocating to Elmore County: North Carolina (12%), Florida (10%), Arizona (8%), California (5%). Elmore County residents who move to another state, however, are much more scattered. No one state is particularly attracting Elmore County residents; the latest year for which data is available show that County residents moved to 25 different states, with no particular state attracting a significant share of movers. However, it's worth mentioning that the data currently available only goes up until 2020 and doesn't encompass the significant movement that took place during the Covid period.

Figure 6. Net Migration, Elmore County (2022)



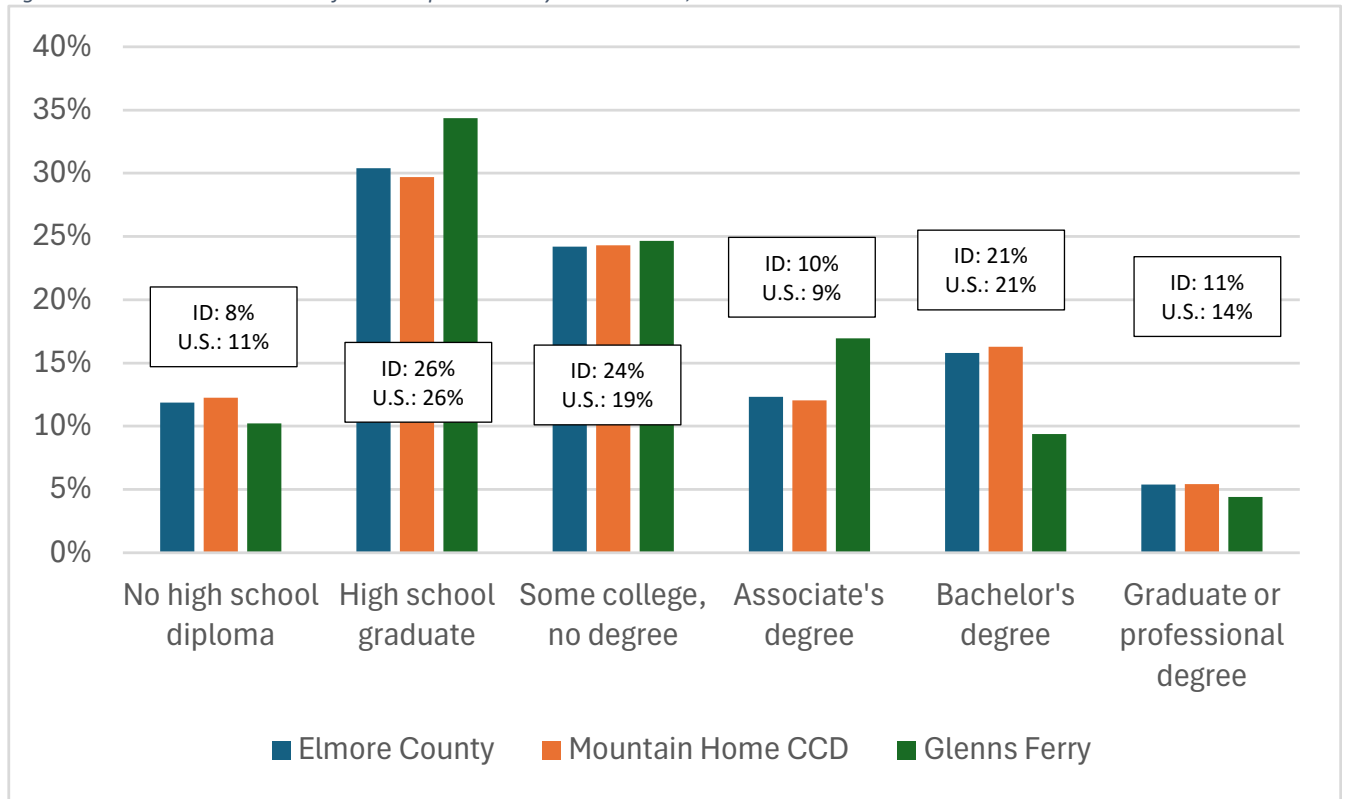
Source: Lightcast using IRS Tax Return data

Educational Attainment

Long-term changes in educational attainment cause structural change in the local economy. Ten years ago, just 17% of individuals aged 25 and older in the population had attained a bachelor's degree or a higher level of education. In 2023, this figure has increased to 21%, indicating that either new residents brought in higher educational qualifications or existing residents pursued further education. However, it's important to note that this percentage remains considerably lower compared to the rest of the state, where an average of 32% of the population aged 25 and older holds such credentials.

The substantial proportion of Elmore County's population with some college or an Associate's education reflects a competent workforce, aligning with the state's average and surpassing the national average.

Figure 7. Educational Attainment for the Population 25 years and over, 2021



Source: U.S. Census, ACS 5-Year Estimates, 2023

Poverty

Household income includes income of all people aged 15 and older occupying the same housing unit. Income levels in Elmore County are 21% lower than the state and 24% lower than the nation. However, an important caveat is that the median household income figures for Elmore County and Mountain Home in particular do not include the military's Basic Allowance for Housing, which is a minimum of \$18,000 per year, depending on rank and family size.

Poverty rates are one measure used to gauge the health of regional economies because of the correlation between economic, employment, and income growth. Using federal poverty guidelines, 12% of residents in Elmore County are living in poverty. The rate has declined in the past five years, from nearly 14% in 2018. The City of Glenns Ferry, however, struggles with persistent poverty levels.

Poverty Status	2018	2023
Mountain Home CCD	12.5%	11.3%
Glenns Ferry	24.8%	21.9%
Elmore County	13.8%	12.4%
Idaho	15.2%	10.1%

Median Household Income

\$59,000

Elmore County

\$59,900

Mountain Home

\$55,650

Glenns Ferry

\$74,950

Idaho

\$77,720

U.S.

Poverty

12.4%

Elmore County

11.3%

Mountain Home

21.9%

Glenns Ferry

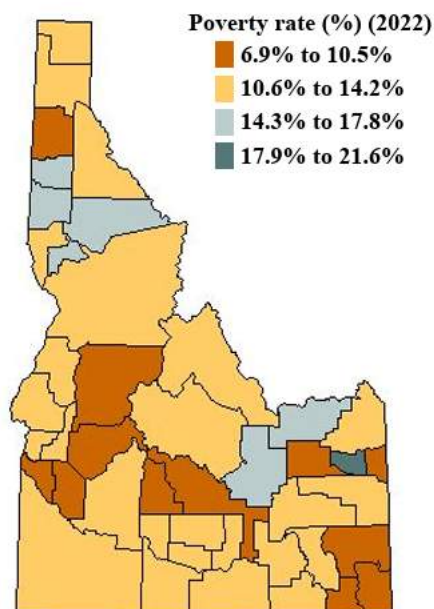
10.1%

Idaho

12.5%

U.S.

Not quite one in ten children (under the age of 18) in Elmore County is living in poverty—compared to 12% for the senior population (age 65+). This is close to the statewide averages of 13% for children and 11% for seniors.



Source: <http://www.indicatorsidaho.org>

Poverty is especially harmful to children who may be impacted by hazardous or unhealthy living conditions, poor educational opportunities, and other risks. These risk factors may impact physical or emotional development, which may further reduce the acquisition of skills required for a career and a steady income.

Poverty casts a wide-reaching shadow that disproportionately affects specific age groups and racial communities, perpetuating a cycle of disadvantage and limiting opportunities for progress. Among these age groups, children are particularly vulnerable. Growing up in poverty can hinder their access to quality education, healthcare, and nutritious food, impeding their overall development and future prospects. The lack of resources often translates to limited educational attainment, contributing to a cycle of intergenerational poverty.

Table 1. Poverty Status by Age Group, Elmore County (2023)

Share of Age Group Below Poverty

All Ages	12%
Under 18	11%
65+	12%

Source: U.S. Census American Community Survey, 5-year Estimate

Similarly, poverty exerts a stifling impact on racial minorities, deepening existing disparities and systemic inequalities. Historical injustices and structural barriers have left certain racial communities more susceptible to economic hardships. Discrimination in employment, housing, and education compounds the challenges they face, perpetuating lower income levels and reduced access to essential services. This not only limits individual opportunities but also hampers the overall progress and prosperity of these communities, creating a cycle that is difficult to break. In Elmore County, this is most prevalent within the Hispanic, Pacific Islander and Native American populations.

Table 2. Poverty Status by Race, Elmore county (2021)

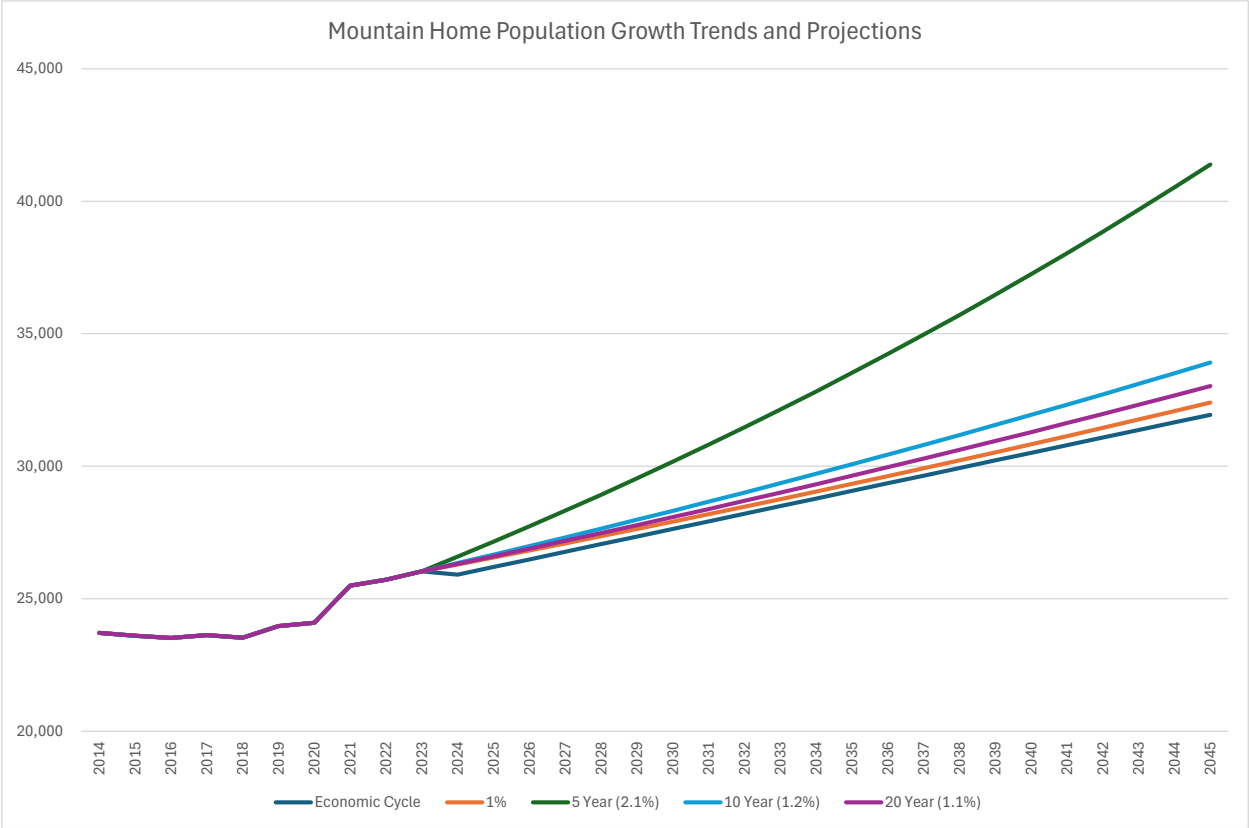
Elmore County	Below Poverty (%)
White alone	12.2
Black or African American alone	6.0
American Indian and Alaska Native alone	34.5
Asian alone	6.9
Native Hawaiian and Other Pacific Islander alone	49.5
Some other race alone	10.7
Two or more races	13.1
Hispanic or Latino origin (of any race)	17.5

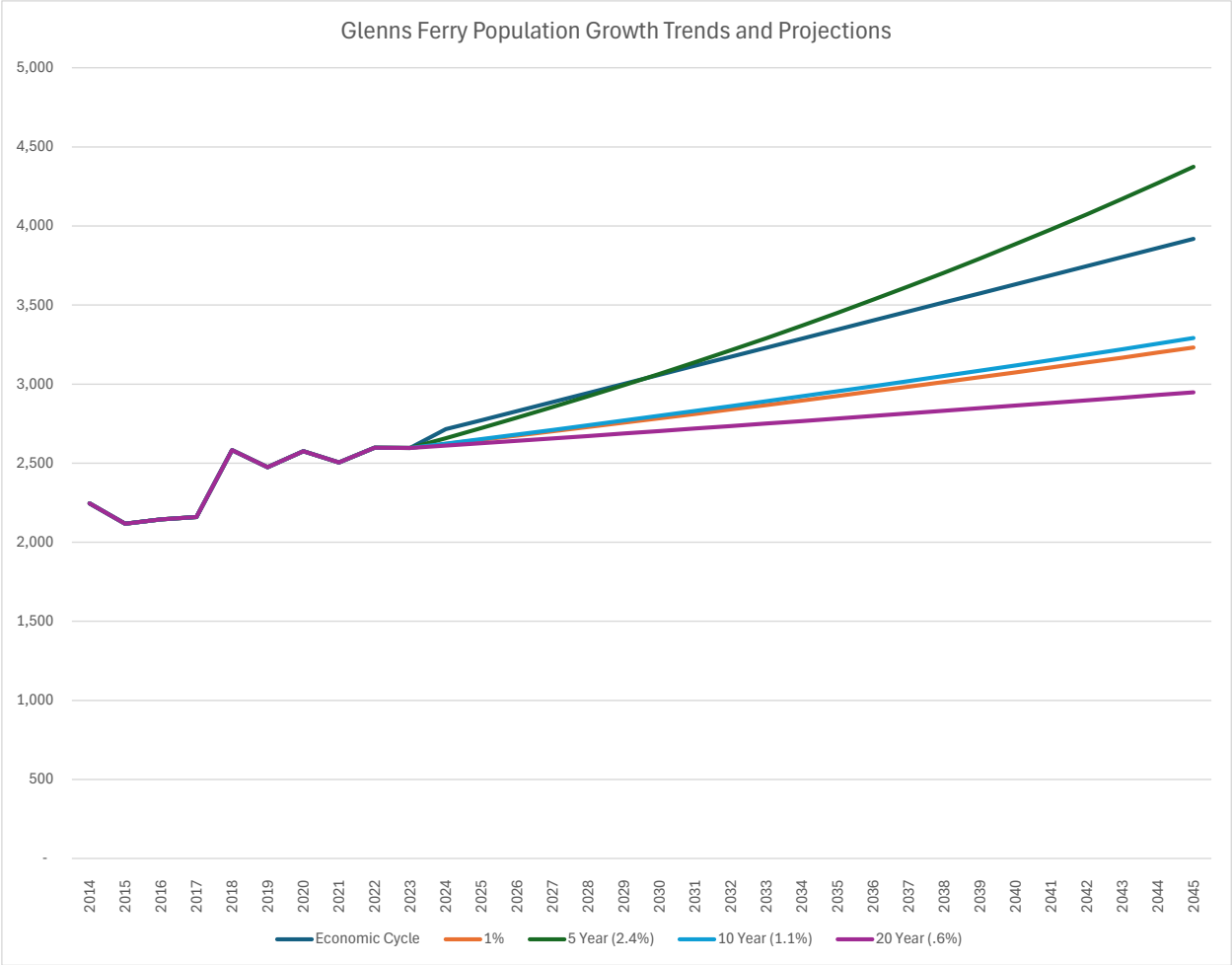
Source: U.S. Census, ACS 5-Year Estimates, 2021

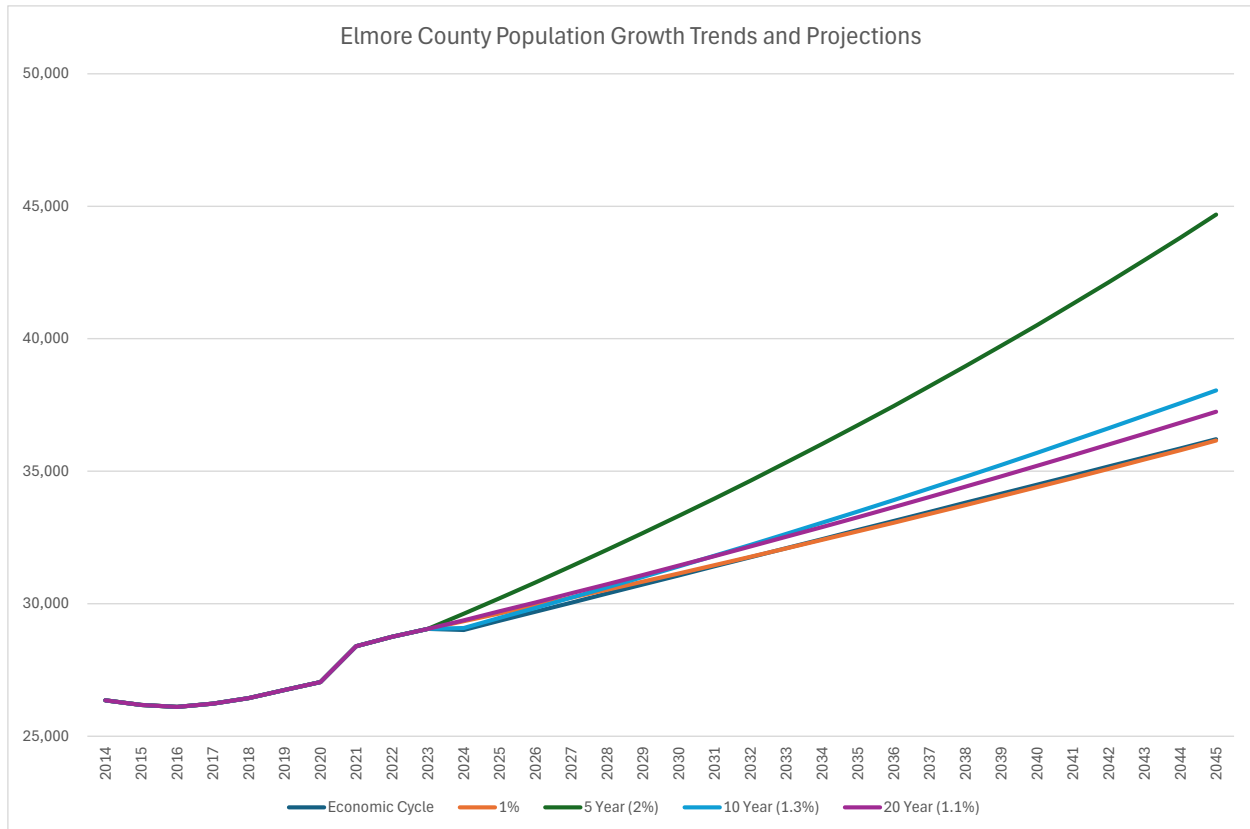
Conclusion

Historically, the population growth rates of Elmore County and Mountain Home are closely tied together, as most of the county population is in the Mountain Home Census County District. As a result, estimated projections indicate that these areas will exhibit similar growth rates in the future. Looking ahead, Glenns Ferry is projected to experience an annual growth rate of 1.8% over the next couple of decades. However, because the population is so small, any change has a large impact on percent rates – and this, in turn, has an outsized impact on regression analyses. The rate could be overstated. The Mountain Home CCD and the County are expected to maintain a more modest growth rate of around 1% annually until the year 2045.

