

EXHIBIT 1A
PRELIMINARY PLAT APPLICATION
PP-2023-01



ELMORE COUNTY LAND USE & BUILDING DEPARTMENT

520 E 2nd South – Mountain Home, ID 83647 – (208) 587-2142 Ext 502

www.elmorecounty.org

Preliminary Plat Application

We are unable to accept facsimile copies. (Subdivisions under 5 lots with no new streets, major widening of existing streets, that have no public improvements, or is not a special development **MAY** be considered as both a preliminary and final plat.)

Application Must be completed in INK. Please use addition sheets of paper if necessary.

The Preliminary Plat Application must be in compliance with Title 10 Chapter 1 of the Elmore County Zoning and Development Ordinance.

Preliminary Plats are required to have a pre-application meeting prior to submittal. 1 copy of all proposed plans and exhibits are required for a pre-application meeting. Pre-application meetings are by appointment only.

1. GENERAL INFORMATION

a. Name of subdivision: Mayfield Springs Planned Community

Note: All subdivision names must be approved by the Elmore County Assessor.

b. Name, address, and daytime phone numbers of all property owners (including lien holders):
Mayfield Development, LLC - Attn: Greg Johnson

PO Box 344, Meridian, ID 83642

Phone: 208-888-9946

c. Names, addresses, and phone numbers of developers:
Same as above

d. Names, addresses, and phone numbers of surveyor and/or engineer:

Engineer: Civil Innovations (Attn: Ben Thomas) 1043 E. Park Blvd, Ste 100, Boise, ID 83712 P: 208-884-8181

Surveyor: Land Solutions (Attn: Clint Hansen) 231 E. 5th Street, Ste A, Meridian, ID 83642 P: 208-288-2040

Water & Wastewater: Mountain Waterworks (Attn: Stuart Hurley) 1161 W River St, #130, Boise, ID 83702 P: 208-780-3994

e. Legal description of subdivision:
See attached legal description

f. Common direction to get to subdivision from a known point:

From Interstate 84 take Exit 71 (S Orchard Access Road) and head south on Desert Wind Road.

Travel approximately 1.5 miles on Desert Wind Road to reach the project site.

g. Total contiguous acreage owned by subdivider and/or developer: 760 acres

h. Adjacent property owned by owner(s) and/or developer (number of acres): 1,053 acres

i. Distance the closest part of subdivision is to incorporated city: 12.12 to Boise City Limits

j. Current zoning: PC

k. Overlay Zone(s): Mayfield Springs Planned Community

l. Authorized use (Case Number) granting right to subdivide: PC-2021-01

m. Elmore County Assessor Parcel number: RP01N04E341210; RP01N04E340040;
RP01N04E353010 RP01N04E348400;

2. SUBDIVISION FEATURES

a. Total area (acres): 462.70

Area (%) open space 18.02

Number of lots: 956

Number of buildable lots 913

b. Type of subdivision: ☐ regular ☒ residential cluster ☐ commercial ☐ industrial

c. Minimum lot size: width: 72' depth: 55' acres: .09

d. Maximum lot size: width: depth: acres: 35.10

3. IMPROVEMENTS

a. Proposed streets: (Must meet highway district standard) Highway District: MHHD

☒ paved

☒ private

☒ barrow pit

☒ curb

☒ sidewalk

b. Existing streets:

☒ paved

☐ graveled

☐ private

☐ curb

☒ barrow pit

☐ sidewalk

c. street lights: ☒ yes ☐ no

d. Sewer system ☐ public ☐ private septic tanks ☐ central system

☒ other: Mayfield Springs Planned Community is developing a municipal grade wastewater treatment facility

e. Water system ☐ individual wells ☐ central water system

☒ other: Mayfield Springs Planned Community is developing a municipal grade potable water system

f. Storm water drainage: Stormwater will be retained on site

g. Power: ☒ underground ☐ overhead

h. Gas: ☒ yes ☐ no

i. Proposed fire protection program (district if applicable) : Per the PC application we will be forming our own fire district _____

j. Property in flood plain: ☐ yes ☒ no Flood Insurance Rate Map # _____

4. **BUILDING PROGRAM:** ☒ single family dwelling ☐ duplex ☐ multi-family ☒ commercial

5. **REQUIRED INFORMATION** (this may be used as a checklist)

Note: All maps, drawings, plats, etcetera, shall be drawn to a professional standard

A. X 1 paper copy **24 X 36"** of **plat** (scale of not less than 1" equals 100') and **1 – 8.5 X 11"** reduction to include but not limited to the following specifications: (This may be included or combined with other plans provided no confusion occurs on the plans)

- ☒ Boundary of subdivision based on an actual survey. The plat must be signed by a licensed professional land survey to certify that boundary is correct.
- ☒ Name of the property owner
- ☒ Name, address, and phone number of developer and engineer / surveyor.
- ☒ Name of the proposed subdivision
- ☒ Date, graphic scale, north arrow, vicinity map, Section, Township, and Range
- ☒ Ties to all controlling corners
- ☒ Names and boundary lines of neighboring subdivisions, names and boundary lines of owners of neighboring property owners
- ☒ The name, location, width, direction of slope, centerline of right of way of all existing and proposed public streets and private roads
- ☒ Proposed offsite improvements pertaining to streets, water supply, sanitary sewer systems, storm water systems, fire protection facilities and proposed utilities
- ☒ Lot layout with lot and block numbers, all lot dimensions, and lot area in square feet or acres.
- ☒ Areas of special use, such as parks and schools, shall be appropriately labeled.
- ☒ All existing and future easements
- ☒ All existing structures and addresses

B. X Copy of Pre-Application meeting notes.

C. _____ **One (1) copy of proposed restrictive covenants (CC&Rs), if applicable**

D. Per PC _____ A site report as required by the Health Department

E. X **8 ½" x 11"** reduction of a **vicinity map** showing relationship of proposed plat and entire development to surrounding area (scale of ½ mile minimum optimal)

F. X **1 – copy of a topographical map** showing topography at 2' intervals if land slope is greater than 10%, lines at 5' intervals if land slope is 10% or less, and **1 – 8 ½' x 11'** reduction (This may be included or combined with other plans provided no confusion occurs on the plans)

G. X **Phasing Plan** (if applicable.) (This may be included or combined with other plans provided no confusion occurs on the plans)

H. X Copy of Neighborhood Meeting sign in sheet and verification

I. X Copy of plat in digital form

J. ^{Per PC} _____ 1 copy of the **Natural Features Analysis** as specified in Title 10 Chapter 1 Section 10-1-3-D of the Elmore County Zoning and Development Ordinance. (This may be included or combined with other plans provided no confusion occurs on the plans)

K. ^{Per PC} _____ If irrigation rights exist on the property the applicant shall submit 1 copy of an **irrigation plan** that is consistent with Idaho Code Section 31-3805 (This may be included or combined with other plans provided no confusion occurs on the plans)

L. ^{Per PC} _____ 1 copy of the **Drainage Plan** as specified in Title 10 Chapter 1 Section 10-1-11-C of the Elmore County Zoning and Development Ordinance (This may be included or combined with other plans provided no confusion occurs on the plans)

M. ^{Per PC} _____ Copy of FCO granting approval to subdivide property

N. Special development Status:

- ☐ Hillside Subdivision
- ☐ Mobile Home Development
- ☒ Large Scale Development
- ☐ Cemeteries
- ☐ Subdivision within Area of Critical Concern
- ☐ Subdivision or part of subdivision within a floodplain
- ☐ Subdivision is within Area of City Impact

O. Once the preliminary plat has been approved by the County Engineer, must submit 15 copies of Drainage Plan, Natural Features, Topographical map, and Preliminary Plat.

The Land Use & Building Department Director and/or County Engineer may require additional information for special developments.

NOTICE TO APPLICANT

This application must be submitted to the Land Use & Building Department complete with all required information. This application will be referred to the Elmore County Planning and Zoning Commission for its consideration.

- Failure to file and obtain certification of the acceptance of the final plat application by the Board of County Commissioners within two (2) years after Commission action on the preliminary plat shall cause all approvals of said preliminary plat to be null and void, unless an extension of time is applied for and granted by the Commission. BLL _____ (initial)

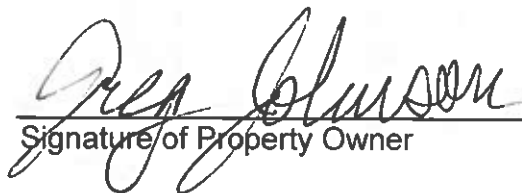
- Preliminary Plat applications are subject to review and approval by the Elmore County Surveyor. The Elmore County Surveyor is a consultant for the County. By signing and initialing this application you affirm that you the developer and/or property will pay all fees incurred by the County Engineer or any other consultant of Elmore County BLL _____ (initial)

The applicant hereby certifies the application is complete and all information contained herein is true and correct. The applicant hereby agrees to pay the fee established by the Board of County Commissioners and agrees to pay any additional fees (attorney, consultant, etc.) The initial applicant understands he/she/they or a representative who can legally bind the applicant with his/her/their

statements must be at the meeting on which agenda the application is placed to answer any questions the Commission or citizens may have. The applicant understands there could be a delay in decision if the application is incomplete and/or if there is no representative for the applicant at the meeting.

Land Use & Building Department's acceptance of the application and/or fee does not imply the application is complete, correct, or accurate. You will be notified by mail when the application is deemed complete and date the public hearing is scheduled.

 11/10/22
Signature of Developer/Applicant Date

 11/14/22
Signature of Property Owner Date

Agency Comments & Signatures

Notes for agency signatures.

1. It is recommended that applicants set up appointments with the following agencies once the application is complete with all required information.
2. Agency signature does not guarantee any future approvals.
3. Agencies may attach additional sheets of paper for comment and/or conditions if necessary.
4. Agencies may have additional comments and/or conditions at a later time.

