



Land Use and Building Department

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Staff Report to the Planning and Zoning Commission

Original Hearing Date: September 25, 2025

Continued Hearing Date: November 20, 2025
October 31, 2025

Date Report Compiled:

Agenda Item: Continuation of Preliminary Plat to subdivide one 20-acre parcel into two 5-acre parcels and one 10-acre parcel

Applicant: JayDee McCown

Case Number: PP-2025-08

Staff: Andrew Meek, Planner II

Location/Site: 5816 Highway 51, Mountain Home, ID 83647

Zoning: Agriculture (AG)

Parcel Numbers: RP04S06E145500A

Property Size: 20 acres

BACKGROUND:

Preliminary Plat No. 2025-08 (PP-2025-08) intends to subdivide a 20 acre parcel, assessor's parcel number RP04S06E145500A (the Site), located within Agriculture (Ag) zone, into three (3) parcels, one at 10 acres and two at 5 acres ("Application"). The Site is located at 5816 Highway 51, Mountain Home, ID 83647.

The Site is abutted by Ag zones on all sides. (Exhibit 1)

The requested subdivision requires a Conditional Use Permit, Preliminary Plat, and Final Plat applications pursuant to Elmore County Zoning and Development Ordinance 2018-03 ("Zoning Ordinance") Title 7, Chapters 2, 3, and 9. PP-2025-08 needs to be reviewed after the approval of the CUP per Zoning Ordinance §7-9-5 and is subject to review pursuant to Title 10, Chapter 1.

CUP-2025-24 for the proposed subdivision was approved by the Planning and Zoning Commission ("Commission") on September 25, 2025, and the order granting CUP approval was signed by the Commission on October 23, 2025. The Commission heard the Preliminary Plat application on September 25, 2025 and

continued the item as requested by staff due to insufficient details on the Preliminary Plat provided by the Applicant.

The Applicant had a pre-application meeting with the Land Use and Building Director pursuant to Zoning Ordinance §7-3-2(A) on March 17, 2025, for the CUP and Preliminary Plat. The Applicant sent a neighborhood meeting notification within a five-hundred-foot (500') radius of the proposed site on April 8, 2025, to notify neighbors of the pre-application neighborhood meeting (Exhibit 2). The Applicant then held the meeting on April 26, 2025, at the Site, per §7-3-3 of the Zoning and Ordinance (Exhibit 3). On May 27, 2025, the Applicant submitted their CUP and PP applications and required fee, site map, and the required agency signatures (Exhibit 4). Upon reviewing the application, on June 30, 2025, the Department sent the Applicant a preliminary acceptance letter along with emails to appropriate agencies for review. Initially, the Applicant had wanted to subdivide into four lots instead of three. However, Agency review of the application noted that with four lots, along with two existing homes on SW Lone Wolf Ln would require the Applicant to improve SW Lone Wolf Ln to include asphalt per Zoning Ordinance §10-5-4(D). A meeting was held on August 11, 2025, to discuss these concerns with the Applicant. On August 12, 2025, the Applicant met with Staff and requested to revise the subdivision from four to three, and after confirmation that the number of improvements that would be required to SW Lone Wolf Ln would be lessened, the Application was moved forward. After the agency review process, an acceptance letter was sent to the Applicant on August 20, 2025, setting the meeting for September 25, 2025. (Exhibit 5)

The public hearing notice was mailed to affected agencies and landowners within five-hundred feet (500') of the property on September 15, 2025, per ordinance §7-3-4 of the Zoning Ordinance (Exhibit 6). The notice of public hearing was published in the Mountain Home News on September 10, 2025, as required by Zoning Ordinance §7-3-5(A) (Exhibit 7). The notice of public hearing was posted on the property of the Applicant on September 15, 2025, per Zoning Ordinance §7-3-5(B) (Exhibit 8). At the regular public meeting, held on September 25, 2025, both the CUP and PP applications were heard with the CUP being approved unanimously by the Commission. The PP was continued to a date certain of October 23, 2025. However, the updated Preliminary Plat was not provided in a timely manner for Staff to complete the review for preparation of Staff Report. At the October 23, 2025, public meeting, the Commission continued PP-2025-08 to a date certain of November 20, 2025, to allow Staff to complete the review and Staff Report.