The graphs provided below depict population trends in the three distinct geographic areas, along with projected estimates based on five different growth scenarios that align with each area's historical trends. The economic cycle scenario utilized a regression analysis to estimate growth, while the remaining scenarios employed straight linear analyses.

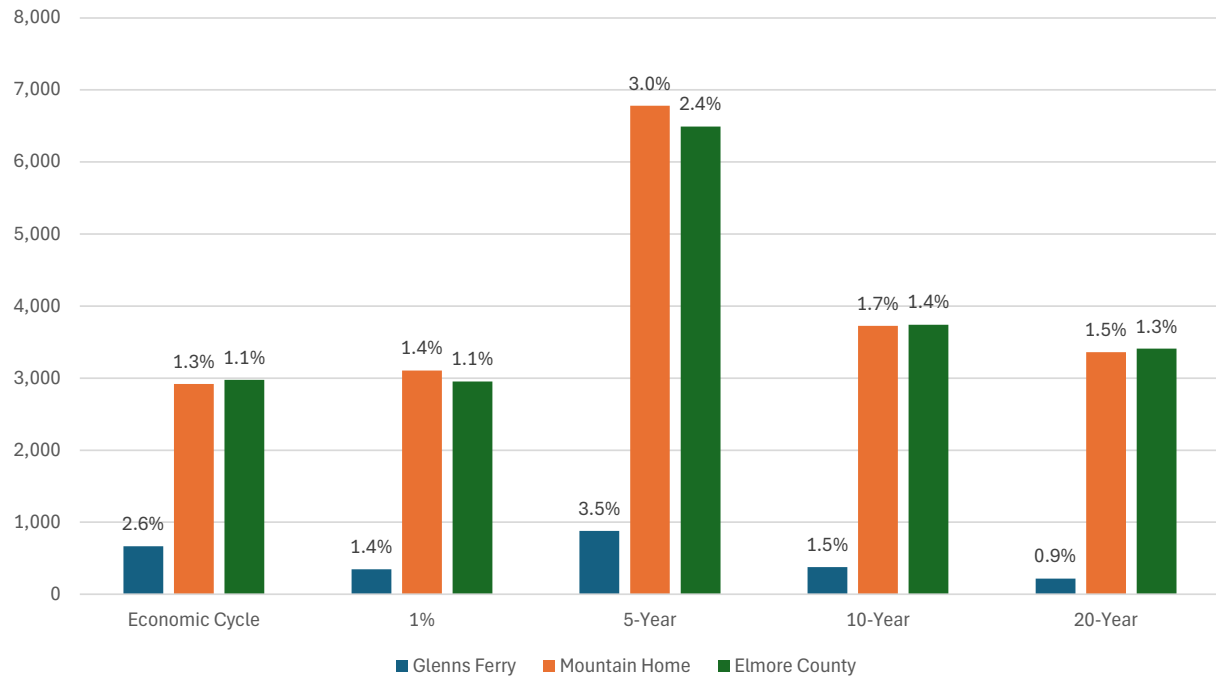






Utilizing the aforementioned growth scenarios and taking into account the current housing stock, estimates were generated to forecast the number of housing units needed to meet the anticipated population demand, as well as the estimated annual percent increase in new housing units required.

Projected Number of Housing Units by Population Growth Scenario
and Estimated Annual Growth (5) in Housing Units 2024 - 2045



Housing

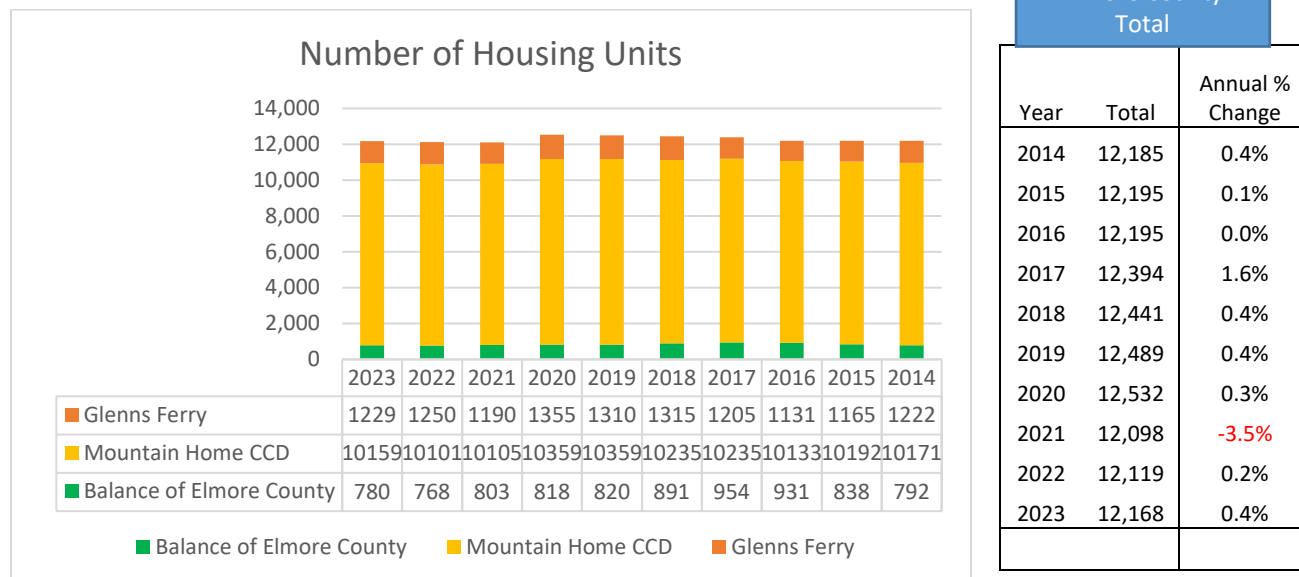
Overview

Housing Units 12,168 Elmore County 1,229 Glenns Ferry 10,159 Mountain Home	Occupied Units 89% Elmore County 83% Glenns Ferry 94% Mountain Home	Median Value \$278,300 Elmore County \$189,100 Glenns Ferry \$282,300 Mountain Home
--	---	---

Three factors drive the need for housing construction: growing demand from a growing population; the need to replenish existing stock; and the need for some level of inventory of vacant units in a well-functioning market. Five years ago, the Elmore County had a shortage of housing and prices surged. Post-pandemic construction brought in new units to replace older stock.

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.

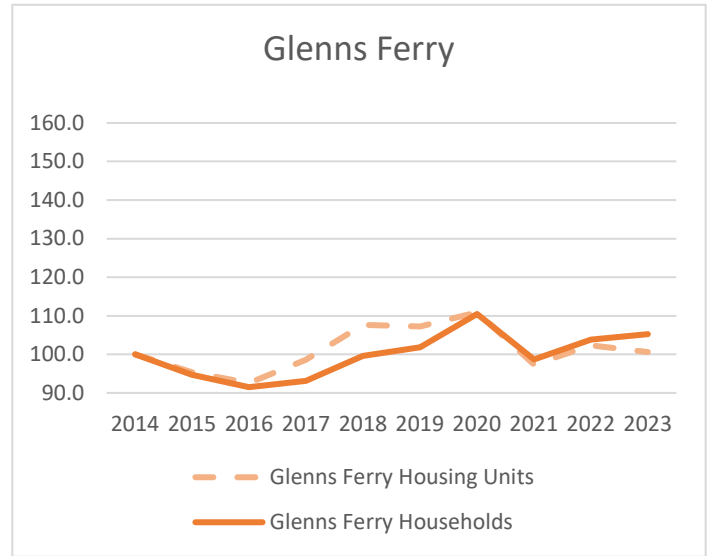
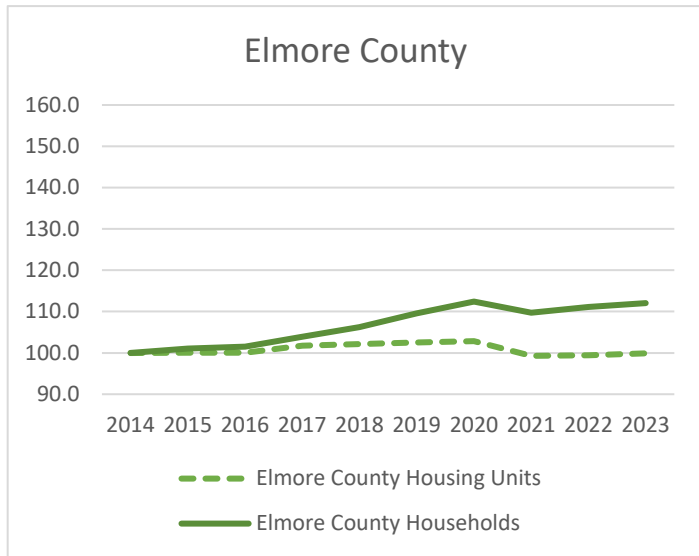
Figure 8. Number of Housing Units



Source: U.S. Census, ACS 5-Year Estimates, author calculations

The charts below compare the supply of housing with population. If the population is rising faster than the housing stock, as is happening in Mountain Home and the county as a whole, the resulting shortage of housing units can inflate property values, making housing less affordable for (typically) younger families. Glenns Ferry housing has generally matched well with population levels.

Figure 9. Gap in Housing Units and Population, Elmore County (2014-2023)



Source: U.S. Census, ACS 5-Year Estimates, author calculations

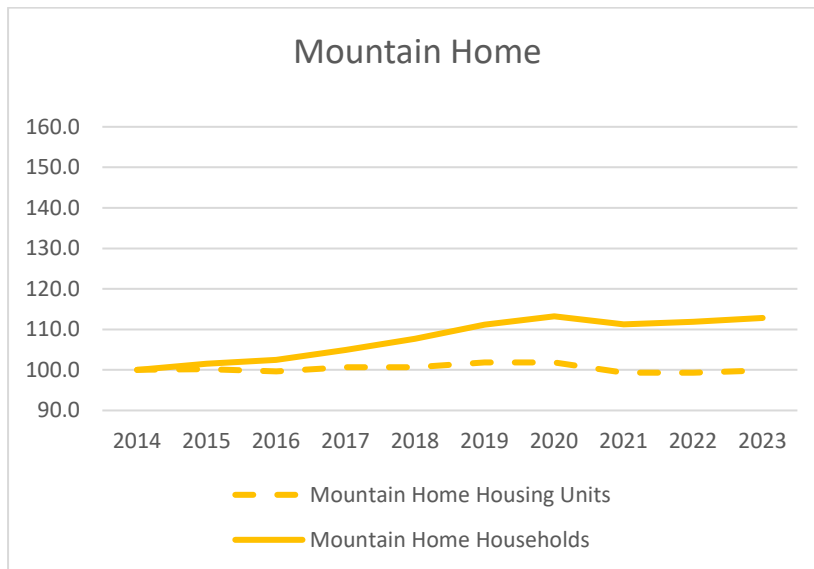
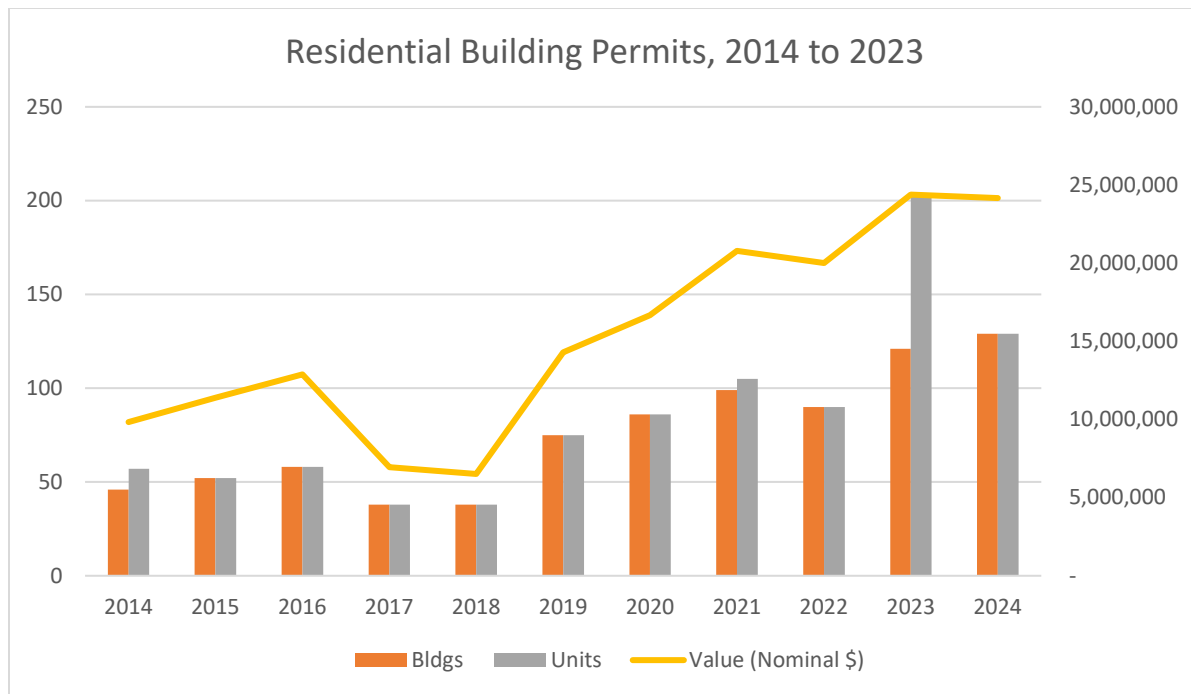


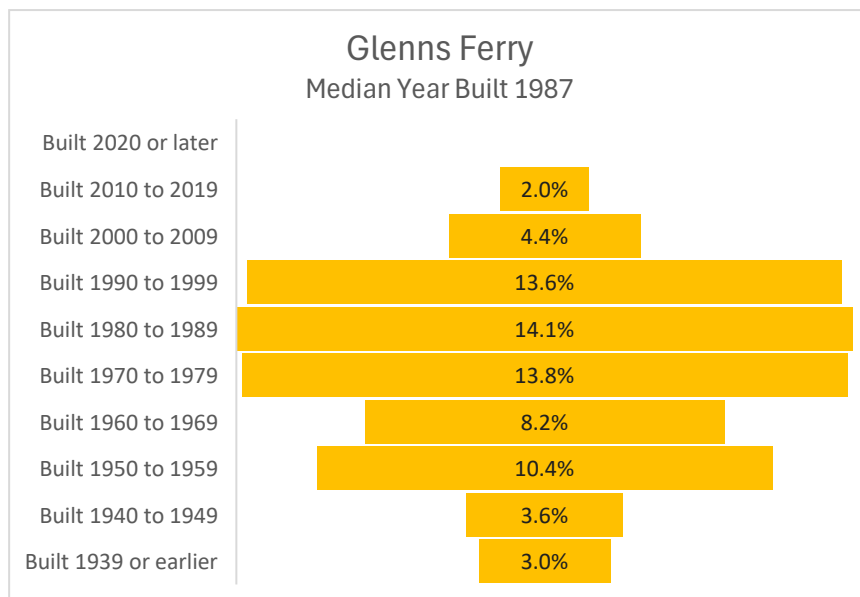
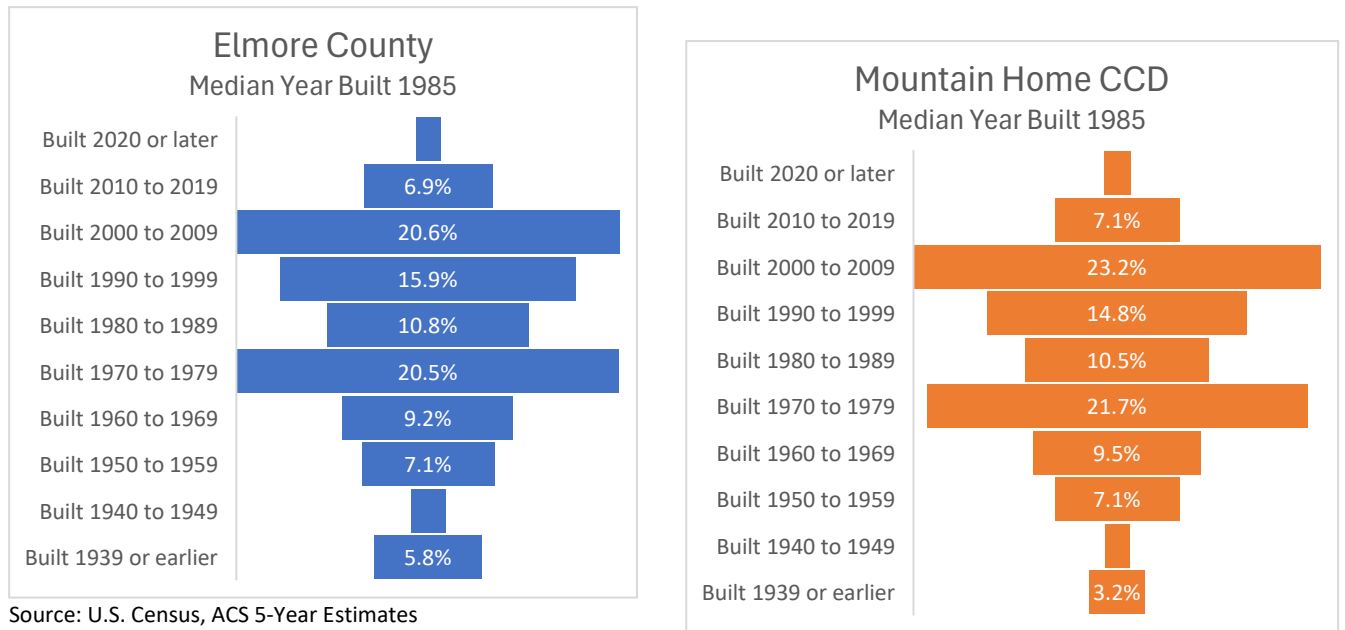
Figure 10. Residential Building Permits, Elmore County



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

While a large number of new units and buildings have been built, the housing stock remains dated with the median house built approximately 40 years ago. This equates to more repairs and strain on the continuous shortage of labor for skilled workers in the construction field.