- Central District Health (or other Sewer District) Sewer Permit (580-6003) Date
Comment: See Mayfield Springs Planned Community Application & Comments
- Roadway Jurisdiction (MHHD 587-3211) (GFHD 366-7744) (AHD 864-2115) Date
Comment: See Mayfield Springs Planned Community Application & Comments
- Fire District (MHRFD 587-2117) (Oasis 796-2115) (GFFD 599-0000) (BGRFD 834-2511) (AFD 864-2182) Date
Comments: See Mayfield Springs Planned Community Application & Comments

ADMINISTRATIVE USE ONLY

Date of Acceptance

Accepted by

Receipt #

SUB FEE: \$450.00+ \$10.00 a lot + Deposit (\$250 + \$30 per lot 1-10 lots, \$25 per lot 11-20 lots, \$20 per lot 21+ lots = Fee

\$ Case# SUB- _____

Assessor's Office: _____ Date: _____

Comments: _____

Treasurer's Office: _____ Date: _____

Comments: _____

EXHIBIT A – LEGAL DESCRIPTION

Mayfield Springs Planned Community Boundary Description For Zoning Ordinance Map Amendment (Rezone to PC)

A parcel of land laying in Section 34 and the Westerly ½ of Section 35, Township 1 North, Range 4 East of the Boise Meridian, said parcel being more particularly described as follows:

Beginning at a 5/8 inch iron rod marking the Southwest corner of said Section 34 and running thence along the Westerly line of said Section N00°13'29"E 2644.03 feet to a brass cap marking the West ¼ corner thereof; thence continuing along said West line N00°16'26"E 673.12 feet to a 5/8 inch iron rod on the Northerly right-of-way line of South Desert Wind Road; thence 197.42 feet along said right-of-way line on the arc of a 5780.00 foot radius curve right, through a central angle of 01°57'25" to a brass cap which bears S40°11'03"E 197.41 feet from last described point; thence S39°12'21"E 196.71 feet to a brass cap; thence leaving said Northerly right-of-way line N00°16'26"E 318.79 feet to a 5/8 inch iron rod; thence 380.04 feet along the arc of a 5982.78 foot radius curve left, through a central angle of 03°38'22" to a 5/8 inch iron rod set on the Westerly line of said Section 34, said rod bears N41°30'20"W 379.98 feet from last described point; thence N00°16'26"E 348.61 feet to a 5/8 inch iron rod marking the North 1/16th corner on said Westerly line; thence S89°38'54"E 2646.08 feet to a 5/8 inch iron rod marking the Center North 1/16th corner of said Section 34; thence S89°38'54"E 1322.88 feet to an aluminum cap marking the NE 1/16th corner thereof; thence N00°12'29"E 1316.87 feet to a 5/8 inch iron rod marking the East 1/16th corner on the North line of said Section 34; thence S89°34'36"E 1322.49 feet to a brass cap marking the Northeast corner of said Section 34; thence along the North line of Section 35, said Township and Range N89°46'41"E 1324.50 feet to a 5/8 inch iron rod marking the West 1/16th corner thereof; thence S00°10'20"W 2632.88 feet to a 5/8 inch iron rod marking the Center West 1/16th corner of said Section 35; thence N89°53'04"E 1325.32 feet to an aluminum cap marking the Center ¼ corner thereof; thence S00°08'51"W 2647.70 feet to an aluminum cap marking the South ¼ corner thereof; thence along the South line of said Section 35 N89°44'58"W 2652.80 feet to a brass cap marking the Southeast corner of said Section 34; thence along the South line of said Section 34 N89°51'50"W 2647.83 feet to a brass cap marking the South ¼ corner thereof; thence continuing along said South line N89°51'49"W to the Point of Beginning, all in Elmore County, Idaho.

Bearings herein used are based on that certain record of survey recorded August 17, 2006, Instrument No. 379212, records of Elmore County, Idaho.

EXHIBIT 1B
PLANNED COMMUNITY APPLICATION
PC-2021-01



PC/PUD/PUDD APPLICATION

ELMORE COUNTY LAND USE AND BUILDING DEPARTMENT

520 East 2nd Street South, Mountain Home, Idaho 83647

www.elmorecounty.org phone : (208) 587-2142 ext. 502 fax: (208) 587-2120

SITE INFORMATION:

Location: Boise Meridian	Quarter(s): SE1/4	Section(s): 34 and the Westerly 1/2 of 35	Township(s): 1 North	Range(s): 4 East	Total Acres: 759
Site Address: City: N/A - Elmore County					
Tax Parcel Number(s): Current Zoning: AG - Agriculture					
RP01N04E341210					
RP01N04E340040					
RP01N04E353010					

PRINCIPAL CONTACT:

Name: NV5 – Bonnie Layton		
Address: 690 S. Industry Way, Suite 10		
City: Meridian	State: ID	Zip: 83642
Telephone: 208.275.8742	Fax:	
Email: Bonnie.Layton@nv5.com		

SECONDARY CONTACT:

Name: The Westpark Companies – Attention Greg Johnson		
Address: 1861 S. Wells Avenue, Suite 210		
City: Meridian	State: ID	Zip: 83642
Telephone: 208.888.9946	Fax: 208.888.9947	
Email: info@westparkco.com		

PC/PUD/PUDD APPLICATION

SUMMARY OF PURPOSED PLANNED COMMUNITY DEVELOPMENT

Mayfield Springs Planned Community will be conveniently located in Elmore County adjacent to Ada County and Interstate 84 with excellent interstate access. Based on its location and easy access, Mayfield Springs will offer unique housing and lifestyle opportunities for its residents and will cater to those working or serving the employment centers of Mountain Home and Boise City, as well as the Orchard Combat Training Center and Mountain Home Air Force Base.

The Community design addresses the natural beauty of the area, nestled between natural open space area and developed parks, all of which are in harmony with the region and topography of the site. The neighborhoods and Town Center are connected via trails, pedestrian facilities, and pathways. The overall design will appeal to a diverse range of residents and age groups who wish to live in a quality Community with natural scenic backdrops and beautiful mountain views. The Town Center, situated at the base of a small bluff, traverses across the Community in an east-to-west fashion following a natural drainage. There are five (5) neighborhoods proposed within the Community, all within walking distance of the Town Center. These neighborhoods will offer a variety of work, live and play opportunities, including parks, a school and open space. One school site is incorporated into the overall design, with shared parks and connectivity to the Town Center. Parks have been strategically located in the Community to promote walkability. There are several trail and paths proposed, including one that loops the entire Community.

Population growth expectations for Elmore County (much like the rest of Idaho) are expected to remain strong for the foreseeable future as people are migrating to more suburban and rural environments from more densely populated areas. The Mayfield Springs Planned Community will offer residents shortened commute times and affordable housing opportunities with great amenities, all within a short distance of existing Ada County and Elmore County employment centers, including the Orchard Training and Mountain Home Air Force Base. In addition to off-site employment opportunities, the Mayfield Springs Planned Community will contain approximately 65,000 square feet of commercial, office, and other non-residential development. This will provide a variety of employment opportunities on site and within the Community, will support the population growth in Elmore County and surrounding area.

Overall, the Mayfield Springs Planned Community will provide for 2,325 additional dwelling units in Elmore County along with 82.46 acres of natural open space and 77.48 acres of developed open space within the community. Firewise landscape practices, along with innovative water and wastewater community infrastructure are all incorporated as key design features throughout the community.

PC/PUD/PUDD APPLICATION

SUMMARY OF IDENTIFIED OPPORTUNITIES AND CONSTRAINTS

MAYFIELD SPRINGS OPPORTUNITIES:

1. ADDITION OF MUCH NEEDED HOUSING FOR ELMORE COUNTY, ORCHARD TRAINING RANGE, MOUNTAIN HOME AIR FORCE BASE, AND GREATER TREASURE VALLEY REGION
2. PROVIDE A VARIETY OF HOUSING TYPES AND OPTIONS TO APPEAL TO A WIDER RANGE OF HOMEBUYERS AND RENTERS
3. IMPLEMENTATION OF CUTTING-EDGE WATER AND WASTEWATER TECHNOLOGY TO MINIMIZE THE USE OF WATER AND MAXIMIZE THE REUSE OF WASTEWATER
4. INCREASE TAX REVENUES FOR ELMORE COUNTY

MAYFIELD SPRINGS CONSTRAINTS:

1. SUPPLY AND AVAILABILITY OF CONSTRUCTION MATERIALS
2. AVAILABILITY OF LABORERS

PC/PUD/PUDD APPLICATION

APPLICANT:

Name: The Westpark Companies
Attention: Greg Johnson

Address: 1861 S. Wells Avenue, Suite 210

City: Meridian State: ID Zip: 83642

Telephone: 208-888-9946 Fax: 208-888-9947

Email: greg@westparkco.com

I certify this information is correct to the best of my knowledge.


Signature: (Applicant)


Date

Property Owner Signature Required Below or Attached Affidavit of Legal Interest/Authorization

PROPERTY OWNER CERTIFICATION No. 1:

Name: Mayfield Development, LLC

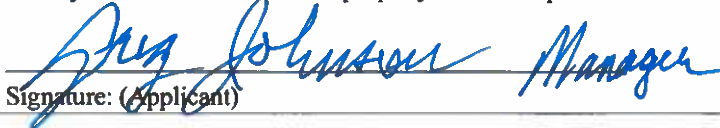
Address: 1861 S. Wells Avenue, Suite 210

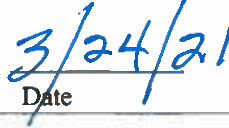
City: Meridian State: Idaho Zip: 83642

Telephone: 208-888-9946 Fax: 208-888-9947

Email: greg@westparkco.com

I consent to this application and allow Elmore County Growth and Development Department staff and Elmore County Consultants to enter the property for site inspections related to this application.


Signature: (Applicant)


Date

PC/PUD/PUDD APPLICATION

Property Owner Signature Required Below or Attached Avadavat of Legal Interest/Authorization

PROPERTY OWNER CERTIFICATION No. 2:

Name:

Address:

City:

State:

Zip:

Telephone:

Fax:

Email:

I consent to this application and allow Elmore County Growth and Development Department staff and Elmore County Consultants to enter the property for site inspections related to this application.