SURROUNDING USES

North: Ag
East: Ag
South: Ag
West: Ag

EXHIBITS OF RECORD

1. Preliminary Plat Map
2. Neighborhood Meeting Letter
3. Neighborhood Meeting Sign-In Sheet
4. Application
5. Acceptance Letter

6. Agency and Nearby Property Notification
7. Newspaper Public Hearing Notice
8. Site Posting
9. Agency Comments

THE NINE STANDARDS FOR PRELIMINARY PLAT PER SECTION 10-1-20(A):

1. The design conforms to the standards established in this Ordinance; and

Staff Response: This Application is reviewed under Zoning Ordinance Title 10, Chapter 1 to ensure that the design conforms to the standards established in the subdivision development ordinance. PP-2025-08 is owned by the Applicant in its entirety. The Application proposes development in one phase. The Application is reviewed by Elmore County Engineer in addition to Department staff review to ensure that the design conforms to the standards established in the Zoning Ordinance. The necessary application and review will be triggered by the Department as and when improvements are proposed within the Site, and those will be subject to all standards and requirements of this Zoning Ordinance. Therefore, the proposed preliminary plat and all future development within it will conform to standards established in this ordinance.

2. The design complies with the required improvements established in this Ordinance; and

Staff Response: The proposed grading and internal road designs have been reviewed by the Mountain Home Rural Fire District, Elmore County Ambulance District, and Elmore County Engineer to ensure required road improvements and perpetual emergency access are designed to meet international fire code requirements. The design complies with the requirements of this ordinance. To ensure further compliance, the project is required, through conditions of approval, to submit as-built drawings of required improvements and to receive final approval by the County Engineer. Per the Conditions of Approval below, the internal road meets all the required improvements except for the width of the road. To ensure that the project moves forward, the Applicant will fill out a Variance application per said Conditions of Approval.

3. If applicable, the proposed subdivision complies with the standards of an applicable overlay district as set forth in this Ordinance; and

Staff Response: The proposed subdivision is not located in an applicable overlay district and thus is not subject to any standards.

4. The design conforms to the topography and natural landscape features analysis as required by this Chapter and the master site plan, where the design demonstrates consideration for the location and function of land uses and structures to achieve this purpose; and

Staff Response: The updated Preliminary Plat provides details on the contours of the proposed parcels as well as culverts, utility locations and fence lines. The details provided allow for the visualization that the previously submitted plat did not have.

5. **The development would not cause undue damage, hazard, or nuisance to persons or property in the vicinity; and**

Staff Response: The proposed subdivision does not propose a use that would cause undue damage, hazard, or nuisance to persons in the vicinity. Property owners within the vicinity of the proposed use have inactive agriculture land or single family residences on parcels ranging from 5 to 40 acres within the general vicinity.

6. **The internal street system is designed for the efficient and safe flow of vehicles and pedestrians without having a disruptive influence upon the activities and functions contained within the proposed subdivision, nor placing an undue burden upon existing transportation and other public services in the surrounding area; and**

Staff Response: The Preliminary Plat provided by the Applicant shows that the two proposed lots will have access off an already established private drive, SW Lone Wolf Ln, which also has two other residences on the south side of the lane. The updated Preliminary Plat provides lengths but does not have the easement numbers for the private drive, which will be updated by the Applicant and Project Surveyor at a later point.

7. **The Community facilities such as parks, recreational, and dedicated open space areas are functionally related to all dwelling units and are easily accessible via pedestrian and/or bicycle pathways; and**

Staff Response: The lots will be accessed by a private drive, SW Lone Wolf Ln, and is easily accessible via pedestrian and/or bicycle.

8. **The proposal complies with the dimension standards set forth in this Ordinance for the applicable zoning district; and**

Staff Response:

The updated Preliminary Plat provides the dimension standards needed to make a proper analysis, unlike the previous Plat. The updated Preliminary Plat shows the location of Survey caps and pins as well as the total acreage for all proposed parcels. The plat does not propose double facing lots and provides access to all lots by way of a private common road. While the private roadway is recognized as a road by MHHD, as confirmed by Staff, the length of the road has also been provided along with showing the location of an emergency turnout. With the updated Preliminary Plat, it is much easier to determine that the proposed subdivision meets the base zone dimensional standards set forth in §§10-1-5, 10-1-6, 10-1-7, 10-1-9.