Figure 11. Housing Supply by Year Built



Most of the housing, about three-quarters of housing stock, consists of single-family residences, which closely matches the state average. All of the regions and the county in general do have a greater proportion of mobile home housing compared to the state average. The vacancy rate in Mountain Home is only 6%, reflecting a market where housing is in demand.

Figure 12. Housing Stock, 2023

Housing Type	Mountain Home CCD	Glenns Ferry	Elmore County	Idaho
Single Unit	73.6%	68.2%	74.6%	77.9%
Multi-unit	15.0%	9.8%	13.5%	14.9%
Mobile Home	11.4%	22.0%	11.9%	7.2%

Source: U.S. Census, ACS 5-Year Estimates

Table 3. Occupancy Status, 2023

	Mountain Home CCD	Glenns Ferry	Total for Elmore County	Idaho
Total Housing Units	10,159	1,229	12,168	815,304
Occupied	94%	83%	89%	90%
Owner-occupied	64%	72%	65%	73%
Renter-occupied	36%	28%	35%	27%
Vacant	6%	17%	11%	6%

Source: U.S. Census, ACS 5-Year Estimates

Home Prices

Housing costs have been the most significant factor preventing young adults from forming their own households as well as buying a house. Robust demand but weak supply has driven up housing prices rapidly in many areas, which in turn is acting as a force to balance demand against supply. Facing higher home prices and rents, many young people are doubling up in shared living arrangements or living at home with their parents. There are two main reasons for the lower levels of housing production (relative to population): increased development costs and shortage of skilled labor.

When accounting for inflation, the median home values in Elmore County have surged by \$132,700 since 2018. By 2023, the median home value in Elmore County stood at \$278,300 (reflecting a 90% rise since 2018, adjusted for inflation). However, from 2018 to 2023, the median family income in Elmore County experienced a mere 4% increase when considering inflation.

The primary driver of rising home prices has been the persistent imbalance between supply and demand. Between 2018 and 2020, housing prices in Elmore County experienced an annual growth rate of slightly less than 20%. In 2021, the median sales price for homes reached \$310,000, reflecting a 31.9% increase from the previous year. This significant rise was primarily attributed to a constrained housing supply coupled with high buyer demand, marking the largest annual increase since 2006. Since 2021, housing prices have largely stabilized, remaining near the 2021 peak when adjusted for inflation.

In March 2022, Elmore County experienced a substantial increase in housing sales inventory, with 39 homes available for sale, representing a 143.8% increase compared to the same month in the previous year.

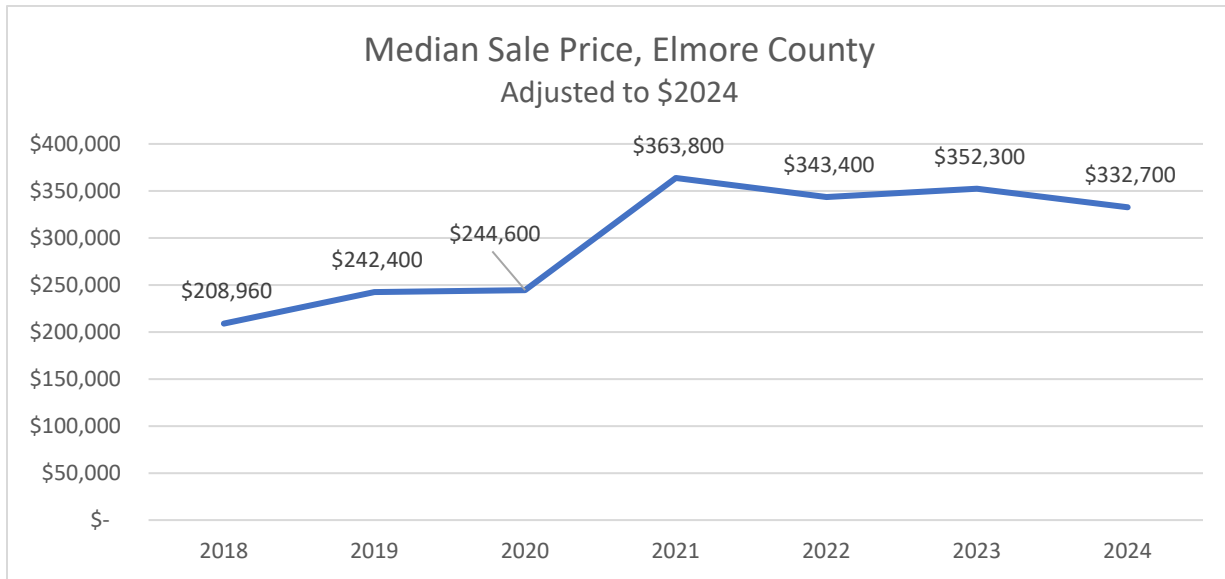
Housing Market Data for 2024:

- Median Home Value: \$341,540
- Median Sales Price: \$332,678
- Median List Price (as of January 31, 2025): \$377,417
- For-Sale Inventory (as of January 31, 2025): 100 homes
- New Listings (as of January 31, 2025): 19 homes

Source: Boise Regional Realtors Market Reports

This data reflects ongoing market trends, indicating a relatively stable housing market following the rapid appreciation observed immediately after the pandemic.

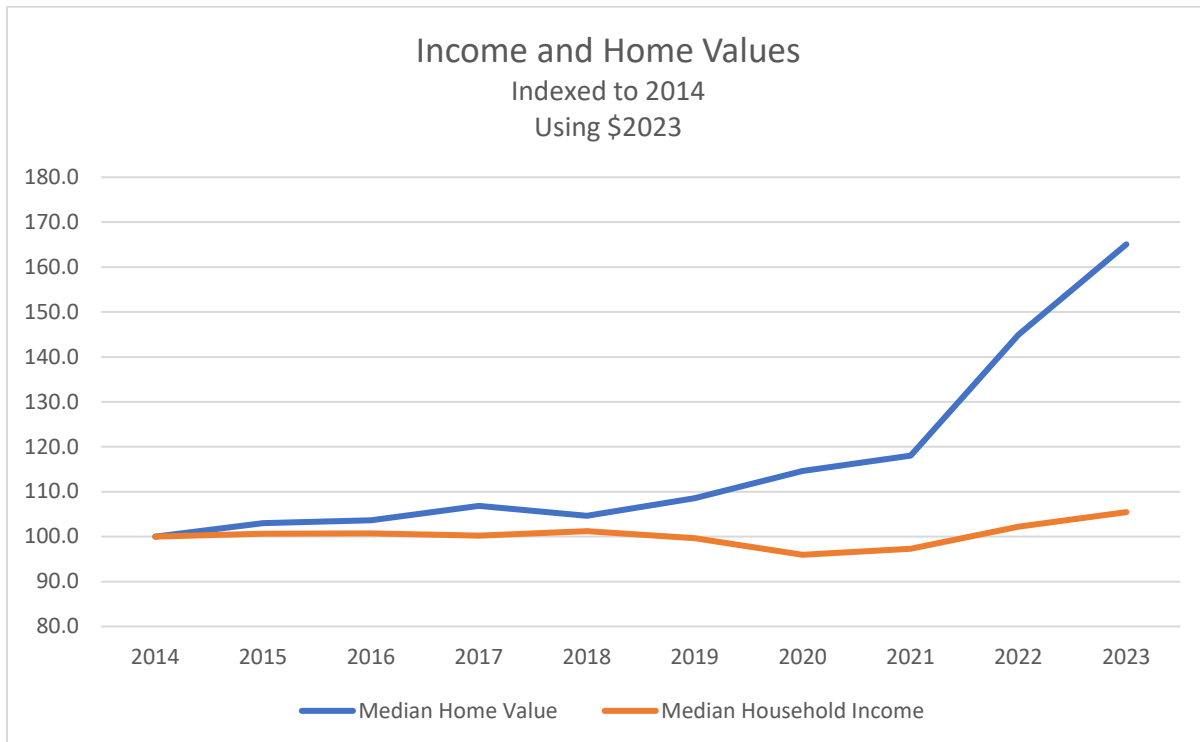
Figure 13. Median Sales Price Trends, Elmore County (in \$2024)



Source: Boise Regional Realtors Market Reports and author's calculations

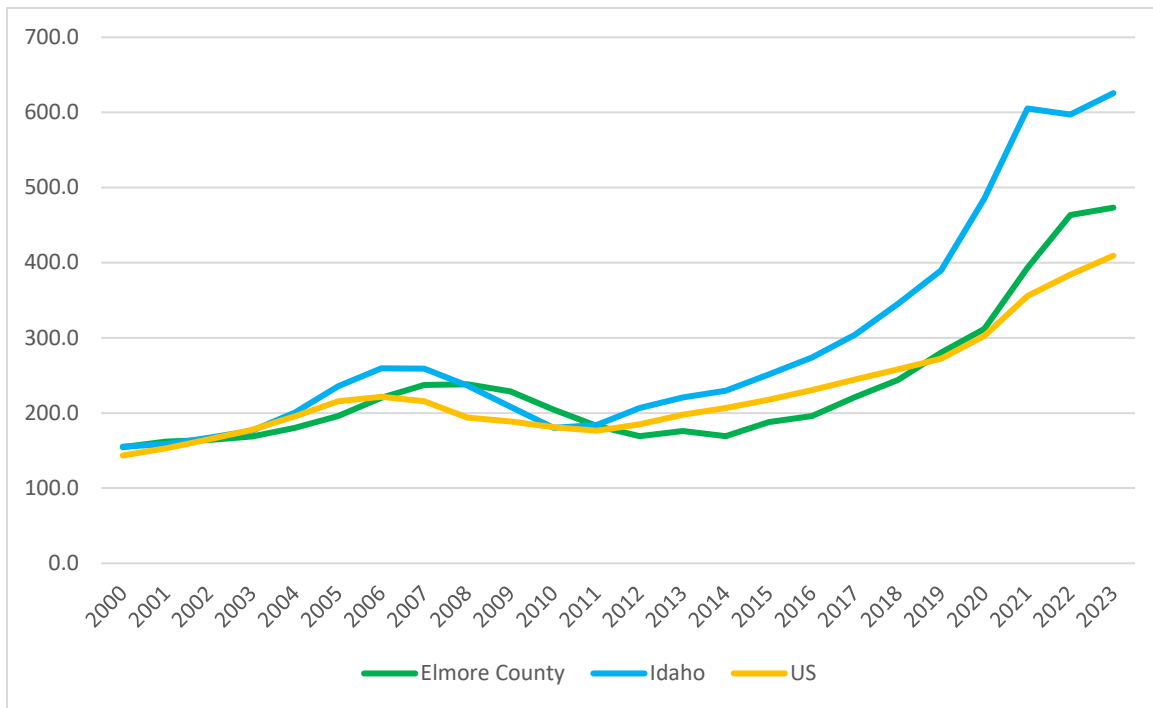
In Figure 14, both median home value and median family income have been converted into index numbers, with their respective values in the year 2014 being established as the baseline at 100. The dollar amounts have been adjusted to account for inflation. As is the case nationwide, housing values have risen sharply relative to household incomes.

Figure 14. Median Home Value vs. Median Household Income (adjusted in \$2023 and indexed), Elmore County



Source: Intermountain MLS; U.S. Census, ACS 5-Year Estimates; and author's calculations

Figure 15. House Price Index Trends, 2000-2023

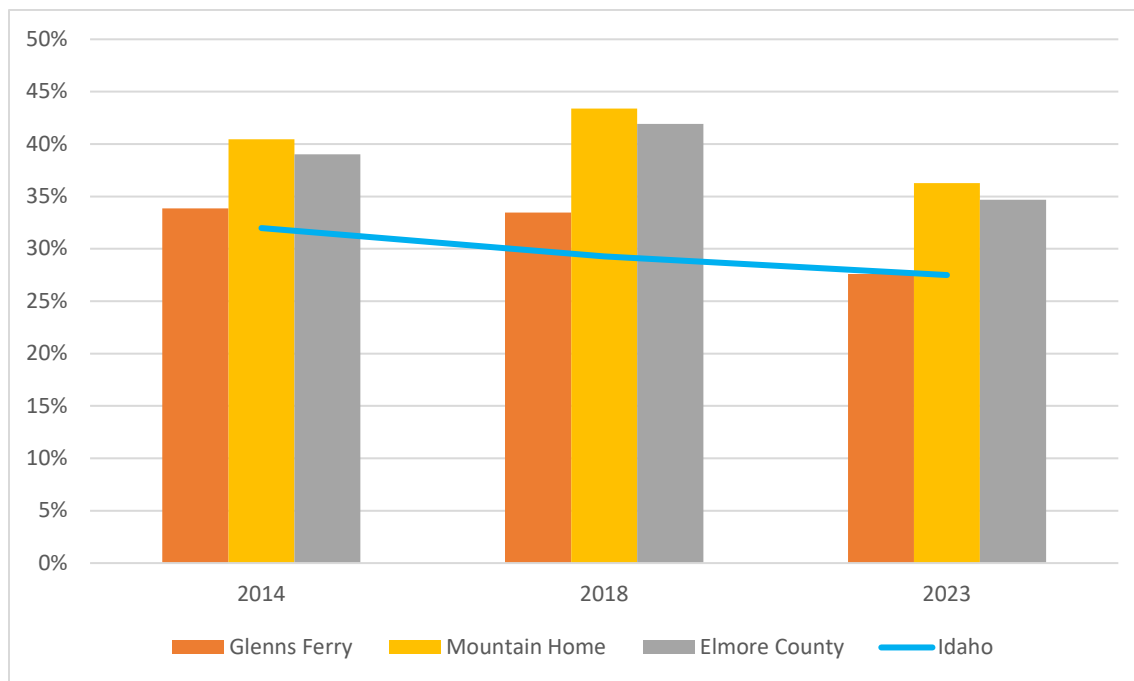


Rental Affordability

A healthy housing market provides a diverse range of housing options, including rental and for-sale homes and homes affordable to people of different incomes. An examination of the percentage of households that rent their homes, and the characteristics of these renter households (age, income, and cost-burden) can help jurisdictions understand the needs of renters and the extent to which policy changes may be needed to help ensure those needs are met. By examining how the data change over time, jurisdictions can spot trends, such as increased or decreased rental affordability.

In Idaho, approximately one-quarter of all households rent, while in Elmore County, more than one-third are renters. This underscores the importance of quality affordable rental housing. In 2023, the proportion of renter households in Elmore County was 35%, considerably more than the state average of 27%, but similar to the renter percentage in the United States (34%).

Figure 16. Share of Householders Who Rent, 2011-2021



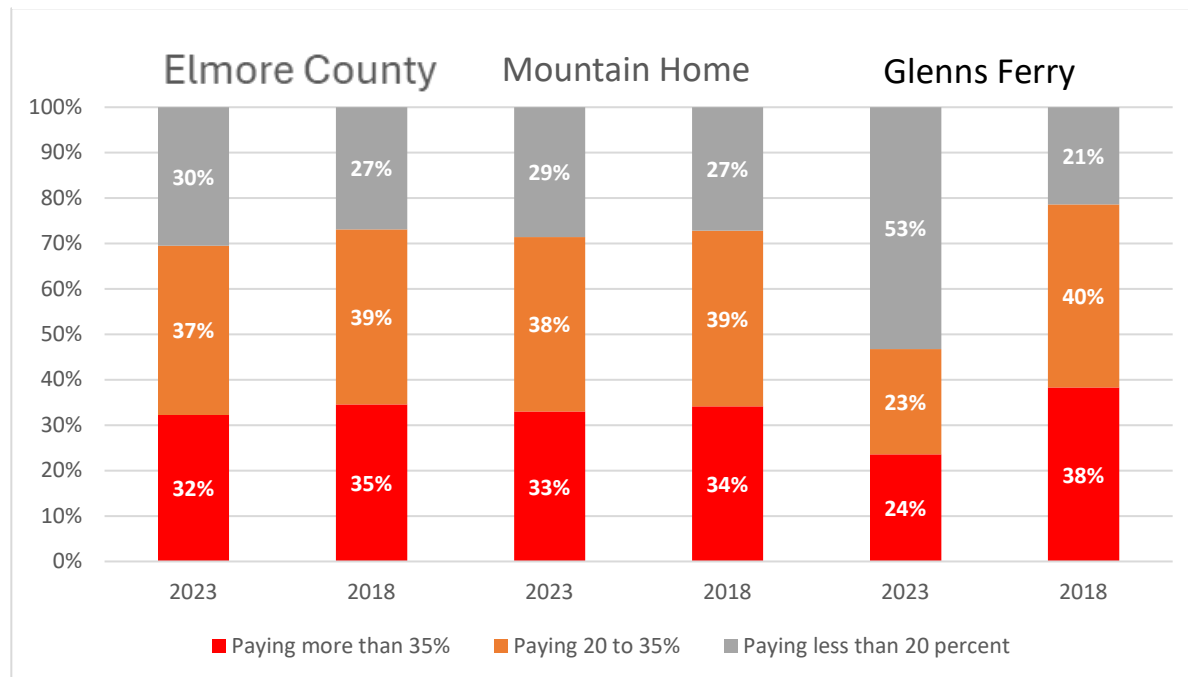
Source: U.S. Census, ACS 5-Year Estimates

A moderately cost burdened rental household spends between 20 and 35% of their household income on gross rent (defined as monthly rent plus utilities expenses). A severely cost burdened renter household spends more than 35% of their household income on gross rent.

Examining how the share of renter households that are cost-burdened changes over time can help jurisdictions understand whether affordability problems are easing or worsening. In Elmore County, the share of renter households that are severely cost burdened decreased slightly from 35% in 2018 to 32% in 2023, largely influenced by the huge decrease of burdened renters in Glenns Ferry. Burdened households in Glenns Ferry dropped from 38% to 24%.

Data on the percentage of households that are cost-burdened at the regional and national levels can provide a useful context for understanding the extent to which the jurisdiction's affordability challenges are more or less severe than these benchmarks. On average in the U.S., about half of all renters pay 30% or more of their household income in rent.