Signature: (Applicant)

Date

Property Owner Signature Required Below or Attached Avadavat of Legal Interest/Authorization

PROPERTY OWNER CERTIFICATION No. 3:

Name:

Address:

City:

State:

Zip:

Telephone:

Fax:

Email:

I consent to this application and allow Elmore County Growth and Development Department staff and Elmore County Consultants to enter the property for site inspections related to this application.

Signature: (Applicant)

Date

Note: Add additional Owner Certification(s) or Avadavat(s) as required.

PC/PUD/PUDD APPLICATION

APPLICATION SUBMITTAL CHECK LIST

STAFF COMMENTS:

INTERNAL COUNTY USE ONLY

- ☐ **Table of Contents**
- ☐ **Complete Application**
- ☐ **Work Session Dates and Summary**
- ☐ **Neighborhood Meeting Information**
 - ☐ Notice Letter
 - ☐ List of invitees' addresses or copy of labels
 - ☐ Sign-up sheet
- ☐ **Warranty Deeds**
- ☐ **ELEMENT A, Fees**
- ☐ **ELEMENT B, Planned Community Comprehensive Plan**
 - ☐ Sub-Element 1, Vision Statement
 - ☐ Sub-Element 2, Goals, Objectives, and Policies
 - ☐ Sub-Element 3, Conceptual Land Use Map
 - ☐ Sub-Element 4, Conceptual Densities and Intensities Map
 - ☐ Sub-Element 5, Transportation and Mobility Plan and Illustrations depicting streets, trail and path cross-sections
 - ☐ Sub-Element 6, Narrative and Illustrative or Pictorial Examples of Proposed Central Design Concepts
- ☐ **ELEMENT C, Zoning Ordinance Amendment**
 - ☐ Legal Description (Metes and Bounds) of proposed planned community boundary with a Zoning Ordinance Map Amendment graphic depicting the PC boundary as a thick black line overlaid on an aerial or map of the vicinity

PC/PUD/PUDD APPLICATION

☐ **ELEMENT D, Zoning Ordinance Text**

- ☐ Sub-Element 1, Purpose Statement
- ☐ Sub-Element 2, Applicability
- ☐ Sub-Element 3, Use Matrix
- ☐ Sub-Element 4, Setback Areas
- ☐ Sub-Element 5, Structure Height & Bulk
- ☐ Sub-Element 6, Structure & Impervious Surface Coverage
- ☐ Sub-Element 7, Property Size
- ☐ Sub-Element 8, Landscaping Requirements
- ☐ Sub-Element 9, Open Space Requirement
- ☐ Sub-Element 10, Street Frontage & Access
- ☐ Sub-Element 11, Sign Requirements
- ☐ Sub-Element 12, Parking Requirements
- ☐ Sub-Element 13, Energy and Water Conservation
- ☐ Sub-Element 14, Grading Requirements
- ☐ Sub-Element 15, Design Standards for Structures and Site Improvements
- ☐ Sub-Element 16, Process for subdivision development and approval

☐ **ELEMENT E, Economic Impact Analysis**

- ☐ Sub-Element 1, Economic Feasibility Study
- ☐ Sub-Element 2, Infrastructure and Financing Plan
- ☐ Sub-Element 3, Fiscal Impact Study

☐ **ELEMENT F, Planned Community Development Plan**

- ☐ Sub-Element 1, Natural Features Map
- ☐ Sub-Element 2, Narrative Describing Proposed Land Uses and Site Design
- ☐ Sub-Element 3, Map of Existing Land Uses and Current Zoning
- ☐ Sub-Element 4, Development and Population Trends
- ☐ Sub-Element 5, Community Services and Utility Plan
- ☐ Sub-Element 6, Open Space, Parks, Trails Plan
- ☐ Sub-Element 7, Wildlife Mitigation Plan
- ☐ Sub-Element 8, Phasing Plan
- ☐ Sub-Element 9, Storm Water Management Plan

PC/PUD/PUDD APPLICATION

☐ **ELEMENT G, Additional Information**

- ☐ Table of Contents
- ☐ Technical Reports and Studies

☐ **ELEMENT H, Updating Information**

- ☐ Development Agreement
- ☐ Special Technical Reports or Studies as Required by Elmore County

☐ **Electronic Data**

- ☐ Application material in Microsoft Word files on CD or DVD and stored in paper envelope
- ☐ Application material in Adobe PDF files on CD or DVD and stored in paper envelope
- ☐ GIS Shape Files on CD or DVD (see GIS requirements in 'Submittal Instructions' section) and stored in paper envelope

☐ **Submittal Format**

- ☐ Three (3) 3-ring binders with copies of the application material submitted at initial submittal
- ☐ Ten (10) 3-ring binders with copies of application material when deemed complete
- ☐ Tabs for all Elements
- ☐ Numbered Tabs for all Technical Studies in Element G (numbering consistent with Table of Contents)
- ☐ Page Sizing (only 8.5" x 11" unless otherwise approved by Director)
- ☐ Font Type and Size as required (unless otherwise approved by Director)
- ☐ Figures Numbered (Technical or Required Images, Tables, Charts, Figures, etc.)
- ☐ Revision number and date in footer of each page

☐ **Fee**

- ☐ Total Fee due at the time of submittal

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

EXHIBIT 2
FINAL PLAT APPLICATION
FP-2025-05



Elmore County Land Use & Building Department
520 East 2nd South Street, Mountain Home, Idaho 83647
FINAL PLAT APPLICATION

SUBDIVISION NAME Mayfield Springs - Subdivision No. 2

We are unable to accept facsimile copies.

FINAL PLAT CHECK LIST

- N/A 1. Plat complies with Conditional Use Permit issued by Elmore County including any additional conditions placed on subdivision.
- X 2. Final Plat submitted has no substantial changes from approved Preliminary Plat and complies with Title 50, Chapter 13 Idaho Code.
- X 3. Point of beginning of subdivision description tied to at least two (2) government survey corners, or in lieu of government survey corners, to monuments; recognized by the County Surveyor.
- X 4. Location and description of monuments.
- X 5. Tract boundary lines, property lines, property dimensions, property acreage, lot lines, lot dimensions, acreage of each lot, street rights-of-way and center lines, other rights-of-way and easements; all with accurate dimensions in feet and decimals thereof, bearings in degrees, minutes, and radii, arcs, central angles, tangents, and chord lengths of all curves to the above accuracy.
- N/A 6. Where subdivision does not abut an approved road, 60' road easement inside subdivision.
- X 7. Names and locations of adjoining subdivisions.
- X 8. Location, dimension, and purpose of all easements.
- X 9. Blocks numbered consecutively throughout the entire subdivision, and lots numbered consecutively throughout each block, with areas to be excluded from platting marked "Reserved" or "Not a Part" or "Exclusion"
- X 10. The outline of any property, other than streets or alleys, which is offered for dedication to public use fully dimensioned by lengths, bearings, and acreage with the area marked "Public" and showing the proposed use.
- X 11. A title which shall include the name of the subdivision, name of city, if applicable, county, and state, and the location and description of the subdivision referenced to section, township, and range.
- X 12. Scale, north arrow, and date.
- X 13. Location, width, and approved names of all existing, dedicated, and/or private streets or other public ways within or adjacent to the proposed subdivision.
- X 14. Sanitary restriction.
- X 15. A provision in the owner certificate, or other location, referencing the County Recorder's instrument number where the protective covenants governing the subdivision are recorded.

OFFICE USE ONLY:

Date received: 8-18-25
Accepted by: James R.
Final Plat Fee: \$800.00 + \$30 per lot
+ Consultant Fees
Receipt No: 2025490

The owner and applicant verify that this application is complete, and that all information contained herein is true and correct to the best of their knowledge.

Signature of Property Owner

Date

Signature of Applicant

Date

FINAL PLAT PROCEDURES

1. When all conditions of a Conditional Use Permit, if applicable, and preliminary plat approval have been met, the developer brings a full-size paper copy of the final plat to the Administrator for review, files a Final Plat Application and pays the fee.
2. After the Director accepts the paper copy of the final plat, the County will take one paper copy of the plat to the County Surveyor. When the Surveyor has given his/her approval the developer gives another paper copy of the plat and signature sheet to the Elmore County Assessor's Office for review. When approval has been obtained by the County Surveyor and County Assessor's Office, the developer has two (2) mylars and two (2) paper inclusive of all pages made of the Final Plat. These mylars shall include all conditions of approval listed on the Conditional Use Permit, preliminary plat, and anything additional required by the County Engineer.
3. The developer submits 5 full size paper copies and one reduced 8 ½ x 11 paper copies of the plat and signature sheet to the Land Use & Building Department. Submit these after the Surveyor and Assessor have reviewed and approved the plat.
4. To complete the process, the developer obtains all signatures on the mylar copies of the signature sheet, excluding The Planning and Zoning Commission, County Commissioners, County Treasurer, and County Recorder. If the subdivision is within an Area of City Impact the signatures of the City Clerk and City Engineer will also be required. The developer then brings the signed mylars to the Land Use & Building Department for the signatures of the Chairman of the Planning and Zoning Commission and Board of County Commissioners.
5. The Administrator will notify the developer when the mylars of the plat has been signed by the Chairman of the Board of County Commissioners. The developer will then obtain the County Treasurer and County Recorders signature in the Recorders Office located in the County Court House.
6. At the time of recording the mylars and paper copies, deeds for each lot of the subdivision will need to be recorded also.
7. Idaho State Code Title 50-1316 reads: PENALTY FOR SELLING UNPLATTED LOTS. Any person who shall dispose of or offer for sale any lots in any city or county until the plat thereof has been duly acknowledged and recorded, as provided in sections 50-1301 through 50-1325, shall forfeit and pay one hundred dollars (\$100) for each lot and part of a lot sold or disposed of or offered for sale.