- 9 **The overall plan is in conformance with:**

- i. **The applicable Comprehensive Plan(s); and**

The proposal meets the community goals established in the 2014 Elmore County Comprehensive Plan. The proposed subdivision will provide housing that is harmonious with the existing rural lifestyle by proposing two 5-acre lots while providing housing within Elmore County.

- a. **Land Use Goal 1 - Provide for the orderly growth and accompanying development of the resources within the County that is compatible with a rural lifestyle.**

The proposed application protects future use of agriculture land while allowing for additional housing on two 5-acre parcels.

- b. **Land Use Goal 2 - Achieve a land use balance, which recognizes that existing agricultural and new residential development may occur in the same community.**

The proposed subdivision achieves adequate land use balance by preserving existing agriculture land for future use.

ii. The future acquisition maps; and

The proposed parcels are not located in an Area of City Impact and would not be annexed in the near future.

iii. Any applicable Area of City Impact Ordinances including applicable; and

The proposed parcels are not located in an Area of City Impact and would not have any Impact Ordinances apply to them.

iv. Other pertinent Ordinances as applicable.

Any development activity on the current and future parcels will need to comply with Title 8 Chapter 2 of the Elmore County Code for Flood Damage and Prevention.

STAFF RECOMMENDATION

The proposed use, with potential conditions of approval, will comply with the foregoing requirements. Subject to evidence being presented at the public hearing that would change Staff's analysis above, Staff recommends **Approval** of Preliminary Plat PP-2025-08 for a 3-lot subdivision in the agriculture (AG) zone.

Should the Commission consider approving this Application, staff would recommend the following conditions of approval be included:

PROPOSED CONDITIONS OF APPROVAL

1. Preliminary Plat approval shall be limited to two (2) years, in which the applicant shall apply for a Final Plat. If the final plat is not recorded at that time, then the Applicant will be required to reapply for the Conditional Use Permit and Preliminary-Plat applications.
2. The Applicant shall develop a Private Road for ingress and egress from the Site and the Private Road shall comply with Title 10 Chapter 5 ("Public and Private Roads").
 - a. Applications for Private Roads and Driveways must be submitted to the Land Use Building Department prior to the Final Plat approval.
 - b. All private roads shall be in a 30' roadway easement.

3. Prior to the application for a Final Plat, the Applicant shall submit a Variance to the Department for review in regard to the established road width of SW Lone Wolf Ln. The Applicant shall follow the standards set forth in the Variance Application process and will need the Commission and Board of County Commissioner approvals.
4. The roadway width shall be 24' wide and shall terminate in a 70' radius cul-de-sac, with 10" of compacted subbase and 4" of compacted $\frac{3}{4}$ " crushed aggregate. Roadside ditches and pipes shall be sized in accordance with Title 10 Chapter 5 ("Public and Private Roads").
5. The Applicant shall record legally binding access easements pertaining to shared Private Road prior to signature of the final plat per §10-1-12, limited to two (2) years.
6. The Applicant shall provide an engineering report and test holes data to Central District Health and determine well and septic location, limited to two (2) years.
7. The Applicant shall receive approval from the Mountain Home Rural Fire District for acceptable fire access to the proposed lots and other improvements necessary for fire protection and suppression.
8. Each lot will construct a turnaround for emergency service vehicles prior to the issuance of any building permits.
9. No building permits for residential lots shall be issued until a final plat is recorded and parcel numbers have been issued by the County Assessor's Office.
10. The Applicant shall obtain any applicable permits for any structures and/or other permittable projects on the property to include any required state permits and a signed building permit.
11. The Applicant shall ensure all property taxes are kept current.
12. The Applicant shall construct, maintain, and operate the project site in compliance with all federal, state, and local regulations at all times.
13. Failure to comply with any of the above conditions of approval may result in the revocation of the Preliminary Plat.