Figure 17. Share of Renter Households Moderately or Severely Cost Burdened



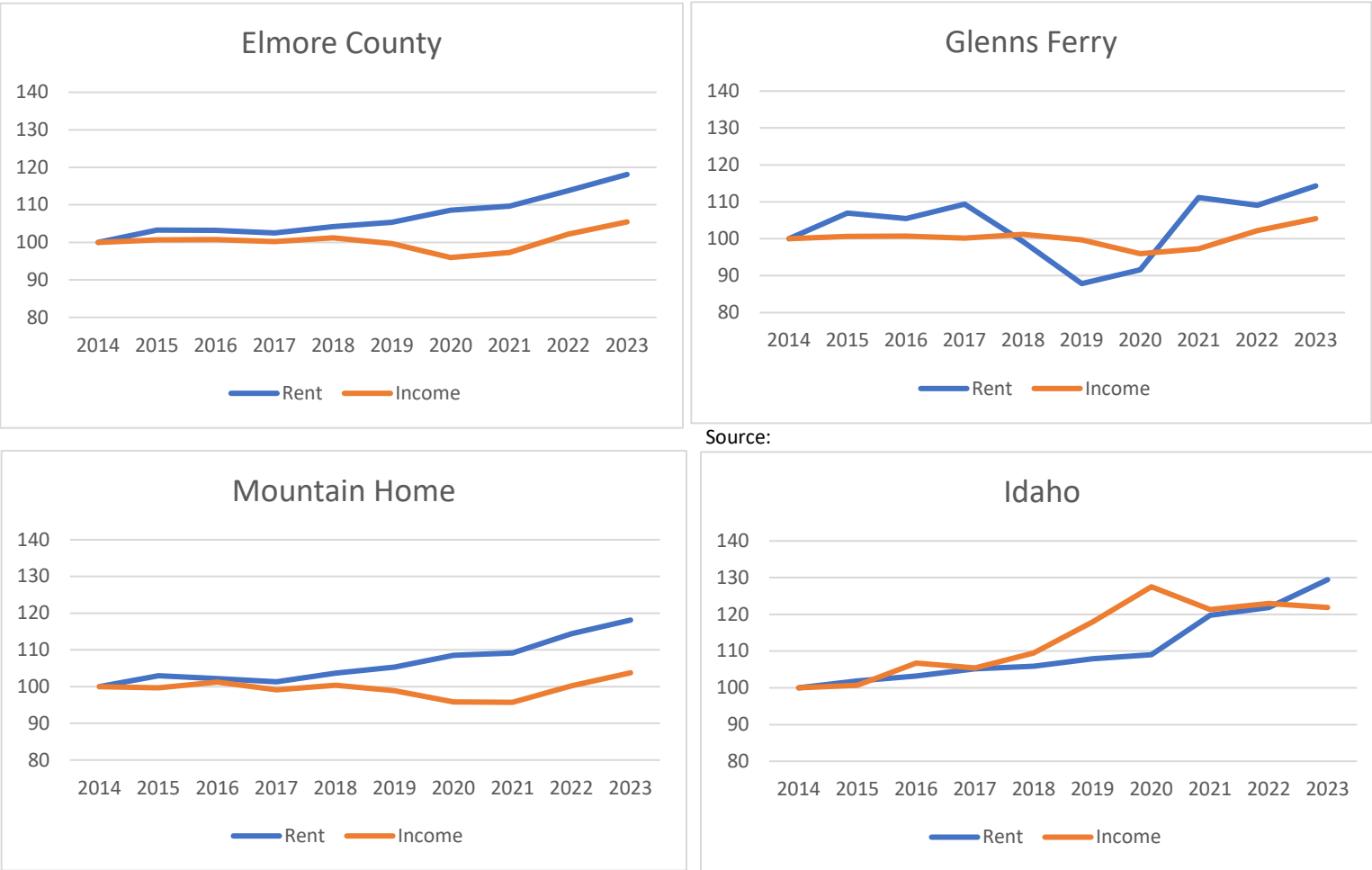
Source: U.S. Census, ACS 5-Year Estimates

As visualized below in the following figures, the data for both monthly median rent and annual median household income have been transformed into index numbers. This indexing process involves setting their respective values from the year 2014 as the baseline, represented by the index value of 100. This adjustment allows for a direct comparison of changes in rent and income over time, irrespective of the actual dollar values.

The median monthly rent in Elmore County increased from \$732 in 2014 (adjusted for inflation to \$2023 dollars) to \$864 in 2023, marking a growth of 18%. In parallel, the annual median household income in Elmore County experienced a 5% rise, also adjusted for inflation, during this timeframe. This disparity in the data highlights a trend where rent costs are escalating at a swifter pace compared to the growth in residents' earnings (see figures below).

Because Glenns Ferry has a small population, income and rent data are very sensitive to changes from even a small percentage of the population. If there is a business closing with a handful of layoffs, aggregate income will be noticeably affected. Likewise, the number of 'renters' who pay no rent varied over a 10-year period from 10% to 20% of all renters, indicating a highly flexible tenant-landlord market (renters living in family-owned homes?). As with income, these small numbers of people with flexible arrangements have significantly impacted the rental data. In Glenns Ferry, both household income and rent levels have fluctuated but overall show more balance than the rest of Elmore County.

Figure 18. Comparison of Trends in Rent and Income (adjusted in \$2023 and indexed)

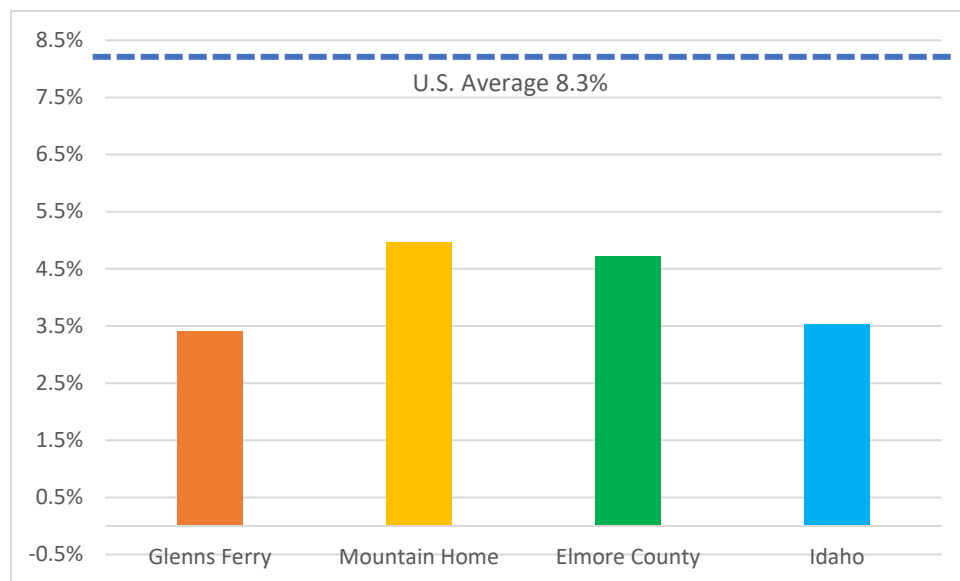


U.S. Census, ACS 5-Year Estimates

Transportation availability

In Idaho, approximately 3.5% of households do not have a vehicle available, leaving them dependent on public transportation. This is significantly lower than the U.S. average of 8.3% of households without a vehicle, reflecting the vast distances and rural nature of much of Idaho’s land. Glenns Ferry households are similar to Idaho overall, with 3.5% of households not having access to a vehicle. Elmore County’s average is slightly higher, with 5% of households not having a vehicle.

Figure 19. No Vehicle Available



Source: U.S. Census, ACS 5-Year Estimates

Conclusion

Elmore County's housing market is defined by population growth, economic conditions, and the availability of new construction. The net number of housing units (despite construction of 700 new buildings) did not increase in the decade from 2014 to 2023, while the number of households increased 12%. This imbalance has contributed to rising home values and rental costs, particularly in Mountain Home, where housing demand remains strong. With a significant portion of the county's housing stock aging, ongoing construction and investment in housing are crucial to ensuring that the region can accommodate its growing population while maintaining affordability.

Affordability remains a major concern, especially for young families and renters. The sharp increase in housing prices, particularly during the post-pandemic period, has made homeownership increasingly difficult. While rental options provide an alternative, the proportion of cost-burdened renters in Elmore County hovers around one-third of renting households, highlighting the need for policies that promote more affordable rental housing. Furthermore, development constraints, including rising construction costs and a shortage of skilled labor, continue to pose challenges for expanding the housing supply at a rate that meets demand.

Looking ahead, addressing Elmore County's housing needs will require a multi-faceted approach that balances new development with affordability and sustainability. Policymakers and community leaders must work to encourage the construction of diverse housing options. By proactively planning for future housing needs, Elmore County can foster a stable, accessible, and vibrant housing market that supports long-term economic growth and community well-being.

Agriculture

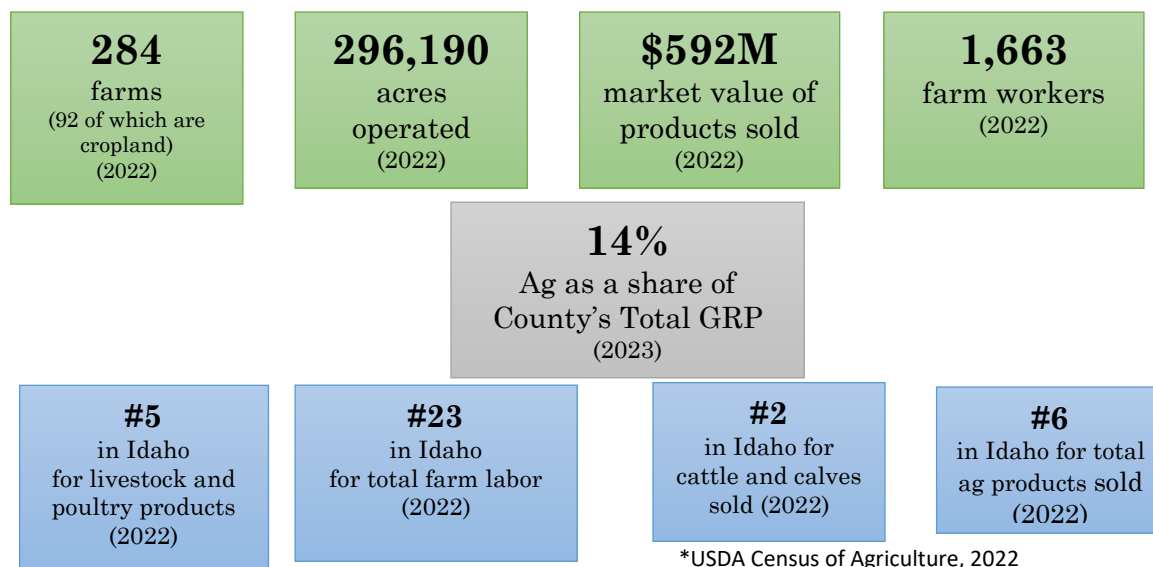
Introduction

This analysis relies on a variety of sources, including U.S. Department of Agriculture’s (USDA) Census of Agriculture and Idaho Department of Labor’s Farm Employment Estimates. Both sources were used because they are the most consistently updated sources and are available at the county level. Therefore, they can be replicated for benchmarking purposes.

The Census of Agriculture, taken only once every five years, looks at land use and ownership, operator characteristics, production practices, income and expenditures. For farmers and ranchers, the Census of Agriculture is their voice, their future, and their opportunity. For comparison, this analysis illustrates the last three Census of Agriculture years, 2012, 2017, and 2022, the most current. However, some data are supplemented from Bureau of Economic Analysis (BEA), where appropriate. The data and analysis are intended to elucidate agricultural trends in the Elmore County economy to guide policy and should not be used for business or investment purposes.

All numbers summarized in the analysis are from the 2022 Census of Agriculture, unless otherwise noted.

Overview



Elmore County is a highly successful agricultural producer. While it is in the mid-range of Idaho counties for farm labor, it is one of the top county producers of cattle, calves, other livestock, poultry, and dairy production. County farms are a mix of large-scale livestock operations and crop production. The county’s livestock sector with cattle, calves, and dairy production is the backbone of its agricultural economy. At the same time, the county produces significant amounts of forage crops (hay and haylage), wheat, potatoes, and sugarbeets.

Elmore County farmers are among some of the top agricultural producers in the state and play an integral role in the region’s economy, contributing 14% to the County’s total gross regional product (GRP—or production output).

The County encompasses 284 farms comprising 296,190 acres, averaging just over 1,000 acres per farm. Both the number of farms and the amount of acreage operated has decreased from 2017 by just under 20%. As shown in the map below, approximately one-fourth of land situated within Elmore County is used for crops and grazing land.

Figure 20. Zoning, Elmore County (2023)

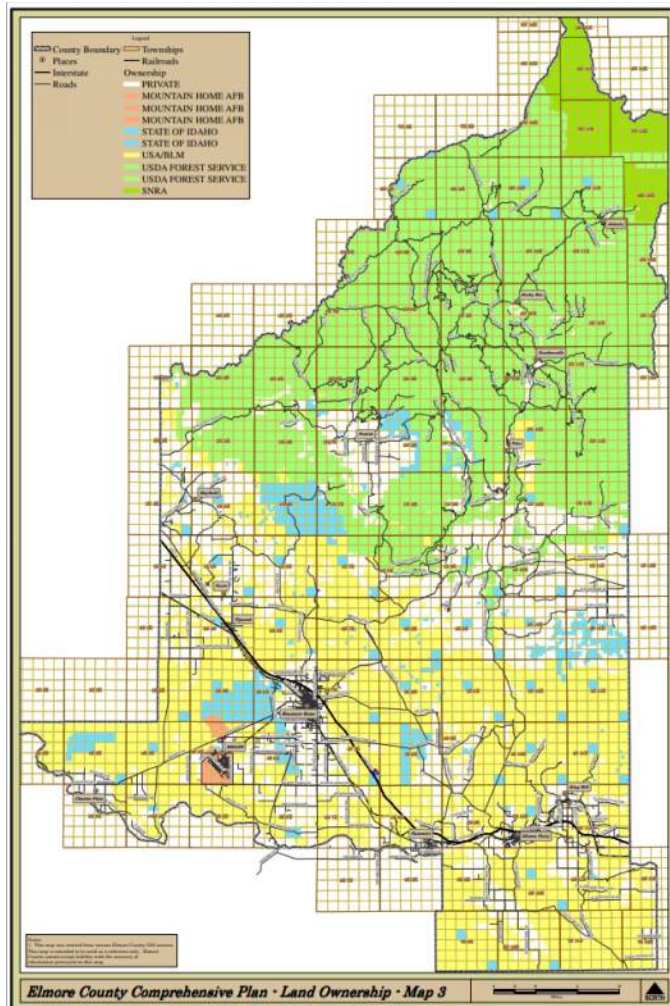


Table 4. Farm Size, Elmore County (2012-2022)

	2022	2017	2012	% change 2017 to 2022	% change 2012 to 2022
Number of farms	284	340	349	16.5%	18.6%
Acres operated	296,190	358,454	344,820	17.4%	14.1%
Average size in farm (acres)	1043	1054	988	1.0%	5.6%

Source: USDA

Idaho Average Farm Value of Products Sold	\$ 476,120
Elmore County Farm Average Value of Products Sold	\$2,083,615

Share of Sales by Type

Crops	16%
Livestock, poultry, and products	84%

5.4%
of Idaho's total
Agricultural Sales

Over a ten-year period (2012 to 2022), the numbers of every size farm except the very small, have declined by 20% or more. The number of very small farms (<10 acres) has stayed the same, while the number of large farms (>500 acres) has decreased by 25% (from 74 to 56 farms). The mid-range farms (between 10 and 179 acres) saw a loss of farms on the lower size range with some offset by a slight increase in the number of farms at the higher range of this size.

Table 5. Number Farms by Size, Elmore County (2022)

Farms by Size	2012	2017	2022	% Change 2017 to 2022	% Change 2012 to 2022
1 to 9 acres	100	122	100	-18.0%	0.0%
10 to 49 acres	88	80	67	-16.3%	-23.9%
50 to 179 acres	59	40	23	-42.5%	-61.0%
180 to 499 acres	28	31	38	22.6%	35.7%
500 to 999 acres	24	19	12	-36.8%	-50.0%
1,000+ acres	50	48	44	-8.3%	-12.0%

Source: USDA

Elmore County's agricultural profile has shifted between 2017 and 2022. Crop production contracted in several areas – for instance, corn for grain farms decreased by four operations and lost nearly 8,000 acres, while winter wheat acreage dropped by over 9,500 acres. Similarly, traditional crops such as sugarbeets, vegetables, and potatoes all saw declines in both the number of farms and land area devoted to production. In contrast, the livestock sector tells a different story. Dairy operations appear to be expanding, with milk cow farms nearly doubling from nine to 17 and their head count rising modestly. Meanwhile, although the overall number of cattle and calves farms fell, the herd size increased by over 10,000 head and cattle sales surged by more than 34,000 head – a trend that suggests a consolidation into larger, more efficient operations. This shift is underscored by market value figures for 2022, where livestock, poultry, and related products generated roughly \$497.7 million of the county's total \$591.7 million in agricultural sales, leaving crops with a comparatively modest share of about \$94 million.

Table 6. Number of Farms and Acres by Crop and Livestock, Elmore County (2022 and 2017)

Farms by Crop Type	2022		2017		Numeric Change (2017-2022)	
	Farms	Acres	Farms	Acres	Farms	Acres
Corn for grain	15	7,377	19	15,296	-4	-7,919
Corn for silage	10	8,473	16	10,775	-6	-2,302
Wheat for grain, all	23	12,138	19	19,751	4	-7,613
Durum wheat for grain	2	(D)	(D)	(D)	---	---
Other spring wheat for grain	11	(D)	7	2,009	4	---
Winter wheat for grain	16	8,180	17	17,742	-1	-9,562
Oats for grain	2	(D)	3	(D)	-1	---
Barley for grain	5	2,350	---	---	---	---
Dry edible beans, excluding limas	8	1,073	6	3,013	2	-1,940
Forage - land used for all hay and all haylage, grass silage, and greenchop	121	39,859	154	45,846	-33	-5,987
Sugarbeets for sugar	3	1,708	11	9,252	-8	-7,544
Vegetables harvested for sale	9	5,262	17	13,160	-8	-7,898
Potatoes	9	5,262	14	13,069	-5	-7,807

Source: USDA

Livestock, poultry, and products	2022		2017		Numeric Change (2017-2022)	
	Farms	Number	Farms	Number	Farms	Number
Cattle and calves inventory*	137	180,088	167	169,986	-30	10,102
Beef cows	101	11,443	121	16,564	-20	-5,121
Milk cows	17	28,860	9	27,798	8	1,062
Cattle and calves sold	101	180,556	131	146,164	-31	34,392
Hogs and pigs inventory	6	29	8	95	-2	-66
Hogs and pigs sold	8	50	6	193	2	-143
Sheep and lambs inventory	20	455	33	535	-13	-80
Layers inventory	61	1,583	70	2,306	-9	-723
Broilers and other meat-type chickens sold	3	(D)	3	(D)	0	---

* The Cattle Inventory surveys provide basic inventory data that describe the nation's cattle herd. The reports provide estimates of the number of breeding animals for beef and milk production as well as the number of heifers being held for breeding herd replacement. Estimates of cattle and calves being raised for meat production are also included. The number of calves born during the previous year is also measured. Therefore, the number of beef and milk cows will not add up to total cattle and calves inventory.