**MAYFIELD SPRINGS PLANNED COMMUNITY
ELMORE COUNTY
(Phase 2)**



**Phase 2
Final Plat
Application**

1. Cover Sheet - Phase 2 - Final Plat Cover Sheet.....	1
(a) Mayfield Springs - Phase 2 Final Plat Checklist.....	2
(b) Mayfield Springs Subdivision No. 2 Final Plat 8.8.25.....	3
2. Cover Sheet - Phase 2 - Appendix A- Domestic and Wastewater Systems Approvals.....	9
(a) Mayfield Springs Planned Community - Mayfield Springs Subdivisions No. 1 & 2 - Letter Lifting Sanitary Restrictions.....	10
(b) Will-Serve letter Water Systems Phase No. 2.....	12
3. Cover Sheet - Phase 2 - Appendix B- Monument Signs.....	14
(a) Monument Signs and Old Highway 30 Signs.....	15
4. Cover Sheet - Phase 2 - Appendix C- Highway and Traffic Requirements.....	16
(a) TIS Phase 2 Place Holder.....	17
(b) Elmore County - Street Name Approval Correspondence.....	19
5. Cover Sheet - Phase 2 - Appendix D- Recorded CCRs.....	22
(a) Master Declaration of Covenants – Mayfield Springs.....	23
6. Cover Sheet - Phase 2 - Appendix E- WMP Materials.....	65
(a) WMP Approval - Phase 2.....	66
7. Cover Sheet - Phase 2 - Appendix F- Mayfield Springs Trail and Landscaping Plan.....	67
(a) Mayfield Springs Phase 2 Landscape and Trail Plans.....	68
8. Cover Sheet - Phase 2 - Appendix G- Mayfield Springs Lighting Plans.....	81
(a) Mayfield Springs ph II lighting plan.....	82
9. Cover Sheet - Phase 2 - Appendix H- Mayfield Springs Construction Plans.....	91
(a) MAYFIELD SPRINGS SUBDIVISION NO. 2 CONSTRUCTION PLANS- 020325.....	92

**MAYFIELD SPRINGS PLANNED COMMUNITY
ELMORE COUNTY
(Phase 2)**



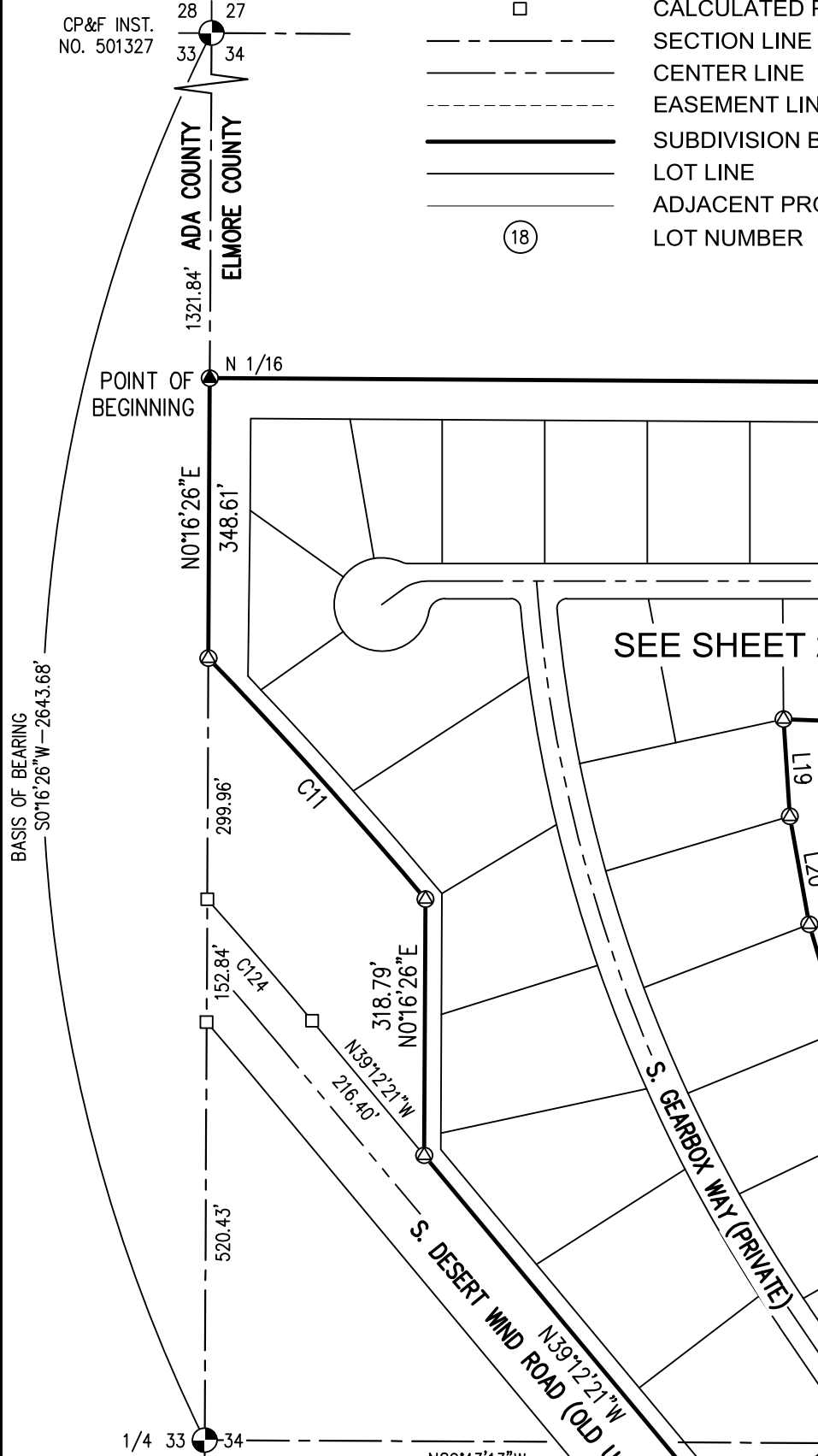
**Phase 2
Final Plat
Checklist**

MAYFIELD SPRINGS SUBDIVISION No. 2 - FINAL PLAT CONDITION SUMMARY

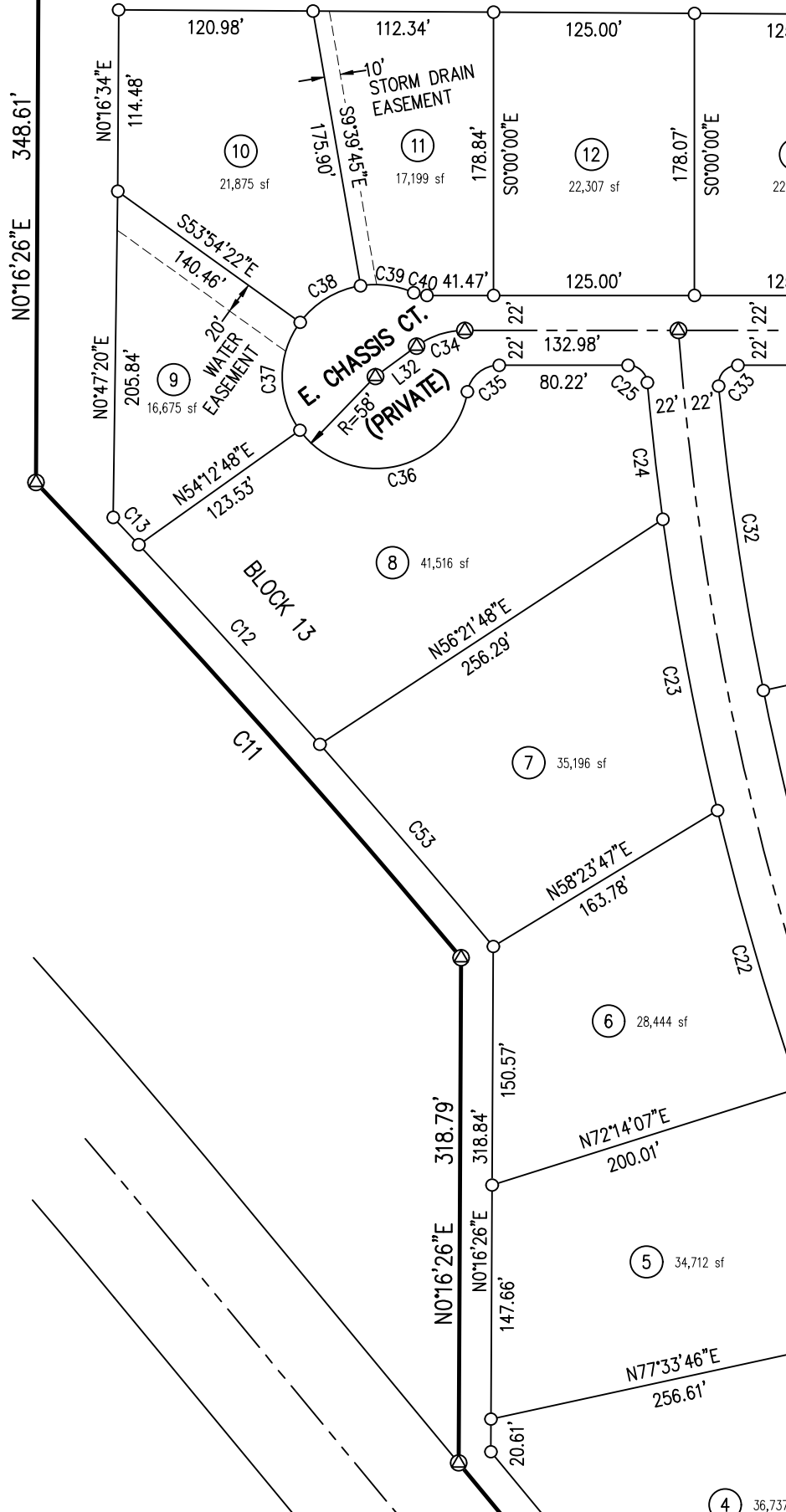
TASK	CONDITION #	CONDITION
Conditions from PC approval applicable to all subsequent final plats (PC-2021-01)		
Each preliminary and final plat submittal shall meet the specifications and application requirements listed in County Code, including a digital version of the final plat in format as specified by the Department.	3	
Prior to application for each final plat, the owner shall receive approval of subdivision and street names from the Department.	4	Approval received August 2021
Prior to any site improvements within any final plat affecting federal waters, the owner shall provide a copy of 404 permit approval from the US Army Corp of Engineers ("USACE") and Idaho Department of Water Resources, ("IDWR"), if applicable.	9	N/A - no areas affecting federal waters
Prior to any site improvements within any final plat, the owner shall receive all other county, state, and federal approvals.	10	Standard platting process for Phase 2 plat.
Prior to any site improvements within any final plat requiring grading or filling of slopes greater than fifteen percent (15%), the owner shall receive an approval letter from the Elmore County Engineer for slope stability and revegetation plan in accordance with Elmore County Code Title 7 Chapter 5.	13	N/A - no affected areas
Prior to any site improvements within any final plat requiring grading or filling of slopes greater than fifteen percent (15%), the owner shall identify all floodplain tributaries and alluvial fans as well as all site-specific improvements proposed around those.	14	N/A - no affected areas
Prior to any site improvements within any final plat requiring grading or filling of slopes greater than fifteen percent (15%), the owner shall demonstrate that any crossing or grading over gullies that drain more than ten (10) acres within such plat is designed for the flood flows and velocities anticipated in a 100-year flood event.	15	N/A - no affected areas
Prior to any site improvements within any final plat encompassing floodplains, the owner shall demonstrate compliance with the Elmore County Flood Damage Prevention, Title 8 Chapter 2 of the Elmore County Code.	16	N/A - no affected areas
Prior to any site improvements within any final plat, the owner shall provide a copy of, or proof of exemption from, Total Maximum Daily Load permit and shall submit documentation of construction best management practices (BMPs) that will be used during construction to minimize surface water runoff and contamination.	17	Standard platting process, coordinate with County Engineer
Streetlights shall comply with County Code and the approved Mayfield Springs Wildlife Mitigation Plan ("WMP")	19	Streetlights are consistent with WMP
Installation of public service facilities must comply with requirements of utility providers. All utility easements shall be shown on the final plat and the minimum width of said easement shall be determined by the entities responsible for the construction and/or maintenance of the utility. If not otherwise specified, ten foot (10') easements for utilities, drainage, and irrigation shall be provided along all public rights-of-way and subdivision boundaries.	20	Requested utility easements shown
In connection with County signature of each final plat, the owner shall receive certificates and/or endorsements from the following entities: The owner(s), The plat surveyor, The County Surveyor, The County Engineer, The Mountain Home Highway District, and The Central District Health Department ("CDHD").	22	Standard platting process (not application).
Prior to approval of each final plat, the County Engineer shall review the pressurized irrigation system. Said irrigation system shall be managed by a private entity, which may include the applicable homeowners' association, as determined by the owner and approved by the Department.	23	Plans submitted. Applicant approved. PI system completed
Prior to the Board signature of each final plat, all required improvements within the applicable phase shall be completed by the owner as required by County Code. In lieu of completing the required improvements, the owner may deposit a surety with the Director of	24	Standard platting process, plat signature - anticipated