Source: USDA

Table 7. Market Value of Agricultural Products Sold, Elmore County (2022)

	Sales (\$1,000)	Rank in State	# Idaho Counties Producing Item	Rank in U.S.	# U.S. Counties Producing Item
Total	591,747	6	44	139	3,078
Crops	94,044	15	44	884	3,074
Grains, oilseeds, dry beans, dry peas	31,072	19	42	1,139	2,917
Tobacco	-	-	-	-	267
Cotton and cottonseed	-	-	-	-	647
Vegetables, melons, potatoes, sweet potatoes	24,330	14	41	142	2,831
Fruits, tree nuts, berries	54	21	36	1,692	2,711
Nursery, greenhouse, floriculture, sod	-	-	42	-	2,660
Cultivated Christmas trees, short rotation woody crops	-	-	8	-	1,274
Other crops and hay	38,588	12	44	81	3,035
Livestock, poultry, and products	497,702	5	44	77	3,076
Poultry and eggs	77	16	44	1,460	3,027
Cattle and calves	(D)	2	44	(D)	3,047
Milk from cows	(D)	7	30	63	1,770
Hogs and pigs	14	19	40	1,456	2,814
Sheep, goats, wool, mohair, milk	173	22	44	1,070	2,967
Horses, ponies, mules, burros, donkeys	157	26	44	122	2,907
Aquaculture	-	-	21	-	1,190
Other animals and animal products	(D)	(D)	43	(D)	2,909

Notes: (D) Withheld to avoid disclosing data for individual operations.

Source: USDA

Agricultural Workers

Many of the employment estimates available today are focused on estimating employment of nonfarm payrolls. The Farm Employment Estimates are a data set provided by the Idaho Department of Labor to help provide an employment picture for those who are interested in farm employment. The data set provides the estimate of operators, unpaid family workers and hired workers at a statewide level as well as county level.

1,663 farm workers (2022)

205 certified H2A workers (for 2024 season)

475 migrant seasonal farm workers (2024)

#23 in farm employment (of Idaho's 44 counties in 2022)

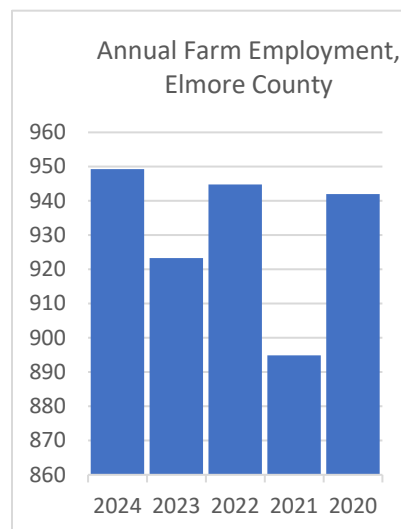
Source: Idaho Department of Labor

Due to the difficulty in estimating farm employment on a monthly basis, IDOL staff utilize data from a variety of sources that include the U.S. Department of Agriculture's Census of Agriculture, U.S. Census Bureau and the Idaho Department of Labor's Quarterly Census of Employment and Wages (QCEW) data.

Elmore is the 23rd largest farm-employing county in the state, comprising nearly 2% of the state's total farm employment. The top five counties employing farm workers re in southern Idaho and are listed below. While farm employment in these counties has consistently increased over the past five years, employment in Elmore County has held steady over the past five years, with about a 1% increase in employment since 2020. The 2021 season suffered from the economic slowdown due to the pandemic, however, farm employment in Elmore County rebounded by the following year and has remained steady.

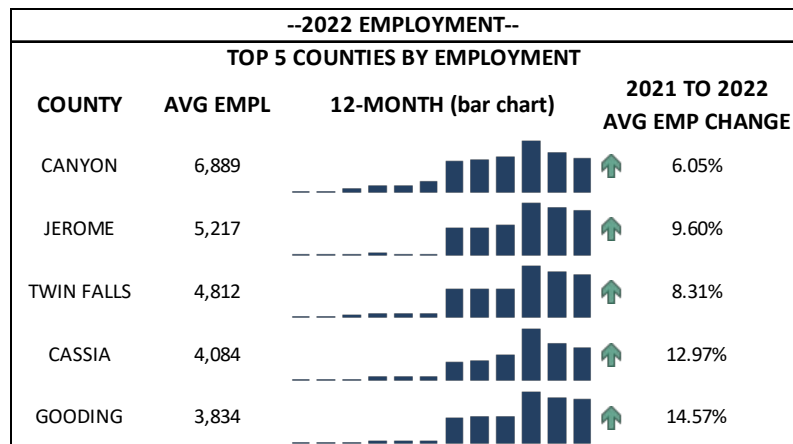
Figure 21. Annual Paid Farm Employment by County, Southwestern Idaho Counties

REGION	2020	2021	2022	2023	2024
ADA	3,901	3,532	3,728	3,643	3,746
ADAMS	339	307	324	317	326
BOISE	332	300	317	310	319
CANYON	5,536	5,012	5,290	5,170	5,316
ELMORE	989	895	945	923	949
GEM	583	528	557	545	560
OWYHEE	1,384	1,253	1,322	1,292	1,329
PAYETTE	837	758	800	782	804
VALLEY	493	446	471	460	473
WASHINGTON	598	542	572	559	575
SOUTHWESTERN	14,992	13,573	14,326	14,002	14,396



Source: Idaho Department of Labor

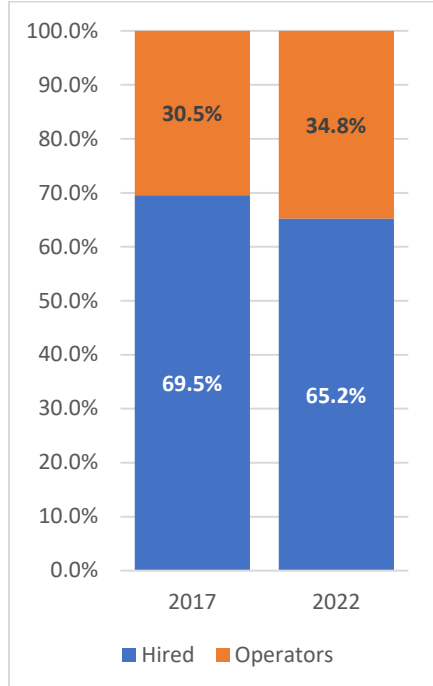
Figure 22. Top Counties by Employment, 2022



Source: Idaho Department of Labor

Of those working on farms in Elmore County, about two-thirds are hired workers, while the other third are producers and their family members. According to Agricultural Census data, the number of hired workers declined by 25% between the 2017 and 2022 Censuses, while the number of operators declined about 10%.

Figure 23. Farm Operations by Type, Elmore County (2017 vs 2022)



Source: USDA

The term producer designates a person who is involved in making decisions for the farm operation. Producers are synonymous with operators in USDA terms. Decisions may refer to topics such as planting, harvesting, livestock management, and marketing. The producer may be the owner, a member of the owner’s household, a hired manager, a tenant, a renter, or a sharecropper. If a person rents land to others or has land worked on shares by others, he/she is considered the producer only of the land which is retained for his/her own operation. The census collected information on the total number of male producers, the total number of female producers, and demographic information for up to four producers per farm. There were 578 producers in Elmore County for the 2022 Ag Census. Of that, 39% are women and 34% are over the age of 65. There are a large number of new or novice farmers—35% of all producers—a similar share as statewide.

Table 8. Farm Characteristics, Elmore County

Total Producers	578
Sex	
Male	346
Female	221
Data not collected	11
Age	
<35	74
35 – 64	302
65 and older	191
Data not collected*	11
Race	
American Indian/Alaska Native	8
Asian	1
Black or African American	-
Native Hawaiian/Pacific Islander	-
White	555
More than one race	3
Data not collected	11
Other characteristics	
Hispanic, Latino, Spanish origin	38
With military service	81
New and beginning farmers	199

* Data is collected only for 4 producers per farm

Source: 2022 Census of Agriculture, USDA

Share of total farms:

82%

have internet access

8%

sell directly to consumers

26%

of farms hire farm labor

95%

are family farms

Migrant Seasonal Farm Workers

Summary of Migrant Seasonal Farm Workers in Elmore County

500 MSFW at peak (2024)

June peak month for MSFWs

40% of all hired workers during peak MSFW

The NFJP provides funding to help migrant and seasonal farmworkers and their families achieve economic self-sufficiency by offering supportive services to them while they work in agriculture or by helping them to acquire new skills for jobs offering better pay.

MSFW Employment June Peak, 2024		
STATEWIDE	24870	100.0%
Canyon	2800	11.3%
Twin Falls	2367	9.5%
Ada	1973	7.9%
Jerome	1432	5.8%
Gooding	1195	4.8%
Cassia	1096	4.4%
Bingham	1095	4.4%
Minidoka	1008	4.1%
Kootenai	847	3.4%
Bonneville	811	3.3%

The top 10 counties account for nearly 60% of all MSFW hires in Idaho. The number of MSFWs has increased across the state by 50% from 2020 to 2024. Elmore County ranks as the 15th largest in Idaho for migrant seasonal farm worker employment, with these workers making up roughly 40% of all hired workers during the peak season.

There are 205 H2-A workers in Elmore County. The H2-A program allows employers who meet specific regulatory requirements to bring foreign nationals to the United States to fill temporary agricultural jobs. These workers are very important to areas such as Elmore County that have a large agricultural base in order to help ag businesses achieve their business goals. Since they have a different structure of government and wage, these workers are not counted in IDOL's farm employment, Census, or MSFW programs.

Conclusion—Agriculture

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. 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.

The county's farms and ranches employed 1,663 farm workers (including operators and producers) in 2022. Total farm employment has declined by 25% between the 2017 and 2022 censuses. The number of producers declined by 10%, while the number of migrant seasonal farmworkers (MSFWs) and H2-A visa laborers employed remained stable.

Recent agricultural trends in Elmore County reflect both opportunities and challenges. The county has seen a significant increase in the market value of agricultural products sold, rising by 38% from 2017 to 2022, reaching approximately \$591.7 million. This growth is largely driven by the livestock sector, which

accounts for 72% of the county's agricultural sales. However, during the same period, the number of farms decreased by 16%, and land in farms declined by 17%, indicating a trend toward consolidation and potential pressure on mid-sized farms.

The conflict between housing development and prime agricultural areas has become a pressing issue as urbanization and population growth continue to encroach upon fertile farmlands. The demand for housing, driven by expanding urban populations and changing lifestyles, often clashes with the preservation of productive agricultural lands. The tension arises from the intrinsic value of these agricultural areas for food production, environmental sustainability, and local economies, juxtaposed with the economic incentives for developers and local governments to convert these lands for housing.

These valuable agricultural lands become alluring targets for housing developers seeking to meet the growing housing demands of a burgeoning population. This phenomenon can lead to the loss of irreplaceable resources, as once these lands are developed, their agricultural productivity is often irreversibly compromised.

Local governments face the challenge of balancing economic growth through housing development with the need to sustain agricultural production and preserve the environment. The pressure to allow housing development in prime agricultural areas stems from factors such as increased property tax revenue, job creation in the construction sector, and short-term economic gains. However, these benefits must be weighed against the long-term consequences.

Efforts to find solutions involve implementing smart growth policies that encourage development in areas that are already urbanized or have lower agricultural value, while preserving prime agricultural lands for farming. This might involve zoning regulations that prioritize the protection of agricultural lands, incentives for farmers to continue their operations, and innovative urban planning strategies that accommodate housing needs without compromising food security and environmental sustainability. Ultimately, striking a balance between housing development and preserving prime agricultural areas requires a collaborative approach involving developers, policymakers, farmers, and communities to ensure the well-being of both present and future generations.

Moving forward, the county's ability to support its agricultural base while adapting to labor market shifts, land use pressures, and changing commodity demands will shape the long-term economic stability of its agricultural sector. Of particular importance will be continued partnership and communication with state and federal land authorities, such as the Bureau of Land Management, to ensure that any changes in ownership or management practices support ranchers' grazing uses. By continuing to develop and maintain policies that support effective agricultural methods and maintaining close communications with ranchers and ranching groups—particularly those that support mid-size ranchers—Elmore County officials can address emerging issues and pressures that local family farms may face. This approach will ensure the continued success and growth of its ranching and dairy industries.

Economic Development

Introduction

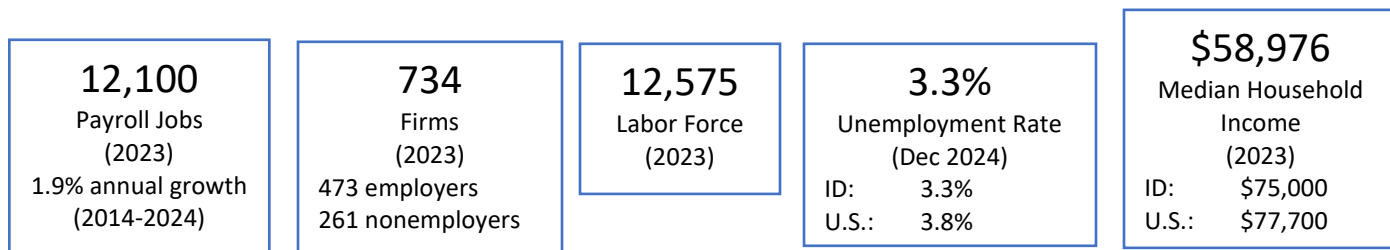
Known as “America’s Most Diverse Food Basket,” southern Idaho is home to some of the top dairy farms in the country. Elmore County’s assets are its military presence, agriculture, renewable energy potential, and tourism attractions.



Elmore County is strategically located approximately 40 miles from Boise, Idaho, 85 miles from Twin Falls, and 300 miles from Salt Lake City, Utah. The county is traversed by major highways such as Interstate 84, U.S. Route 20, and U.S. Route 26, making it an attractive location for businesses seeking connectivity to major metropolitan areas such as Boise, Salt Lake City, Portland, Seattle, and beyond into Canada. The area is well-positioned to reach key transportation corridors and markets.

The County has a modest—but steady—economic base largely anchored by military employment and agriculture, and supported by a family-oriented and relatively youthful population. The County benefits from a lower cost of living and the economic stability provided by key local institutions. Mountain Home Air Force Base is a major employer in the region, contributing to the local economy and community. Additionally, the Mountain Home Wind Project, located in Glenns Ferry, consists of 20 turbines capable of producing 42 megawatts of clean energy, sufficient to power over 12,000 homes.

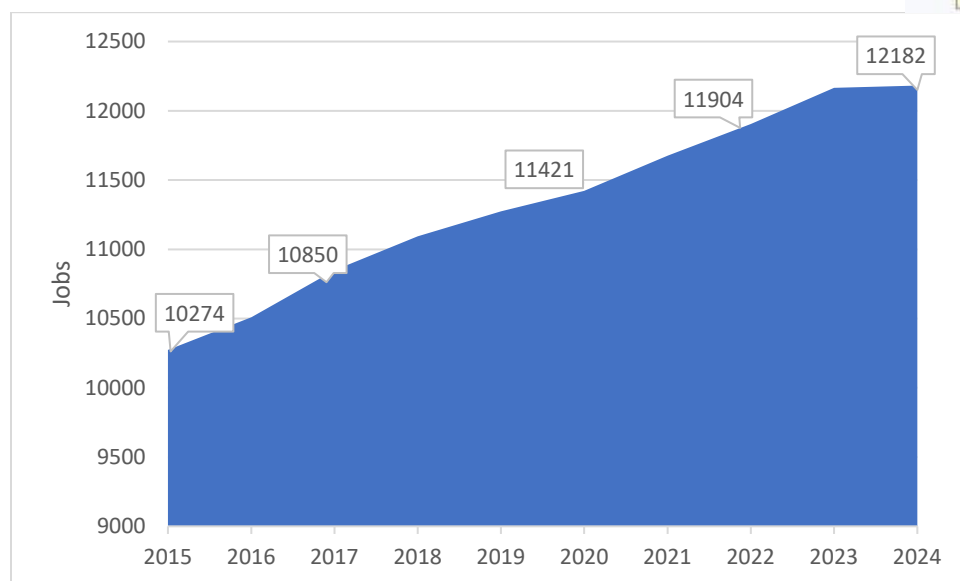
Overview – Elmore County



Elmore County is home to over 700 establishments—more than one-third of which are nonemployers (have no employees); nearly 10% of all firms are government agencies. More than half of all those employed work for the few larger firms in the county. Job growth, year-over-year, has averaged nearly 2% in the county over the past decade. Over the past five years, 2019 to 2024, Elmore County businesses added 907 people to their payrolls—growing at an annual rate of 1.5%.

The labor force participation rate undercounts farm workers – many of whom are sole proprietors or seasonal workers, both of which are undercounted in labor force estimates. When accounting for these workers and the elderly population over the age of 70, the actual participation in the labor force in Elmore County approaches two-thirds of adult residents of the county.

Figure 24. Job Trends, Elmore County (2014-2024)



Source: BLS, QCEW

Like most businesses across Idaho, majority of businesses in Elmore County are small. Of the 734 employers, 85% have fewer than 10 employees. About half of the large employers (>50) are in the government sector and half are private businesses, such as J.R. Simplot (see Figure 26 below).

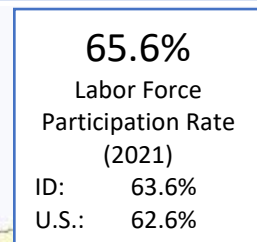
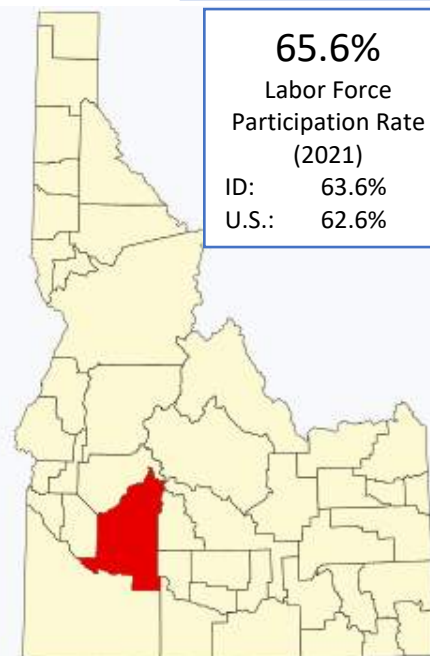


Figure 25. Share of Firms by Employment Size

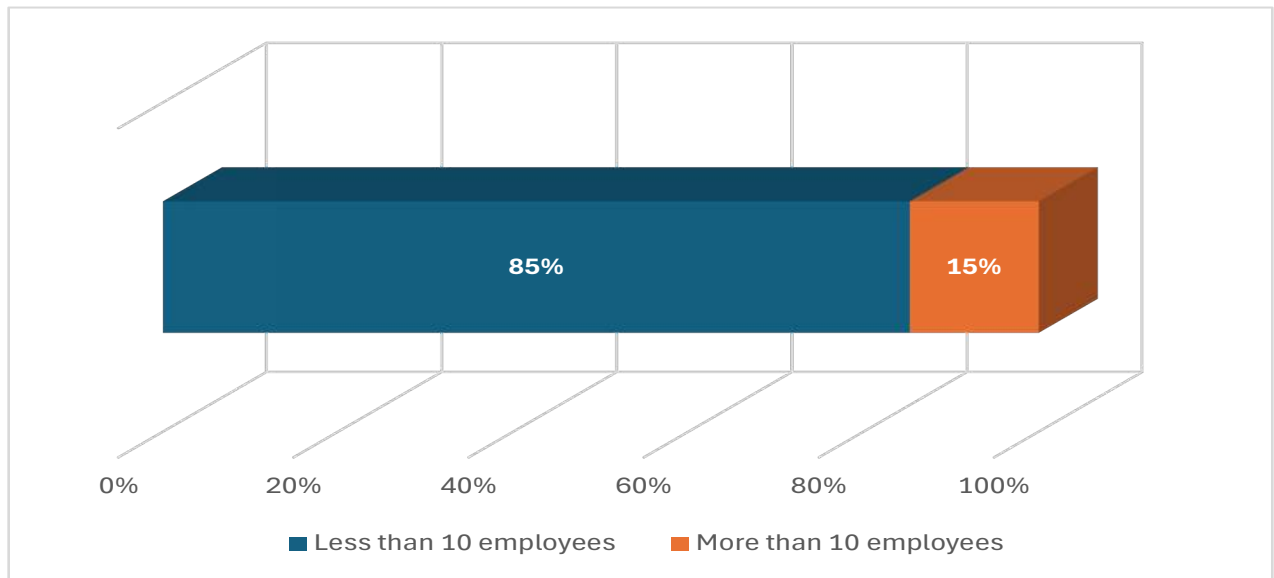


Figure 26. Largest Employers, Elmore County

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)

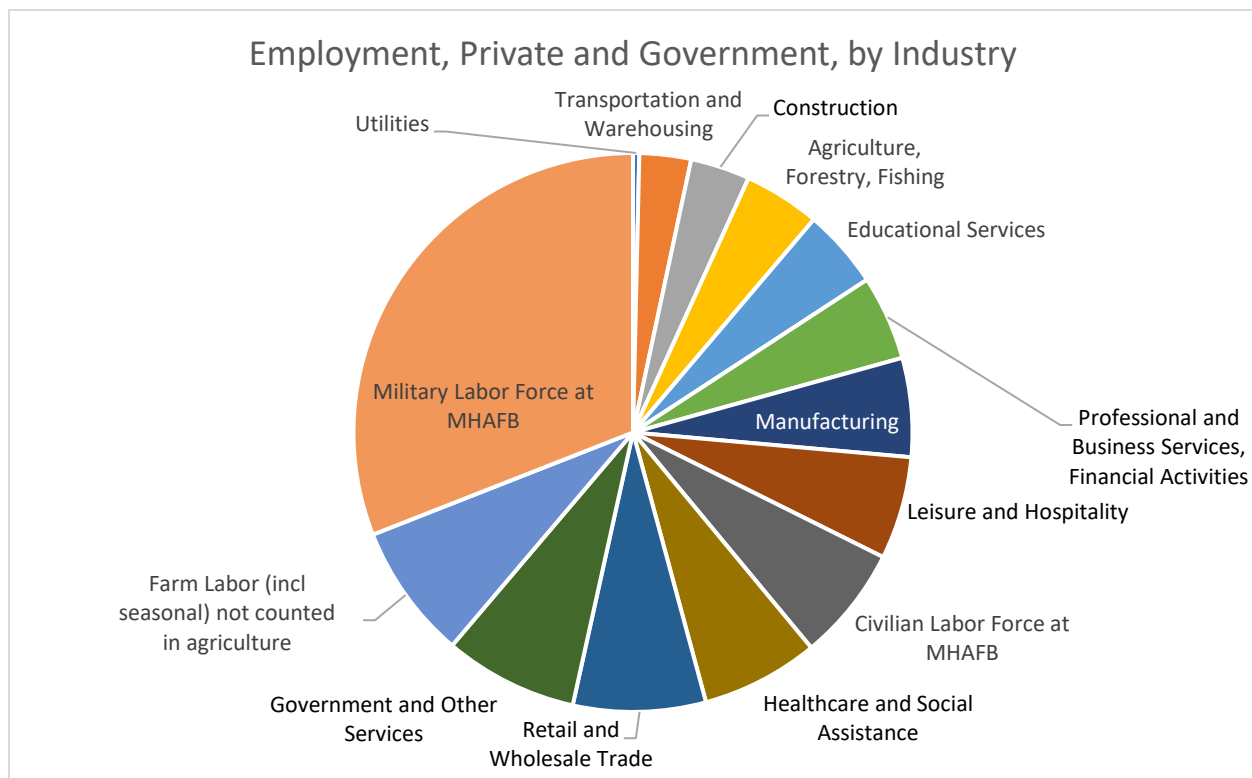
Government and agriculture are the largest employing sectors in Elmore County. Government entities (local, state, and federal) comprise 23% of total employment. The agriculture industry employed 14% in 2022. These two sectors contribute the most to the region's Gross Regional Product (GRP). The composition of largest employing sectors slightly differs than other regions across the state and nation. Typically, health care is higher in its position and construction usually plays a larger part in economies. This illustrates the large roles the agriculture sector and the air force base play in Elmore County's economy. Additional farm employment is captured in the agricultural section and addresses those employed in the sector seasonally.

The topographic, geographic location, and seasonal variations make the region prime for all things food: agriculture, agribusiness, food processing, and related support services like warehousing and transportation. Southern Idaho is designated a key U.S. Manufacturing Community for food.

Other key sectors in the region include tourism and recreational activities and renewable energy.

Marathon Cheese Corporation's Mountain Home facility has evolved into a hub of cheese packaging innovation. Now spanning over 210,000 square feet, the plant boasts advanced automation that streamlines the processing of natural cheeses into a variety of products—from shredded and sliced formats to ready-to-eat cheese snacks. Recent facility upgrades have expanded production capacity and reinforced quality control and sustainability practices. As a cornerstone of the local economy, the plant continues to grow its workforce and invest in technology, ensuring that Marathon Cheese remains at the forefront of the dairy packaging.

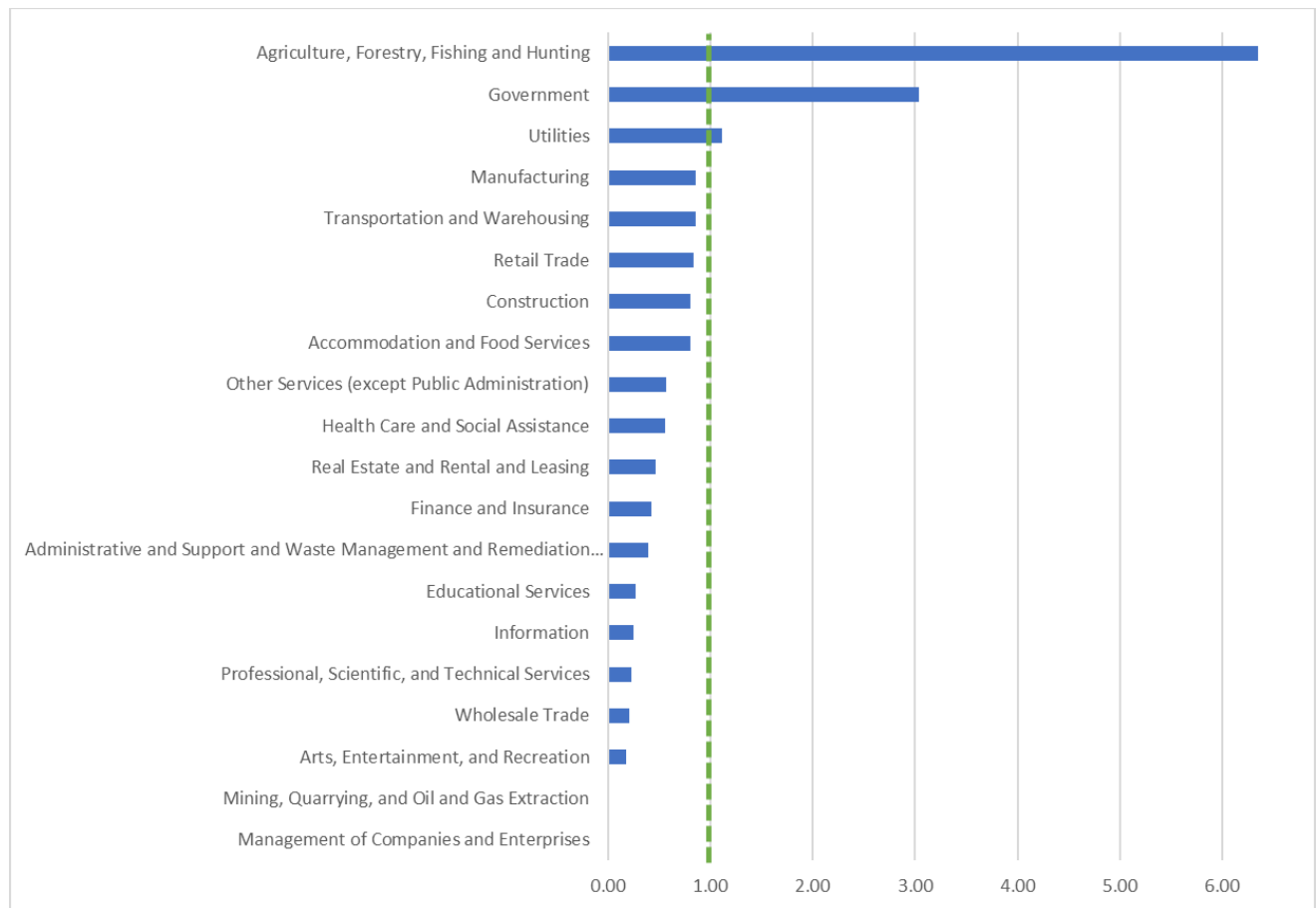
Figure 27. Employment by Industry, Elmore County (2024)



Source: BLS, QCEW

A location quotient, or LQ, explains how concentrated an industry is to Elmore County. It identifies the industries that employ more workers in the region than the national average for that same industry. Anything above 1.0 indicates a higher concentration than the national average.

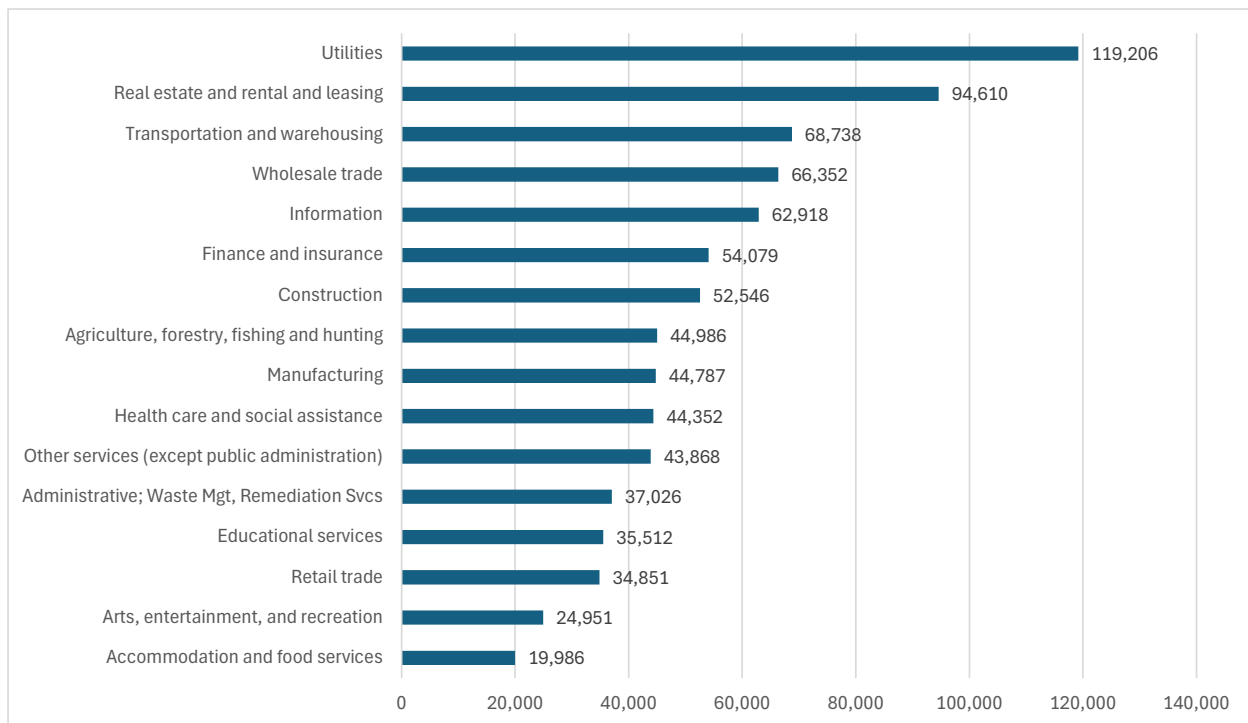
Figure 28. Industry Concentration (or Location Quotient—LQ), Elmore County



Source: Lightcast

The average job in the County pays \$43,410 (covered wages), with utilities offsetting the curve, averaging \$119k.

Figure 29. Average Earnings per Job, Elmore County (2023)

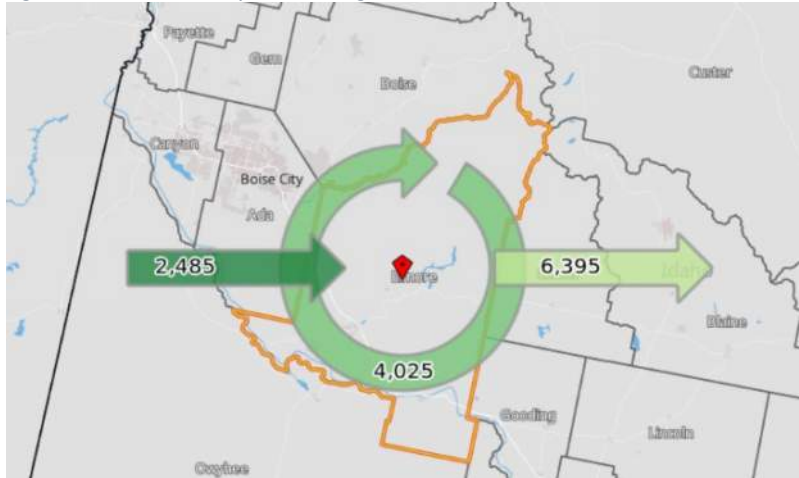


Source: BLS, QCEW

Commuting data allow economic development professionals to understand how many and which skills are leaving the area for work or vice versa. These data show the opportunities in the untapped segments of the labor pool.

According to Census Longitudinal Employer-Household Dynamics (LEHD) on the Map program, more than 60%, or nearly 6,400, of Elmore County residents commute outside the area for work. Despite this, there is a cross-haul of workforce as many are coming into Elmore County to work as well—2,485. Nearly one-fourth of the jobs available in Elmore County are being filled by people who live outside the County.

Figure 30. Elmore County Commuting Pattern Flows, 2022



Source: Census LEHD on the Map, 2022

Table 9 below illustrates how many residents drive within a certain distance of Elmore County. About one-third commute less than 10 miles to work while less than 10% drive 10 to 24 miles. The 6,400 people leaving the County each day for work provides an opportunity to tap into a large segment of the labor pool.

Around 60% of residents (in the labor force) in the County commute for work beyond its borders. This phenomenon is commonly observed in rural regions, where individuals often seek employment at considerable distances. Notably, this percentage is comparable to neighboring rural counties, while the urbanized areas such as Ada County have far fewer (as a percent) of residents commuting outside of the county (see Table 11).