LEGEND

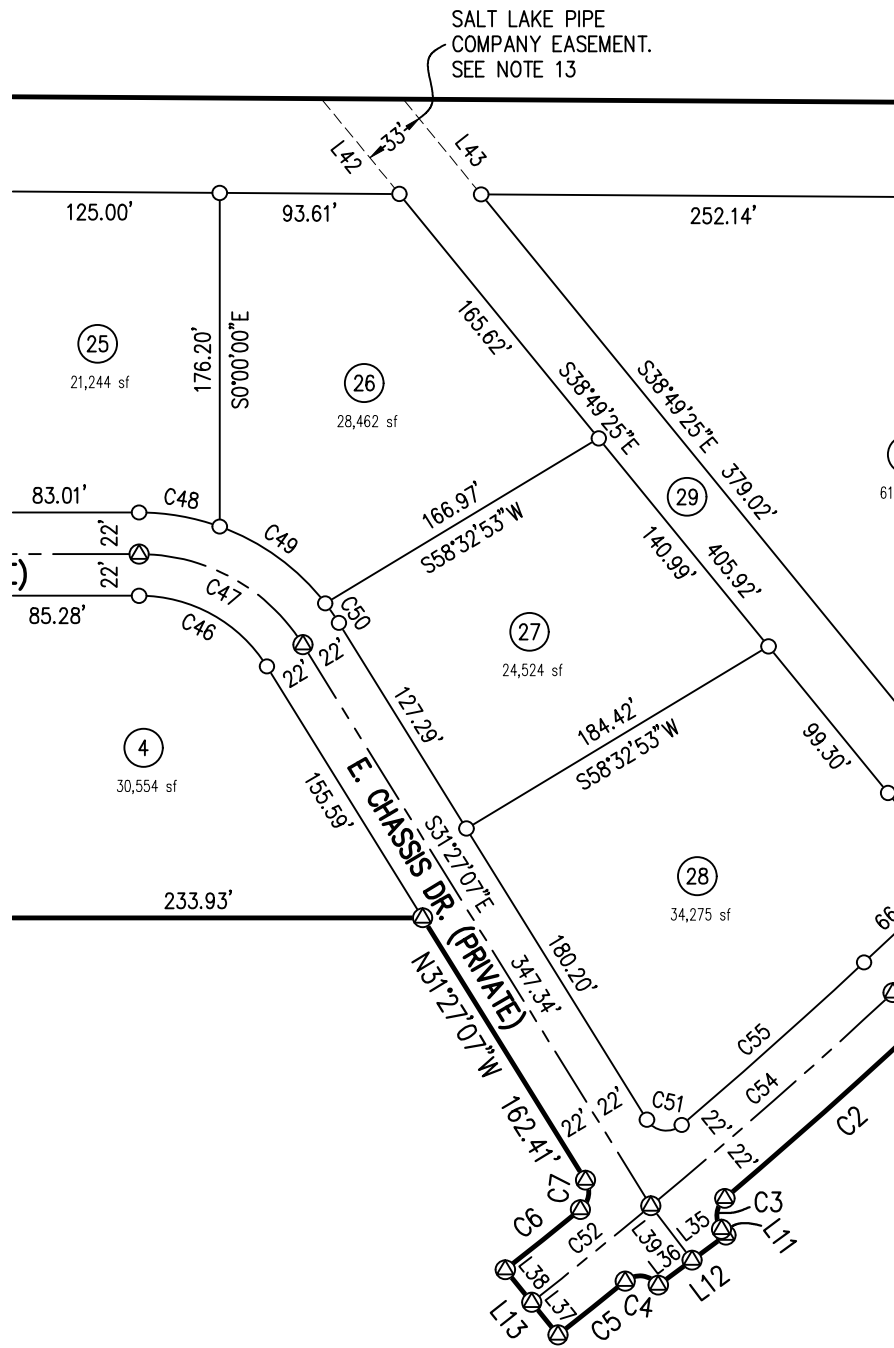
-  FOUND BRASS
-  FOUND 5/8" REBAR
-  SET 1/2" REBAR PLASTIC CAP
-  SET 5/8" REBAR PLASTIC CAP
-  CALCULATED POINT
-  SECTION LINE
-  CENTER LINE
-  EASEMENT LINE
-  SUBDIVISION BOUNDARY
-  LOT LINE
-  ADJACENT PROPERTY
-  LOT NUMBER



N 1/16



SEE SHEET 2



[illegible]

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, OF THE COUNTY OF ELMORE, IDAHO, AND THAT WE INTEND TO INCLUDE

A PARCEL OF LAND BEING PORTIONS OF THE N ½ AND T ½ SECTIONS 36 AND 37, T4N, R12E, ELMORE COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE NORTHWEST CORNER OF SAID SECTION 36; MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SECTION 37;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID SECTION 36 TO A BRASS CAP MONUMENT MARKING THE NORTHWEST CORNER OF THE SW ¼ OF THE NW ¼ OF SAID SECTION 36;

THENCE ALONG THE NORTHERLY BOUNDARY OF THE S ½ OF SAID SECTION 36 TO A BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF THE S ½ OF DANSKIN PROPERTIES SUBDIVISION NO. 2, AS SHOWN ON THE PLAT OF SAID SUBDIVISION, ELMORE COUNTY, IDAHO, S 89°38'54" E A DISTANCE OF 2646.08 FEET TO A BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF THE NW ¼;

THENCE ALONG THE NORTHERLY BOUNDARY OF THE SW ¼ OF SAID SECTION 36 TO A 5/8 INCH DIAMETER IRON PIN MARKING THE NORTHEAST CORNER OF SAID SECTION 36;

THENCE ALONG THE EASTERLY BOUNDARY OF THE NW ¼ OF SAID SECTION 36;

THENCE LEAVING SAID EASTERLY BOUNDARY S 42°29'16" E A DISTANCE OF 146.02 FEET TO A POINT;

THENCE S 39°07'35" E A DISTANCE OF 146.02 FEET TO A POINT;

THENCE S 50°42'13" W A DISTANCE OF 174.15 FEET TO A POINT;

THENCE S 50°37'59" W A DISTANCE OF 88.46 FEET TO A POINT;

THENCE S 47°24'38" W A DISTANCE OF 729.61 FEET TO A POINT; SUBDIVISION NO. 1;

THENCE ALONG SAID NORTHWESTERLY BOUNDARY A DISCRETE CURVE HAVING A CENTRAL ANGLE OF 12°46'11" AND A TANGENCY;

THENCE CONTINUING ALONG SAID BOUNDARY S 34°38'28" E A DISTANCE OF 138.29 FEET TO A POINT;

THENCE LEAVING SAID BOUNDARY AND ALONG THE EASTERLY BOUNDARY OF SAID SECTION 36 TO A BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 36, INSTRUMENT NO. 78950, RECORDS OF ELMORE COUNTY, IDAHO;

THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY OF SAID SECTION 36;

THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY OF SAID SECTION 36;