Table 9. Distance Residents Drive to Work, 2022

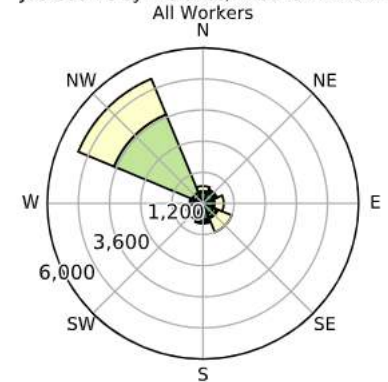
	Count	Share
Total All Jobs	10,420	100.0%
Less than 10 miles	3,344	32.1%
10 to 24 miles	668	6.4%
25 to 50 miles	3,578	34.3%
Greater than 50 miles	2,830	27.2%

Source: Census LEHD on the Map, 2022

Table 10. Where Elmore County residents work, 2022

City	Count	Share
Mountain Home	2,707	26.0%
Boise	2,385	22.9%
Meridian	630	6.0%
Nampa	495	4.8%
Glenns Ferry	316	3.0%
Twin Falls	315	3.0%
Caldwell	255	2.4%
Garden City	124	1.2%

Job Counts by Distance/Direction in 2022



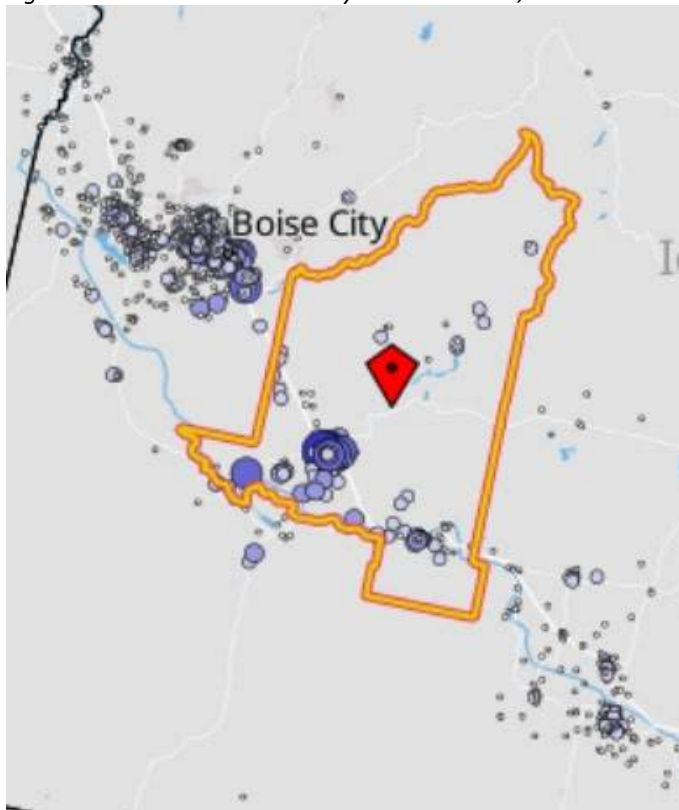
City	Count	Share
Mountain Home AFB	123	1.2%
Eagle	119	1.1%
All other locations	2,951	28.3%

Source: Census LEHD on the Map, 2022

Table 11. Commuting Comparison by Surrounding Counties

County	Residents Commuting Outside Own County
Owyhee	75.9%
Camas	72.8%
Elmore	61.4%
Gooding	56.2%
Twin Falls	35.1%
Boise	26.7%
Ada	19.4%

Figure 31. Where Elmore County residents work, 2022



Source: Census LEHD on the Map, 2022

Economic Development Initiatives

Economic development efforts in Elmore County and around the region are led by the following economic development organizations and initiatives. Each of these organizations and initiatives works either directly within Elmore County or provides statewide resources that have a direct impact on the local economy. Together, they form an interconnected network aimed at ensuring sustainable growth, improving infrastructure, and enhancing the overall quality of life for residents in Elmore County, Idaho.

KEY INDUSTRIES

“The region is fueled by thriving agribusiness, food science, transportation, logistics and green energy sectors.”

Agribusiness – Agriculture & Food Processing

Dairy Processing

Military – Mountain Home Air Force Base

Thirty-three of Idaho’s 44 counties receive economic development services through Idaho Department of Commerce Regional Councils. Elmore County and Southwest Idaho do not have a council. Nonetheless, Elmore County and its communities are eligible for services from Idaho Commerce, such as the Idaho Gem Grant Program which helps communities with small capital projects and planning for larger ones and the Rural Idaho Economic Development Professionals Grant Program which helps county and regional rural economic development organizations employ paid economic development staff.

Elmore County Rural Development Organization

Elmore County Rural Development Organization is dedicated to promoting economic prosperity across Elmore County, particularly reaching more rural communities. Their mission is to support business and workforce development. They provide assistance with starting a business, locating properties, obtaining permits, and accessing funding opportunities. The organization partners with state and local agencies to help entrepreneurs explore financing options, obtain permits and acquire a workforce. The organization is funded by the State of Idaho, Elmore County and the City of Glenns Ferry.

City of Mountain Home Economic Development Division

The City of Mountain Home, the county seat of Elmore County, operates an Economic Development Division focused on attracting new businesses, supporting the expansion of existing ones, and creating quality job opportunities. The division serves as the central point of contact for local business resources—offering incentives, facilitating site location searches, and hosting workshops and networking events. Their goal is to enhance the local economy while preserving the unique character and community spirit of Mountain Home.

City of Glenns Ferry Economic Development

Glenns Ferry’s economic development efforts are administered locally through initiatives led by the Elmore County Rural Development Organization (based in Glenn’s Ferry). The city provides support through a range of services including business outreach, guidance on incentive programs (such as tax rebate initiatives), and assistance with navigating state and local regulations. These efforts aim to revitalize downtown areas and stimulate job creation while maintaining Glenns Ferry’s historic charm.

Idaho Department of Labor

The Idaho Department of Labor supports economic development in Elmore County by offering workforce training, job placement services, and labor market research. Their initiatives ensure that local businesses have access to a skilled labor pool and that residents are prepared for emerging job opportunities. This focus on workforce development is essential for attracting and retaining businesses in the county.

Elmore County Farm Service Agency Office

This office offers USDA services in Elmore County—particularly those related to farm loans, technical assistance, and conservation programs. Located in Mountain Home, this office is the local point of contact for farmers and ag-related businesses for services from the Farm Service Agency, Natural Resources Conservation Service, and the Rural Development agencies.

Educational Institutions and Extension Services

Several educational institutions contribute directly to economic development in Elmore County. For example, courses offered at Mountain Home Air Force Base by Boise State University, Webster University, Park University, and Embry Riddle University help develop a skilled local workforce. Additionally, the University of Idaho Extension offers specialized programs in agriculture, business, and community planning that address local needs—supporting both small business growth and innovative agricultural practices in the county. The office serves the community’s agricultural, 4-H, and family & consumer sciences needs. The Elmore County Extension Office is located in Mountain Home and provides research-based information, educational programs, and technical assistance tailored to local agricultural and community development challenges.

Mountain Home Municipal Airport

Idaho airports, including the Mountain Home Municipal Airport, not only support on-airport businesses and promote access to domestic and intrastate destinations, but also promote public health and safety and support the state’s economy in a variety of ways. For instance, the wildland firefighting activities supported by Idaho airports help to protect people and property during wildfire events, and medical transportation flights mean that those living in rural communities have adequate access to emergency and non-emergency health care.

Mountain Home Municipal Airport is more than just an airfield—it’s a critical economic asset for the region. By providing essential connectivity for business travel and freight movement, the airport bolsters local job creation and supports broader economic activity in Mountain Home and the surrounding communities. Its role in linking Elmore County to larger markets makes it a vital component of regional economic development.

These ancillary benefits have a cascading effect, enriching the overall aviation system and promoting a diverse and resilient economy. While quantifiable economic impacts are pivotal, it is crucial to recognize the value of these supplementary advantages. In alignment with the Idaho Airport System Plan Update 2020, the Mountain Home Airport significantly influences the regional economy, making a substantial annual contribution of \$10 million.

Renewable Energy

Mountain Home Wind Project is located in Glenns Ferry, Idaho. Mountain Home went into commercial operation in January 2009, and its 20 turbines can produce 42 megawatts (MW), enough clean energy to power more than 12,000 homes. Idaho Power purchases energy from the project under a long-term power purchase agreement.

In addition, there are a variety of projects in proposal or feasibility-study stages that are part of broader regional energy initiatives in south-central Idaho. Projects under evaluation include solar, geothermal, biomass, and more wind farms.

Conclusion

The county's business landscape predominantly comprises small-scale operations, with 94% of employers having fewer than 20 workers. The government and agriculture sectors are the largest employers. Commuting patterns reveal that around 60% of Elmore County residents seek employment outside the county, emphasizing the untapped potential of the local labor pool.

Elmore County's economy is anchored by Mountain Home Air Force Base (MHAFB), the county's largest employer and a vital source of stability. The base not only provides thousands of jobs but also supports local businesses and infrastructure. However, this reliance on federal defense funding makes the region vulnerable to policy shifts and budgetary changes. Strong community partnerships, such as the Mountain Home Chamber of Commerce's Military Affairs Committee, have played a crucial role in maintaining the base's operations and economic impact.

Beyond the military, agriculture remains a foundational industry, with the county contributing significantly to Idaho's potato, wheat, barley, and dairy production. As agricultural markets evolve, there are opportunities to transition to higher-value crops and explore innovations in agribusiness. Renewable energy is another growing sector, with the Mountain Home Wind Project already in place and potential for further investment in wind and solar development.

Tourism also presents an avenue for economic diversification. Attractions such as Bruneau Dunes State Park, Three Island Crossing, and the Sawtooth Wilderness bring visitors to the region, supporting local businesses. With targeted marketing and infrastructure improvements, the county could expand its outdoor recreation economy.

Workforce development remains a key priority. While a majority of adults hold a high school diploma, the percentage with a bachelor's degree or higher is lower than state and national averages. Expanding access to higher education and vocational training—through institutions like the College of Western Idaho and the College of Southern Idaho—will be critical in preparing the county's young workforce for future opportunities.

Efforts by the Elmore County Rural Development Organization and local policymakers have strengthened economic resilience by supporting small business growth and attracting new industries. Continued investment in infrastructure, workforce training, and economic development initiatives will be essential in ensuring long-term prosperity. With its strong military presence, agricultural base, renewable energy potential, and natural attractions, Elmore County is well-positioned for sustainable economic growth.

4. Existing Conditions Maps/Data



Elmore County Existing Conditions Report

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ELMORE COUNTY

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Land Use

Land Use Designations

Air Base Hazard Zone (ABHZ)

Minimum Lot Size 320

Air Base Commercial Zone (ACZ)

Minimum Lot Size 5

General Agriculture/Grazing/Forest (Ag)

Minimum Lot Size 40 acres

Neighborhood Commercial (C1)

Minimum Lot Size (Multifamily 5 acres Mixed Use 10 acres)

Highway/Interstate Commercial (C2)

Minimum Lot Size (Multifamily 10 acres Mixed Use 15 acres)

Light Industrial/Manufacturing (M1)

Minimum Lot Size N/A

Heavy Industrial/Manufacturing (M2)

Minimum Lot Size 0

Public Airport Hazard Zone (PAZ)

Minimum Lot Size 0

Recreation (Rec)

Minimum Lot Size 10 acres

Rural Residential (RR/MU)

Minimum Lot Size 5 acres

Future land Use Designations

Air Base Hazard Zone (ABHZ)

Air Base Commercial Zone (ACZ)

General Agriculture/Grazing/Forest (Ag)

Neighborhood Commercial (C1)

Highway/Interstate Commercial (C2)

Light Industrial/Manufacturing (M1)

Heavy Industrial/Manufacturing (M2)

Public Airport Hazard Zone (PAZ)

Recreation (Rec)

Rural Residential (RR/MU)

Natural Resources

Topography

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 northern two-thirds of the County ranges from rolling foothills to the high, steep mountains of the upper Boise drainage. Along the northern border of Elmore County elevations rise to over 10,000 feet.

The Prairie and Little Camas Prairie plateaus are both located within mountainous areas of Elmore County. High glacier mountains in the northern half of the County, especially in the area north of Atlanta, are dotted with glacial lakes. Topography in this area is steep, rocky, and rugged, much of the area is covered with granitic rock and alpine vegetation. *Source: Elmore Comprehensive Plan 2014.*

Hillside Areas

In Elmore County there are approximately 213,647 acres under private ownership with slopes that exceed 15%. Most of the privately owned areas with slopes exceeding 15% are in northern Elmore County.

Elmore County requires a Hillside Development Application for any development or grading in areas exceeding slopes of 15% and for areas between the South Fork of the Boise River and the boundary of the South Fork of the Boise River floodway.

Elmore County's Hillside Development Application requires submission of a preliminary grading plan, a slope stabilization and revegetation plan, an engineering hydrology report, a soils engineering report, and a visual impact report.



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Land Ownership

There are two U.S. National Forest systems in the County, the Boise National Forest and the Sawtooth National Forest. Three Island State Park is located at the historical Three Island Crossing Ford in Glens Ferry. Listed below are Land ownership percentages and acreage by agency and entity:

Bureau of Land Management: 589,827 29.8%

Bureau of Reclamation: 42 < 0.1%

City: 328 < 0.1%

County: 2 < 0.1%

Department of Defense: 8,522 0.4%

Idaho Fish and Game: 5,844 0.3%

Private Ownership: 493,433 24.9%

Sawtooth National Recreation Area: 61,780 3.1%

State of Idaho: 115,426 5.8%

US Forest Service: 704,485 35.6%

Total 1,979,689 100.0

Source: 2020 Elmore County Hazard Mitigation Plan

Soils

Farmland of Statewide Importance irrigated and either protected from flooding or not frequently flooded during the growing season or if irrigated and reclaimed of excess salts and sodium = **150,283.5 Acres**. Of this total, 78,162.1 Acres are public land and 72,121.3 Acres are private land.

Prime Farmland if irrigated or irrigated and drained or irrigated and either protected from flooding or not frequently flooded during the growing season/ if irrigated and reclaimed of excess salts and sodium = **228,642.3 Acres**. Of this total 120,714.6 Acres are public land and 107,927.7 Acres are private land.

Northern Elmore County		
Soil Types (Taxonomic Particle Size)	Acres	%
NO DATA (federal mountain land not counted)	519808.65	54.7%
Coarse-loamy	208946.37	22.0%
Loamy-skeletal	108951.63	11.5%
Fine-loamy	68113.17	7.2%
Sandy-skeletal	35859.80	3.8%
Not used	8798.67	0.9%
Fine	37.10	0.0%
Total	950,515.43	



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Southern Elmore County		
Soil Types (Taxonomic Particle Size)	Acres	%
Coarse-loamy	159181.38	15.5%
Fine-loamy	149771.91	14.5%
Loamy	138150.05	13.4%
Fine	127532.15	12.4%
Coarse-silty	114536.32	11.1%
Loamy-skeletal	90075.043	8.7%
Fine-silty	84318.60	8.2%
Not used	64801.00	6.3%
Clayey	28666.69	2.8%
NO DATA	26105.83	2.5%
Clayey-skeletal	19388.37	1.9%
Sandy	17015.83	1.7%
Coarse-loamy over sandy or sandy-skeletal	9087.20	0.9%
Sandy-skeletal	1049.53	0.1%
Fine-loamy over sandy or sandy-skeletal	281.24	0.0%
Total	1,029,961.19	

Source: USDA

Water Resources / Hydrology

One of the more important watersheds in the State of Idaho lies in Elmore County, furnishing irrigation water to the Boise Valley. There are three major reservoirs, and associated dams, on the Boise River that are located either entirely or partially within the County. They are Anderson Ranch, containing 432,178 acre-feet; Arrowrock, 286,600 acre-feet; and Lucky Peak, 278,276 acre-feet; with a total capacity of 998,154 acre-feet of water. The water is stored for irrigation, power generation, and flood control as well as for recreational use.

Reservoirs belonging to the Mountain Home Irrigation District supply water to about 4,400 acres and provide fishing areas in the County. These reservoirs are Little Camas Reservoir, 24,000 acre-feet; Tom Reservoir, 3,700 acre-feet; and Mountain Home Reservoir, 5,400 acre-feet. Private reservoirs that have been built for irrigation purposes include the Blair/Trail Diversion Dam and Reservoir, the Morrow Reservoir, three reservoirs on Hot Creek, two reservoirs on Bennett Creek, and Walker Reservoir.

The Snake River provides over half of the water for irrigation in the County and is a source of power generated at Bliss Dam and C.J. Strike Dam. It provides boating, fishing, and hunting as well as being a scenic attraction. The middle portion of the Snake River is a working river, and it is the prime source of water for irrigated agriculture in the County.

In Elmore County, recharge of ground water systems is dependent on water from the Boise River Basin, runoff from adjacent mountains, and precipitation. In the 1994 Elmore County Comprehensive Plan, the area near the I-84 Fairfield interchange was designated as a groundwater



ELMORE COUNTY COMPREHENSIVE PLAN

recharge protection area. Development restrictions are still in place to protect groundwater quality and quantity. *Source: 2020 Elmore County Hazard Mitigation Plan*

Groundwater Conditions

Groundwater is found in a regional aquifer in basalt and sediments of the Bruneau Formation and in sediments of the Glenns Ferry Formation. Groundwater is also found locally in perched aquifers near Mountain Home and approximately 10 miles northwest of Mountain Home near Tipanuk. The perched aquifers are not a significant source of supply. Groundwater levels within the regional aquifer show declines in areas of concentrated pumping. The areas of significant decline are east of Cinder Cone Butte, within and south of the City of Mountain Home, Mountain Home Air Force Base (MHAFB), and groundwater irrigated lands to the east and west of MHAFB.

- Cumulative water-level declines since the 1960s near Cinder Cone Butte exceed 100 feet and may be approaching 200 feet in some locations. Water levels are currently declining at a rate of approximately 5 feet per year in some wells.
- Cumulative water-level decline on the south side of Mountain Home appears to be approximately 80 feet. Water levels are declining at a rate of approximately 3 feet per year. Water levels do not show declines in zones above the regional aquifer, or within the regional aquifer on the northeast side of the city.
- Cumulative water-level declines at MHAFB are approximately 60 feet, with current declines of approximately 1.5 feet per year.
- Declines of nearly 100 feet have been recorded beneath groundwater irrigated lands west of MHAFB. Declines appear to have stabilized in this area, potentially due to changes in pumping patterns.
- East of MHAFB, the cumulative decline is approximately 80 feet, and the current rate of decline is approximately 2 feet per year
- MHAFB is installing a pump and water line from Strike Dam/Snake River to MHAFB to help with water issues. Water lines have been installed and the pump house is under construction.

Source: 2017 Elmore County Water Supply Alternatives Study Prepared by SPF Water Engineering



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Floodplain and Floodway

In Elmore County approximately 49,826 acres are in areas that are designated by FEMA as either floodplain or floodway. The total acreage in the floodplain and floodway is 49,826.1 acres. Of the total acreage, approximately 20,855 acres are held in private ownership and approximately 28,970.8 acres are publicly owned.

Fish and Wildlife – Elmore County is home to a diverse array of fish and wildlife species. Elmore County streams provide habitat for native trout and char, including populations that are listed as threatened under the federal Endangered Species Act. Forestlands and interface areas are important habitat for many species of birds and mammals.

Vegetation – Vegetation in Elmore County is a mix of forestland, riparian, rangeland, and agricultural ecosystems. An evaluation of satellite imagery of the region provides some insight to the composition of the vegetation of the area. Most of the County (48%) is characterized by grass and herbaceous vegetation cover-types with shrub dominated species mixes covering an additional 29% of the total land area. Only about 17% of Elmore County is timbered; timber cover types are primarily found in the northern portion of the County.

Climate

There is a wide range of climate in Elmore County due to the variances in altitude--2,300 feet in the south along the Snake River to nearly 10,000 feet to the north in the Sawtooth Mountains. Precipitation along the Snake River is less than eight inches per year. Temperatures climb to over 100 degrees (F) in the summer. The other extreme of climate is in the northern mountains where precipitation reaches more than 50 inches per year and temperatures can drop to lower than minus 50 degrees (F).

The highest temperature on record in Atlanta was 101 degrees (F). The lowest temperature was minus 19 degrees (F). Typically, Atlanta has only 6 days a year with temperatures above 90 degrees (F) and 232 days a year with temperatures below 32 degrees (F). Mountain Home temperature extremes have varied between 111 degrees (F) to minus 36 degrees (F). The town has temperatures above 90 degrees (F) on the average 55 days annually. For 146 days each year, the temperature falls to 32 degrees (F) or below.

Wind speeds average 6 miles per hour or less 39% of the time, and 7 to 15 miles per hour 41% of the time. Damaging winds are rare. Wind directions are quite variable. The winds predominantly blow from the northwest but occasionally blow from the east to east-southeast. Strong winds are generally from the west to northwest. February, March, and April are the windiest months with wind speeds of 22 mph or greater occurring 4% of the time. Thunderstorms accompanied by strong winds occur most frequently in June and July. Tornadoes are very rare in Elmore County with only three on record since 1950 (F1 in 1961; F1 in 1988; EF0 in 2013)

Source: 2020 Elmore County Hazard Mitigation Plan

Hazardous Areas

Elmore County Landfills

The Conditional Use Permit for the Simco Road Regional Landfill was revoked, and the Simco Regional Landfill closed on November 6, 2023. Elmore County residents are currently required to use alternate landfills and/ or transfer stations in Elmore County.

The following facilities currently serve Elmore County Residents:

Bennet Road Landfill

Bennet Road, E of Mountain Home Approximately 11 miles, Mountain Home, ID 83647.

Bennett Road Transfer Station

Located at Old Oregon Trail Road, off Exit 99 on Interstate 84
Address: 6100 SE County Landfill Road

Glenns Ferry Landfill

Located at Interstate 84 & Hwy 30, Glenns Ferry, ID
Household Trash Only – No Commercial or Construction Waste

Pine Transfer Station

Located on North Pine-Featherville Road, Pine, ID

Simco Environmental

Located off Simco Road this property has holding ponds for evaporation of car wash water, restaurant liquid, grease traps, and etc.

Elmore County Multi-Hazard Mitigation Plan

In 2020 The Elmore County Multi-Hazard Mitigation Plan was updated, Community Wildfire Protection Plan update was completed in 2021. The Elmore County Multi-Hazard Mitigation Plan includes an analysis, and mitigation plans for the following issues:

- Flood
- Earthquake
- Landslide
- Severe Weather
- Wildland Fire

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.

School Facilities and Transportation

Public Schools

Within Elmore County, there are 5 Public School Districts, serving approximately 4,727 students. Prairie #191, Glenns Ferry #192, and Mountain Home #193, operate entirely in the County. Some Elmore County students attend Bliss Joint School District #234, and Bruneau-Grand View #365, which have boundaries in and out of Elmore County.

There are approximately 4,727 students (2023-2024) enrolled in school in Elmore County. Most of the student population is enrolled in the Mountain Home School District, followed by Glenns Ferry.

Sources: Search for Public Schools - Search Results, Elmore County, Idaho - Census Bureau Search - Tables

Elmore County School Districts

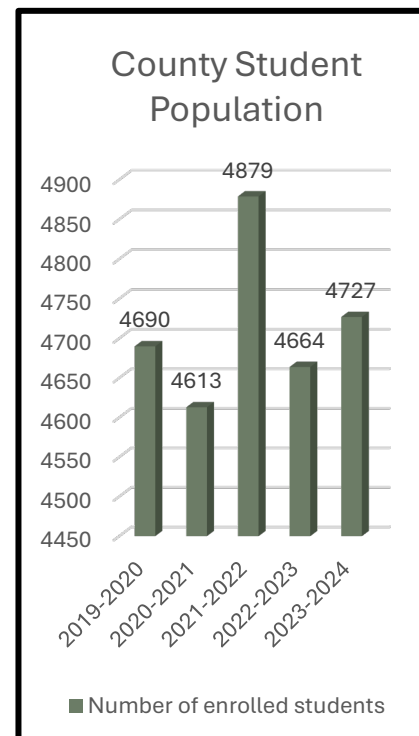
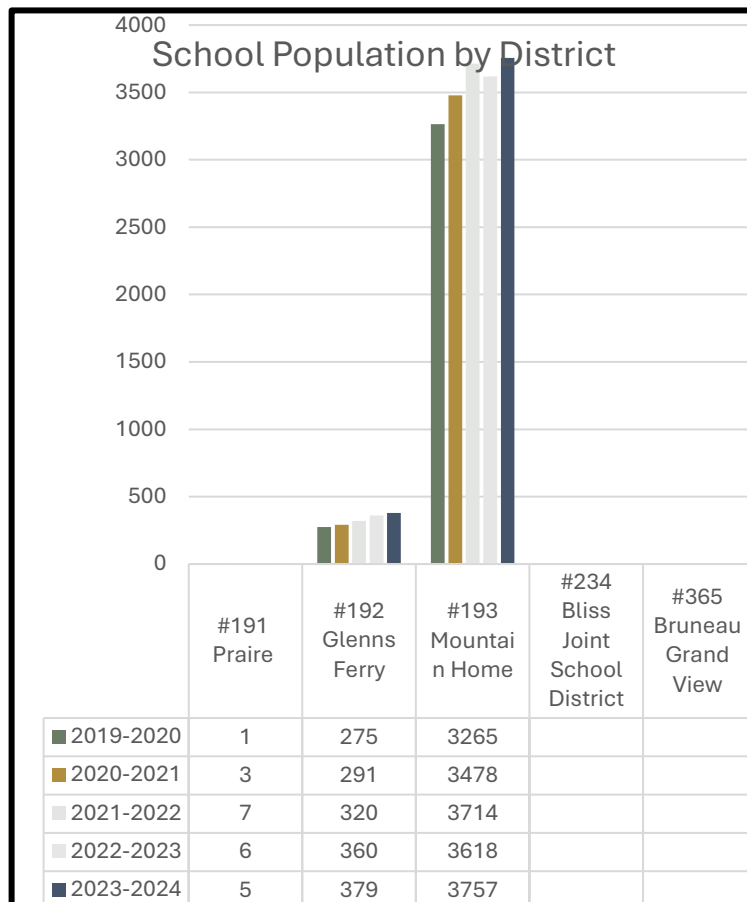
Prairie #191

Glenns Ferry #192

Mountain Home #193

Bliss Joint School District #234

Bruneau Grand View #365





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Higher Education

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. Boise State University, Webster University, Park University, and Embry Riddle University courses are also available on the Mountain Home Air Force Base during daytime and evening hours. Based on general community growth and increasing school enrollment in the County new or enhanced school programs may be necessary to accommodate increasing enrollment while maintaining the current quality of life standards in the County. The population of college attendees has steadily increased over time as shown in the table below.

School Name	District	City
Stephensen Elementary School	Mountain Home District 200 Gunfighter Avenue	Mountain Home AFB
Bennett Mountain High School	Mountain Home District 560 East Jackson	Mountain Home
East Elementary School	Mountain Home District 775 North 10th East Street	Mountain Home
West Elementary School	Mountain Home District 415 W 2nd N, Mountain Home, ID 83647	Mountain Home
Hacker Middle School	Mountain Home District 550 East Jackson Street	Mountain Home
North Elementary School	Mountain Home District 290 East 12th North Street	Mountain Home
Mountain Home Junior High School	Mountain Home District 1600 East 6th South Street	Mountain Home
Mountain Home Sr High School	Mountain Home District 300 South 11th East Street	Mountain Home
Pine Elementary-Jr High School	Mountain Home District 160 South Lester Creek Pine, ID 83647	Pine
Glenns Ferry Elementary School	Glenns Ferry Joint District 639 North Bannock Street	Glenns Ferry
Glenns Ferry High School	Glenns Ferry Joint District 639 North Bannock Street	Glenns Ferry
Glenns Ferry Middle School	Glenns Ferry Joint District 639 North Bannock Street	Glenns Ferry
Prairie Elem/Jr High School	Prairie Elementary District 73 Smith Creek Road	Prairie
School Name	Online Schools District	City
Richard Mckenna Charter School - Montessori	Idaho Virtual High School Inc. 1305 East 8th North	Mountain Home
Richard Mckenna Charter School - Online	Idaho Virtual High School Inc. 675 South Haskett Street	Mountain Home
Richard Mckenna Charter School - Online Alternative	Idaho Virtual High School Inc. 675 South Haskett Street	Mountain Home
Richard Mckenna Charter School - Onsite	Idaho Virtual High School Inc. 675 South Haskett Street	Mountain Home

Elmore County Public Services

Emergency Services

Medical

There are small clinics located throughout Elmore County; St. Luke's Elmore Medical Center in Mountain Home is the only hospital in the area. The Elmore County Ambulance District office is in Mountain Home.

Fire

The lack of coverage by fire districts is a pressing concern in rural areas of Elmore County. While approximately 414,124 acres of property in Elmore County are covered by fire districts, there are currently approximately 339,001 acres in Elmore County which are held under private ownership and not covered by a fire district. The other 129,341.8 acres are privately owned and located in fire districts.

All development located within Wildland-Urban Fire Interface (WUFI) areas is required to comply with standards outlined in Title 8, Chapter 8 of Elmore County's Zoning Code including standards for roofing materials, defensible space, access, and landscaping and vegetation.

Acreage in individual fire districts

- Atlanta = 4,847.8 Acres
- Grand View (part of it extends into Owyhee Co) = 68,880.7 Acres
- King Hill = 216,678.7 Acres
- Mountain Home = 112,009.8 Acres
- Oasis = 11,725.4 Acres

Fire Stations

- Mountain Home Fire Department
- Glenns Ferry Fire Department
- King Hill Rural Fire District
- Atlanta Rural Fire Protection District
- Oasis Fire Protection District
- Grand View Fire Department

Police

- Elmore County Sheriff's office located in Mountain Home
- Glenns Ferry Sub-Station



ELMORE COUNTY

COMPREHENSIVE PLAN

Utilities and Communications

Power: Idaho Power

Gas: Intermountain Gas

Water: City water services are provided for residents or residents utilize wells regulated by Southwest District Health (SWDH) and the Idaho Department of Water Resources (IDWR). The Elmore County Commissioners recently conducted a survey to understand the community's current understanding of the water issues in the region and the level of support for potential solutions. More than 1,145 people participated in the survey between March through December of 2023

Source <https://elmorecounty.org/wp-content/uploads/Water-Resources-Survey-Report.pdf>

Sewer/Waste: City services are provided for residents or residents utilize septic regulated by SWDH.

Landfills:

- Bennett Road Transfer Station 6100 SE County Landfill Road
- Glenns Ferry Landfill Household Trash Only – No Commercial or Construction Waste
- Pine Transfer Station – located on Pine Featherville Road
- Sawtooth Regional Landfill – located off of Simco Road on NW Waste Site Road.

Communications

Post Offices:

- Glenns Ferry Post Office
- Hammett Post Office
- Mountain Home Post Office
- Mountain Home AFB Post Office

Libraries:

- Children's House Montessori School
1134 American Legion, Mtn. Home, Idaho 83647
- Elmore Memorial Hospital Medical Library
NA, Mountain Home, Idaho 83647
- Glenns Ferry Public Library
298 S. Lincoln, Glenns Ferry, Idaho 83623
- Mountain Home Air Force Base Library
480 5th Ave Suite 100, Mountain Home AFB, Idaho 83648
- Mountain Home Air Force Base Medical Library
90 Hope Dr., Mountain Home, Idaho 83648
- Mountain Home Public Library
790 N. 10th East, Mountain Home, Idaho 83647
- Prairie District Library
175 E. Prairie Rd, Prairie, Idaho 83647



ELMORE COUNTY

COMPREHENSIVE PLAN

Parks and Recreation

Elmore County hosts a multitude of climates for recreational activities, such as camping, water sports, snow sports, hunting, hiking and much more. Multiple parks exist in the larger towns with a majority being in Mountain Home. The largest park in Elmore County is the Three Island State Park that is 613 acres and is in Glens Ferry.

Elmore County's website hosts a variety of information on recreational activities. The availability of reservoirs, lakes, rivers, and mountain trails provide multiple forms of recreation for the citizens and visitors of Elmore County.

Camping

Bruneau Dunes

Three Island Crossing Park

CJ Strike

Boise National Forest

Anderson Ranch Recreation Area

Trinity Lakes Area

Pine/ Featherville Area

Fall Creek Resort and Marina

Boating, Kayaking, Sailing, Windsurfing, and Rafting and Fishing

Anderson Ranch Reservoir

CJ Strike

South Fork Boise River

Bruneau River

Little Camas Reservoir

Mountain Home Reservoir

Snowmobiling and Cross-Country Skiing

Boise National Forest

Pine-Featherville

Sled the Trinities Website

Hiking

Bruneau Sand Dunes

Bruneau and Jarbidge Rivers

Emigrant Foothills

Snake River Birds of Prey

Teapot

Rock climbing

Castlerock area

Oregon Trail Event: Three Island River Crossing

Mountain Home

City Parks

- Carl Miller Park:
 - 4.8 acres
- EL Rancho Park
- Legacy Park
 - 40 acres
- Optimist Park
 - 40 acres
- Railroad Park
- Richard Aguirre Park
 - 8.3 acres
- Eastside Park

Neighborhood Parks

- Basque Park
- Don Etter Park
 - 1.25 acres
- Ridgecrest Park
- R. Claire Wetherell Park
 - .25 acres
- Rosewood Park
 - 1 acre
- Rolling Hills Park #5
 - 1 acre

Glens Ferry

City Parks

- Oregon Short Line Park
- Boat Docks – Eddie Bostic Recreational Area
- Community Garden
- Heritage Pathway – Walking Trail
- Eastern Elmore County Parks and Recreation District
- Tank's East Side Skate Park

State Park

- Three Island State Park
 - 613 acres
- Bruneau Sand Dunes



ELMORE COUNTY

COMPREHENSIVE PLAN

Golfing: *Mountain Home Public Golf Course- Y-Knot Winery Golf Course in Glenns Ferry-Mountain Home Air Force Base also has a course, but is available only to military and their guests.*

Hunting and Fishing: The best source of information is *Idaho Fish and Game Department.*

Special Areas & Sites

Anderson Ranch Reservoir

Anderson Ranch Reservoir is located north of Mountain Home on well-maintained roads. The area is known for fishing, water skiing, hiking, and boating. The reservoir features ten campgrounds, a trailhead, and four large boat launches.

CJ Strike Reservoir/Dam

CJ Strike Reservoir/Dam is located below the Bruneau River confluence near Grand View. This area provides lands for fishing, campgrounds, boat launches, docks, hiking trails and other recreational activities.

Three Island Crossing State Park

Three Island Crossing State Park is a 613-acre State Park located in Glenns Ferry on the Snake River. The campground includes 82 serviced campsites and eight cabins.

Pine-Featherville Area

The Pine-Featherville area features more than 380 miles of groomed snowmobile trails over varying terrain in the Trinity Mountains. Both Forest Service and private campgrounds are located throughout the Pine-Featherville area.

Atlanta

The Atlanta area features historic homes, two Forest Service campgrounds and connections to local hiking and backpacking trails.

Bruneau Sand Dunes

Bruneau Sand Dunes offers camping, fishing, and hiking along with other recreational activities.

Mountain Home Air Force Base

The wing population consists of approximately 5,100 military and civilian members in addition to 3,500 family members. Services provided include:

- Child development program

- Military & Family Readiness Center

- Youth Center: Programs offered for children ages 6 through 18.

- Marina where military personal and their dependents can rent ski boats, jet skis, and fishing boats.

Source About MHAFB

Transportation

Elmore County has three local highway districts, Mountain Home, Glenns Ferry and Atlanta. Most of the highway mileage exists in Mountain Home Highway District, followed by Glenns Ferry Highway District, then Atlanta Highway District. Road classifications found in Elmore County are Interstate, Principal Arterial, Minor Arterial, and Major Collector.

Highways, Roads, and Streets

State Highway 67

Starts at Mountain Home and ends at Mountain Home Air Force Base. This is a four-lane road designed for highway speed access to the Air Base. After the Mountain Home Air Force Base, the Highway intersects with Highway 167.

Old Highway 30

Old Highway 30 runs through Mountain Home, Hammett, Glenns Ferry, King Hill, Bliss, Hagerman, Buhl, Filer, Twin Falls, Kimberly, Hansen, Murtaugh, Burley, and Heyburn.

State Highway 51

Starts at the southeastern edge of Mountain Home on Highway 67 and traverses the County south to the Snake River, to Bruneau in Owyhee County and on to Elko, Nevada. Highway district and Forest Service roads are designed and located so that there is good seasonal access throughout the County.

State Highway 20

Traverses Elmore County and goes through the mountains to Camas Prairie and on east where it intersects with Highway 75 that goes to Hailey, Sun Valley, and into the Salmon River country. Highway 20 continues through Idaho to West Yellowstone, Montana.

Interstate Highway I-84

Traverses the southern part of the County from northwest to southeast, serving the Simco District, City of Mountain Home, City of Glenns Ferry, Hammett, and King Hill areas. Mountain Home has three exits from I-84. There are also I-84 exits at Simco Road, Cold Springs, Hammett, Glenns Ferry, Paradise Valley and King Hill. The Interstate provides the main route for truck transportation to the eastern and northwestern parts of the U.S., with good connections to Salt Lake City, Portland, Seattle, and points beyond.

Highway District Road Miles	
Atlanta Hwy Dist.	49.4
Mtn Home Hwy Dist.	860.7
Glenns Ferry Hwy Dist.	657.5
Road Miles	
Interstate	130.9
Principal Arterial	53.4
Minor Arterial	30.2
Major collector	309.1

Other Transportation

Air Service

Elmore County residents do not have a commercial airport; residents utilize the airport located in Boise for commercial flights. The city of Jerome has a smaller commercial airport that residents may utilize as well but with limited flights compared to the Boise Airport. The City of Mountain Home maintains a 5,000' paved lighted airfield runway and airport facilities west of the City along Highway 67. The City of Glenns Ferry maintains a 3,050' paved airstrip at the Glenns Ferry Municipal Airport. There is rural landing strips found throughout the county, see list below for airport inventory:

Private	General Aviation Facilities
• Coyote Run Airport • Mountain Home Airforce Base • P and R Field Airport, • S Bar Ranch Airport, Red Barron Airpark • South Fork Ranch Airport • Weatherby - US Forest Service Airport • Graham – US forest service airport • Tracy Ranch Airport	• Mountain Home Municipal Airport • Glenns Ferry Municipal Airport • Warm Springs Creek Airport • Pine Airport

Railroad

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

Commercial bus service is available through Greyhound Bus Company. Rental Charter buses are available in Boise. Valley Regional Transit (VRT) has existing routes in Mountain Home and has plans on expanding routes in the future.