THENCE LEAVING SAID EASTERLY BOUNDARY S 46°38'14" E A DISTANCE OF 138.29 FEET TO A POINT;

THENCE A DISTANCE OF 138.29 FEET ALONG THE ARC OF A CURVE HAVING A CENTRAL ANGLE OF 12°37'19" AND A LONG CHORD BEARING S 47°56'53" W A DISTANCE OF 138.29 FEET TO A POINT;

THENCE A DISTANCE OF 18.03 FEET ALONG THE ARC OF A CURVE HAVING A CENTRAL ANGLE OF 6°12'34" AND A LONG CHORD BEARING S 6°12'34" W A DISTANCE OF 18.03 FEET TO A POINT;

THENCE S 36°50'25" E A DISTANCE OF 3.87 FEET TO A POINT;

THENCE S 53°09'35" W A DISTANCE OF 44.00 FEET TO A POINT;

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED
ACCORDING TO THE LETTER TO BE RECORDED
CONDITIONS OF APPROVAL. SANITARY
SECTION 50-1326, IDAHO CODE, BY THE

CEN

APPROVAL OF THE BOARD

I, THE UNDERSIGNED, CHAIRMAN OF THE BOARD,
HEREBY CERTIFY THAT AT A REGULAR MEETING
OF _____, 20____, THIS PLAT WAS

CHAIR

APPROVAL OF ELMORE COUNTY

THE FOLLOWING PLAT WAS ACCEPTED BY THE
COMMISSION ON THE ____ DAY OF ____

CHAIR

EXHIBIT 3A
PLANNED COMMUNITY FINDING OF FACTS
AND CONCLUSIONS OF LAW
SIGNED
PC-2021-01

**BEFORE THE ELMORE COUNTY
BOARD OF COUNTY COMMISSIONERS**

**IN RE: Case # PC-2021-01)
Mayfield Springs Planned Community)
application consisting of a)
comprehensive plan amendment, a)
zoning ordinance map amendment)
from AG to PC base district, a)
zoning ordinance text amendment,)
and a development agreement.)**

**FINDINGS OF FACT
CONCLUSIONS OF LAW
AND ORDER**

SUMMARY

FINDINGS OF FACT: (I) Application Documents; (II) Applicant; (III) Procedural Matters; (IV) Project Description; (V) Site Description; (VI) Current Land Use and Zoning; (VII) Surrounding Land Use and Zoning; (VIII) Existing Services; (IX) Applicable Law; (X) Comprehensive Plan Amendment; (XI) Zoning Ordinance; Subsection A - Planned Community; Subsection B – Zoning Ordinance Map; Subsection C – Development Agreement; Subsection D – Zoning Text Amendment; (XII) Action by the Board.

CONCLUSIONS OF LAW

ORDER

FINDINGS OF FACT

If any of these Findings of Fact are deemed to be conclusions of law, they are incorporated into the conclusions of law section.

I. The Elmore County ("County") Board of Commissioners (the "Board") finds that the application ("Application") is comprised of:

- A. Application forms with Elements A, B, C, D, E, F, and G, prepared and submitted by the Applicant and approved by the Board;
- B. Comprehensive Plan Amendment (Resolution Number 864-22) to the Elmore County Comprehensive Plan;
- C. Mayfield Springs Planned Community Ordinance, Zoning Ordinance Map Amendment to the Elmore County Zoning Map, Zoning Text Amendment to the Elmore County Zoning Ordinance the Development Agreement, with seventy two (72) conditions of

approval, all as approved in Ordinance No. 2022-03 to be known as the Mayfield Springs Planned Community Ordinance; and

D. All other information contained in the Elmore County file for Project No. PC-2021-01.

II. The Board finds that the Applicant is:

Mr. Gregory B Johnson,
Mayfield Development LLC
1861 S. Wells Avenue #210
Meridian, Idaho 83642

III. The Board finds the procedural matters applicable to a Planned Community Application, Title 10, Chapter 11 of the Elmore County Zoning and Development Ordinance, as follows:

A. The following pre-application requirements are fulfilled for this proposal pursuant to the Zoning Ord. § 10-11-6 (Work Session and Noticing Requirements):

- On July 07, 2020, the Applicant's representative held a pre-application meeting with the Director of Land Use and Building Department ("**Department**") to discuss a planned community proposal to include a comprehensive plan amendment, zoning map amendment, zoning text amendment, and development agreement.
- On September 24, 2020, the Applicant's representative completed the pre-application form with the Department along with pre-application fees per Zoning Ord. § 10-11-6(B).
- On October 29, 2020, the Applicant's representatives conducted the first Neighborhood Meeting per Zoning Ord. § 10-11-6(D). Notice of this meeting was sent to property owners within ten-mile of the subject property. Approximately 40 neighbors participated at this meeting at 6:00pm at the American Legion Hall.
- On December 2, 2020, the Applicant's representatives conducted an Agency Meeting per Zoning Ord. § 10-11-6(C) to discuss the proposal's impacts on affected agencies and service providers.
- On January 13, 2021, the Applicant's representatives conducted the second virtual Neighborhood Meeting in response to the state's COVID19 related restrictions using the same 10-mile mailing radius for notification.

B. The following application requirements are fulfilled for this proposal pursuant to Zoning Ord. § 10-11-9 (Action by the Board):

- On March 24, 2021, the Applicant's representatives submitted the Mayfield Springs Planned Community application packet along with the required fees.
- On April 30, 2021, the Director deemed the application complete, after the County Qualified Planner, HDR Inc. reviewed it for its completeness.
- On May 4, 2021, the Director provided a complete copy of the application to thirty-four (34) affected agencies and service providers at local, state, and federal level.
- On June 23, 2021, the Applicant's representatives held an Agency Workshop with those agencies to discuss the proposal and the necessary public facilities and services to support it.
- On March 9, 2022, the Department conducted an Elmore County agency meeting to ensure that the necessary public facilities and services are required from the application.

- C. On October 20, 2021, the Elmore County Planning and Zoning Commission (“Commission”) held a public workshop to introduce the proposal and provide feedback to the Applicant on various aspects of the planned community proposal.
- D. The first public hearing with the Commission was conducted on June 15, 2022, at 7:00pm at American Legion Hall, in-person and via Web-ex. Notice of this hearing was sent to property owners within ten-mile of the subject property. Notice of this hearing was published in the Mountain Home News on May 25, 2022, and again on June 1, 2022. Notice of this hearing was sent to forty-seven (47) local, state, and federal agencies. Large-scale (34”x44”) site-posting notices were placed at four visible locations in and around the site on June 2, 2022.
- E. At the first public hearing the Commission heard from the Applicant, staff, and received public testimony from three people in neutral, one person in support, and one person in opposition to the proposal. The Commission closed the public hearing but did not have adequate time to take in applicant’s rebuttal. Therefore, the public hearing was continued to July 6, 2022, at 6:00pm at the same location.
- F. Since the first hearing, staff had received additional agency and public comments. Therefore, the Commission opened up the public hearing on July 6, 2022, and allowed staff to present this new information for the record. No one had signed up to testify at the hearing. So, the Commission heard applicant’s rebuttal, and asked them questions, and closed the public hearing. The Commission deliberated on the proposal, and recommended approval of PC-2021-01 to the Board of County Commissioners with seventy-two (72) conditions of approval.
- G. The Board public hearing was scheduled on August 12, 2022 at 2:30pm in the Elmore County Courthouse. Notice of this hearing was sent to property owners within ten-mile of the subject property. Notice of this hearing was published in the Mountain Home News on July 20, 2022, and again on July 27, 2022. Notice was this hearing was sent to forty-seven (47) local, state, and federal agencies. Large-scale (34”x44”) site-posting notices were placed at four visible locations in and around the site on August 4, 2022.
- H. At the hearing, the Board heard detailed presentation from the Applicant’s representatives and staff. The Board asked extensive questions to staff through-out their presentation after which they received public testimony from two neighbors and one city official in opposition to the proposal. The Board closed the hearing, first deliberated on the proposed Comprehensive Plan Amendment, and unanimously approved such Amendment, then deliberated on the proposal, and unanimously approved the Zoning Ordinance Map Amendment, Zoning Ordinance Text Amendment, Development Agreement, and the Mayfield Springs Planned Community (PC-2021-01) application with seventy-two conditions recommended by the Commission.
- I. The Board was presented Adoption Documents and Findings of Fact, Conclusions of Law, and Order on September 16, 2022, and unanimously adopted the Mayfield Springs Planned Community documents as more fully set forth herein.

IV. The Board finds the project description as follows:

- A. Proposed Uses:** PC-2021-01 proposes 1682 single family residential, 637 multi-

family residential units, with 55,000 square feet of neighborhood serving commercial uses, 96.38 acres of natural open spaces and 87 acres of developed open spaces, and institutional buildings for school, fire, sheriff, ambulance services, water, sewer, etc.

B. Proposed Structures: PC-2021-01 provides single-family detached and attached dwellings; multi-family dwellings; mixed-use buildings, retail stores; office buildings; public buildings to include a 7500 square feet joint-use emergency response facility for fire, sheriff and ambulance services, school, park and ride lot, neighborhood and community level parks, and a wastewater treatment plant.

C. Proposed Site Improvements: PC-2021-01 proposes a municipal water system and a wastewater treatment system to be built on site and operated by a private entity, fire station operated by a new fire district, electrical power service provided by Idaho Power, natural gas provided by Intermountain Gas Company, telephone and high-speed internet services, on-site vehicular, bicycle and pedestrian circulation systems, park and ride lot(s), open space, trail/trailheads and developed parks.

V. The Board finds the site description as follows:

A. Location:

The 760-acre Mayfield Springs Planned Community project (PC-2021-01) is located adjacent to Desert Wind Road, Baseline Road, and Regina Road in unincorporated areas of Elmore County, Idaho. The proposed site is located at western border of Elmore County in Sections 34 and 35 of Township 01 North, Range 04 East and is located north and east of Interstate 84 (I-84) at the Orchard Exit-71. Parcel Numbers:

RP01N04E340040; RP01N04E353010; RP01N04E348400; RP01N04E341210

B. Ownership (the "Owner"):
Mr. Gregory B Johnson,
Mayfield Development LLC
1861 S. Wells Avenue #210
Meridian, Idaho 83642

C. Site Characteristics:

Property size: The site contains approximately 760 acres.

Site Characteristics: The property is primarily used for animal feed crops and domestic livestock grazing. Much of the project has been subject to agricultural and grazing uses.

Vegetation: Grasslands comprises approximately 55-percent (420-acres) of the project area. The western portion of the property and the area north of S. Regina and Baseline Roads are shrublands, covering approximately 43 percent (324-acres) of the proposed project area. These areas are dominated by a mix of basin and Wyoming big sagebrush species and antelope bitterbrush, with an understory dominated by Sandberg bluegrass, squirrel tail, blue bunch wheatgrass and areas of cheatgrass medusa head wild rye.

<i>Slope:</i>	The property is characterized by flat and rolling grasslands. Elevation at the site ranges between 3,100 and 3,500 feet above mean sea level. The majority of the site includes topography of less than eight (8%) percent slope. Areas with 8-30% slopes have been incorporated into the open space planned for the project. No areas have very steep
<i>Irrigation/water:</i>	The project will be served through two water rights issued by the Idaho Department of Water Resources (IDWR). One is an irrigation water right license (63-32616), which is in the process of being converted to irrigate common open-spaces of the proposal by the Department of Environmental Quality (DEQ), and the other is a municipal permit to appropriate potable municipal water (63-32225) for the proposal.
<i>Drainage:</i>	McElroy Draw bisects the property from north to south and three other drainages run from the center of the property out through the southern boundary to Sand Hollow Creek. Elevation ranges between 3,100 and 3,500 feet above mean sea level.

VI. The Board finds the current land use and zoning as follows:

The current zoning on the property is Agriculture (AG) with Wildfire Urban Interface (WUI) Overlay. Portions of the property are subject to County hillside development regulations. The proposal is not within any areas of city impact.

VII. The Board finds the surrounding land use and zoning as follows:

The current land use is domestic livestock grazing. The land surrounding the subject property is zoned agricultural. Danskin Subdivision is located immediately north of the property and Ada County is located immediately west of the property. Public lands administered by the Bureau of Land Management (BLM) is located immediately east of the property and the recently approved Ridgeview Estates preliminary plat is located immediately south of the property.

VIII. The Board finds the existing services as follows:

<i>Access Road:</i>	Mayfield Springs Planned Community project takes access from Desert Wind Road, Baseline Road, and Regina Road. The site and these three roads are currently maintained by the Mountain Home Highway District (MHHD).
<i>Fire Protection:</i>	None
<i>Sewage Disposal:</i>	None
<i>Water Service:</i>	None

Irrigation District: None

Drainage District: None

IX. The Board finds the following as the applicable law for consideration of the Application:

- A. Comprehensive Plan. The Elmore County 2014 Comprehensive Plan ("Comprehensive Plan"), to which the Applicant has requested a Comprehensive Plan Amendment as part of its application, under § 7-3-16 of the Zoning Ordinance and pursuant to Idaho State Code § 67-6509.
- B. Zoning Ordinance. The Elmore County Zoning and Development Ordinance adopted on May 18, 2018 (the "Zoning Ordinance") (for convenience purposes, all references in these Findings of Fact, Conclusions of Law and Order shall refer to the codified version). The proposed zoning ordinance map and text amendments are subject to §§ 7-3-14 and 7-3-15 of the Zoning Ordinance pursuant to Idaho State § 67-6511. The Development Agreement requirements are addressed in Title 7 Chapter 10 of the Zoning Ord. pursuant to Idaho State Code § 67-6511A.; and
- C. Planned Community: The Planned Community regulations are addressed in Title 10, Chapter 11, of the Zoning Ordinance pursuant to Idaho State Code § 67-6515; and
- D. The Elmore County Zoning Ordinance, the Local Land Use Planning Act - Idaho Code § 67-6501 et seq, as well as other applicable local, state, and federal laws and regulations.

X. Comprehensive Plan.

Finding: The Community is not located within any area of city impact within the County and the Comprehensive Plan is the County planning document governing the Community.

Finding: The Board found by unanimous vote under Idaho State Code §§ 67- 6511 and 67-6509, that it shall consider the Comprehensive Plan when evaluating an amendment to the County Zoning Map and the Zoning Ordinance.

Finding: Based upon the record and the testimony received in public hearings on the Application, including letters from the City of Mountain Home and Glens Ferry, and the Department Staff Report completed on July 28, 2022, the Board considered the Comprehensive Plan when it evaluated the proposed zoning map amendment and the proposed zoning text amendment, both of which were part of the Application, and found, by a unanimous vote that the zoning map amendment and the proposed zoning text amendment were not in conflict with the Comprehensive Plan because both generally comply with the applicable goals and policies of the existing Comprehensive Plan.

Finding: The Board further found by unanimous vote that PC-2021-01, and its proposed Comprehensive Plan Amendment, comply with the 2014 Comprehensive Plan and § 7-3-16 of the Zoning Ordinance for the reasons stated in Finding #10-11-18 (A)(1) immediately below.

XI. Zoning Ordinance.

Finding: The Zoning Ordinance is the appropriate ordinance governing the Application. In order to approve an application for a planned community, certain required findings as set forth in Title 7 and Title 10 of the Zoning Ordinance shall be made.

Finding: The Board finds that the Application is in general conformity with the Zoning Ordinance because it complies with the applicable sections, as set forth below, by a unanimous vote. The findings required by the terms of the Zoning Ordinance follow in bold text with underline, followed by the Board's findings:

Zoning Ordinance Findings: Subsection XI(A)

Section 10-11-18 (A): Planned Community Application Required Findings:

Finding: Based on Department's staff report for the August 12, 2022, Public Hearing, the Board unanimously finds that the PC application complies with the Zoning Ordinance Section 10-11-18 for the following findings.

1. *The Proposed PC complies with the Comprehensive Plan, including but not limited to the Land Use Section, titled Planned Communities.*

Finding: Board finds that the 2014 Comprehensive Plan for Elmore County states that:

The Planned Community "PC" designation is specifically designed to accommodate small town or urban type development that is self-sustainable and self-supporting, that places values and emphasis on community character, heritage, that provides a sense of place characterized by a variety of land uses, a variety of housing opportunities, community connectivity, conservation of open space, developed parks, and preservation of environmental and/or historical elements.

Elmore County will experience new residential growth during the next 10 to 15 years. Through Planned Community, the County will be able to offer urban type clustered development and the preservation of open space, while maintaining the rural country character of the Elmore County.

Goal 1: To provide for sustainable growth and development that pays for itself within the County without negatively affecting existing communities, land uses and services.

Goal 2: Achieve a land use balance through Planned Communities, while recognizing that new urban or small-town residential development may occur in the County and between County boundaries.

Goal 3: To foster the redevelopment of historical towns, through sustainable well designed Planned Communities that do not negatively affect existing communities and land uses.

Goal 4: Planned Communities should strive to provide employment and housing opportunities while encouraging the expansion of existing social and economic opportunities. Where appropriate, Planned Communities should be encouraged to foster recreation and tourism related developments and services.

See applicable Findings in Section X above.

Finding: Board finds that when the 2014 Comprehensive Plan was adopted, one planned community already existed near the County border, and therefore, it was adopted recognizing the inevitability of market forces, and the need for, such development at the county border.

Finding: The Board further finds that PC-2021-01, Element B, provides for a small-town urban development with approximately 2325 single and multi-family residential units of varying densities, scattered through five neighborhoods that build upon their unique site characteristics in harmony with the area's natural features. The proposal considers this site's importance in pre-interstate era along Old Highway 30 and incorporates design elements in its urban spaces to create a unique community identity and still provides open space and recreational opportunities. The proposal provides for mixed use districts, encompassing a total of 35 acres and 55,000 square feet of neighborhood serving commercial to create small-town character with high density residential and a variety of housing opportunities, and commercial uses interspersed around Desert Wind Road.

Finding: The Board finds that as more specifically identified in Element B, the vision of this Planned Community is well thought out. The Application provides a vision statement, an enumerated list of goals and policies with corresponding chapters within the County's Comprehensive Plan and sets policies of how each of chapter is applied within the boundaries of the Planned Community and includes a conceptual land use map featuring a town center that will act as a node of community activity and outlines a circulation system of designated roadways. The Application also provides information on conceptual densities and intensities planned within the Planned Community via the included land use matrix which sets allowable density ranges for each land use district to be established. The Application establishes a sufficient transportation network of internal and external community connections, the different roadway classifications and their intended function within the community. The design concepts establish design guidelines and standards including building orientation, setbacks, rooflines slopes, acceptable architectural styles, structural materials, exterior colors, driveways and parking access, community lighting, landscaping and shared community elements.

Finding: Additionally, the Board finds that based on analysis of the Application, the Department proposes 72 conditions of approval for PC-2021-01 to ensure that the proposal is compatible with existing communities and provides housing opportunities as well as recreational and commercial activities within the County. Therefore, the Board unanimously concludes that the proposed Comprehensive Plan Amendment, complies with 2014 Comprehensive Plan and its land use section.

2. The proposed PC complies with local, state and federal laws and regulations.

Finding: The Board finds that PC-2021-01 proposal has gone through a lengthy review over the last two years by industry experts in the Department, on the County review team, as well as 47 affected agencies to ensure that the proposal, and every element thereof, comply with local, state, and federal laws and regulations. This review and all provided comments are used to develop seventy-two (72) draft conditions of approval for PC-2021-01, which will be a part of Development Agreement as well. The draft proposal as well as conditions of approval were reviewed by these agencies on multiple

occasions over the last two years. And therefore, the Board unanimously concludes that PC-2021-01 complies with local, state, and federal laws and regulations.

3. *The proposed PC complies with all applicable county ordinances.*

Finding: The Board finds that PC-2021-01 proposal has gone through an extensive agency review process, to include all County service providers. In addition, the Department conducted a meeting on March 9, 2022, with community facilities and service providers within Elmore County to review the proposal and ensure that the proposal meets all applicable County ordinances. This meeting included Elmore County Sheriff, Ambulance Services, School District, St. Luke and Desert Sage, as well as Mountain Home Highway District. Following that meeting, the Department sent out a letter to the Applicant on March 30, 2022, to outline all concerns that were discussed at this meeting. Many of those concerns are addressed in the Applicant's documents submitted as "May 2022 Supplement" and through subsequent discussions on draft conditions of approval. Therefore, the Board unanimously finds that the proposed PC complies with all applicable county ordinances.

4. *The proposed PC provides the necessary development tools to accommodate compatible, mixed-use, small-town or urban-type development while promoting connectivity and walkability.*

Finding: The Board find that Element B-3, Image B-3-5, and B-4 as well as Elements F-5 and F-6 address these design aspects of urban environment within the planned community. The Department has been persistent in encouraging the Applicant to provide all amenities of a small-town including, neighborhood parks, inter-connected trails, connectivity with surrounding land uses, park and ride lot, school siting, internal and road connections, road designs etc. Furthermore, the Department has been consistent in encouraging that the site's heritage be honored and expressed in it's urban environment. As a result, the Applicant has submitted a map that provides an overview of all elements of a small-town urban environment which was presented during the public hearing.

Finding: In addition, the Board finds that conditions of approval # 1-29, 50-63, and 64-67 ensure that those amenities and facilities are constructed in a timely manner as envisioned at the time of approval. Therefore, the Board finds that the proposal provides the necessary development tools to accommodate compatible small-town development that promotes connectivity and walkability within the planned community.

5. *The proposed PC provides reasonable on-site commercial and community facilities and employment opportunities for its residents commensurate with its size.*

Finding: The Board finds that PC-2021-01 provides for two mixed use districts – Town Center and Mixed Use – encompassing a total of 35 acres (of the total 750 acres) that allow residential, office, institutional, civic, light industrial, and commercial uses around Desert Wind Road and a newly created Mayfield Springs Boulevard, in a compact urban node that is walkable for its approximately 5,500 future residents. These districts offer high-density housing options and neighborhood retail and services for people living within the community and provide opportunities and flexibility in the planning and design of buildings for vertical and horizontal integration of uses.

Finding: The Board further finds that the conditions of approval #28 particularly require construction of retail commercial onsite and conditions of approval #50-63 require

construction of community facilities onsite throughout its various phases. Therefore, the Board unanimously finds that the proposal provides commercial and community facilities for its residents.

6. *The PCCP addresses all required components and establishes design concepts for all aspects of the development.*

Finding: The Board finds that PC-2021-01 proposes a comprehensive plan amendment containing Element B-1 for a Vision Statement, B-2 for Coordinated Goals and Policies, B-3 for Conceptual Land Use Map, B-4 for Transportation Mobility Plan, and B-5 for Central Design Concept. Elmore County Code 10-11-7(B)3 provides requirements for conceptual land uses, densities/intensities, and layout of neighborhoods within the proposed planned community. It states that the map shall include proposed land use districts in sufficient details to guide residential neighborhood development. Table B-3-2T of the application provides for conceptual densities and intensities of the proposed land use districts.

Finding: The Board finds that the Applicant has provided a detailed land use map that addresses all required components of a Comprehensive Plan and provides a site layout that responds to site characteristics such as natural features, hydrology, drainage, wetland delineation, topography, cultural and historic resources, etc. Therefore, the Board unanimously finds that the proposal addresses all aspects of development as anticipated for a planned community.

7. *The PCDP complies with the zoning ordinance text amendment and follows the guidance of the PCCP.*

Finding: The Board finds that PC-2021-01 proposes a comprehensive plan amendment to establish a vision and set of goals for development, along with a zoning ordinance map amendment to create the boundary of the Planned Community (PC) Zoning District on adopted Zoning Ordinance Map, and a zoning ordinance text amendment to guide development within that boundary. The Development Plan for the Mayfield Springs Planned Community is proposed as Element F of the planned community. This element implements the vision of the Mayfield Springs Planned Community Comprehensive Plan Amendment and provides adequate guidance in the Zoning Ordinance text amendment to guide development of the planned community as envisioned in the Comprehensive Plan policies.

Finding: The Board further finds that the Development Plan, its 11 sub-elements, and conditions of approval # 1-29, 50-63, and 64-67 provide sufficient development guidance to evaluate future development within various phases of the project with natural features of the site, existing uses in surrounding areas, growth trends in the region, community services and utilities plan, open space and trails plan, wildlife management plan, phasing plan, drainage plan, public services, and many other technical information. Therefore, the Board unanimously finds that the proposed PCDP complies with zoning ordinance text amendment and follows the guidance of the PCCP.

8. *The PCDP provides for a variety of housing types and designs, including single family attached and detached, and multi-family.*

Finding: The Board finds that Table F-2-T-1 of the Planned Community Development Plan (Element F) offers nine (9) basic zoning districts within the proposed PC-2021-01

through the zoning ordinance text amendment. Of these, six (6) zoning districts provide a variety of residential housing options and pricing points to include attached, detached, zero-lot, duplexes, and multi-family dwellings. Multi-family dwellings further provide option of triplexes, fourplexes, townhouse, apartments, and condominium.

Finding: The Board further finds that condition #29 is particularly drafted to ensure that a certain amount of multi-family units will be built within the planned community, along with single-family residential through various phases of the development. Therefore, the Board unanimously finds that the proposed development plan provides for a variety of housing types and designs including single family attached and detached and multi-family.

9. *The wildlife mitigation plan adequately avoids, reduces or mitigates any adverse impact on wildlife.*

Finding: The Board finds that the Element F-7 provides a Wildlife Mitigation Plan for PC-2021-01, which is carefully reviewed by the Idaho Department of Fish and Game (IDFG) and the County review team. Initially, the County review team was asking for a site-specific wildlife restoration and enhancement requirements for the proposal. After a discussion with the Idaho Department of Fish and Game, the Applicant has shifted to a more commonly used general approach, that establishes a Conservation Advisory Committee with a director, and Conservation and Education funds to address wildlife mitigation across the board on regional basis. After a late comment from the IDFG, the Department had proposed a new condition to address their particular concerns to the Planning and Zoning Commission and the Applicant has agreed with the condition.

Finding: The Board further finds that conditions of approval # 40-44 address this approach including composition of the committee and seed money for the conservation funds as well as IDFG's comments. Therefore, the Board finds that that the application meets this finding.

10. *The financial plan provided by the applicant demonstrates that essential public services will be provided, created and financed by the PC or other agency or jurisdiction.*

Finding: The Board finds that Element E provides details of economic impacts of the proposal, financial plan to building and operate county services and fiscal impact to the county services providers. This element is of critical importance to the County and most agencies affected by this proposal. This element has seen most revisions over the last years to address concerns of other agencies and political subdivisions of the county, state and federal government to ensure that public services will be provided, created, and financed by the Applicant.

Finding: The Board further finds that the Applicant has reflected all those myriads of changes in the adoption documents that are submitted along with this finding.

Finding: The Board additionally recognizes that conditions of approval # 1-29, 45-49, 50-63, and 64-67 are particularly developed to ensure that public services needed to support the planned community will be provided, created, and financed by the Applicant. Therefore, the Board unanimously finds that the financial plan provided by the applicant demonstrates that essential public services will be provided, created and financed by the PC or other agency or jurisdiction.

11. *The proposed PC shall not create excessive additional requirements at public cost for public facilities and services and the proposed PC shall not be detrimental to the economic welfare of the county.*

Finding: The Board finds that Element E and F-5 were reviewed extensively by the County review team, affected agencies, and services providers to identify necessary public facilities and services needed to support the proposal. This review process included a series of one-on-one meetings between county, Applicant, and service providers as well as a few group meetings over the two-year review period.

Finding: The Board further finds that because of all those discussions, the Department have proposed a series of conditions of approval # 1-29, 45-49, 50-63, and 64-67 to ensure that the necessary public facilities are provided by the Applicant in a timely manner, and their operational and maintenance costs are recovered through various means as identified by service providers. Therefore, the Board finds that the proposed planned community will not create additional public cost for new public facilities and services needed to support its future residents.

12. *The proposed PC shall be served adequately by public facilities such as highways, streets, police protection, fire protection, drainage structures and refuse disposal.*

Finding: The Board finds that Element B-4 addresses internal and external connectivity of roads and alternative modes of transportation to improve mobility for the residents of proposed planned community. The proposed element is supported by a Traffic Impact Study (TIS), both of which were transmitted to the Idaho Department of Transportation (ITD), Ada County Highway District (ACHD), and Mountain Home Highway District (MHHD). These agencies' reviewing Engineers have provided written comments after review of highways and streets of the proposal.

Finding: The Board further finds that Conditions of Approval # 45-49 are developed to ensure that the planned community is adequately served by highways and streets.

Finding: The Board finds that Elmore County Sheriff and Emergency Medical Services (EMS) Director have participated in all discussions for this proposal over the last two years. The applicant has agreed with them to provide a joint use facility, with approximately 5000 square feet initially, to include a Sheriff substation, EMS station, and Fire Station prior to the first resident. Those requirements are a part of draft conditions of approval #50-63.

Finding: The Board finds that the planned community is not within an existing fire district boundary. The closest fire district, the Oasis Rural Fire District have declined to provide services to this future development. And therefore, the Applicant has agreed to establish a Fire Protection District per Idaho State Code Title 31 Chapter 14 and operate it adequately as required in conditions of approval #50,52,53,54, and 55.

Finding: The Board unanimously finds that due to its extensive review process, conditions of approval for the planned community ensures that the proposed PC will be served adequately by public facilities such as highways, streets, police protection, fire protection, drainage structures and refuse disposal.

13. *The PCDP and economic analysis demonstrate that upon build out, the PC contributes to the area's jobs-to-housing balance and places higher density housing near commercial centers.*

Finding: The Board finds that Element E discusses jobs and housing opportunities provided through the planned community proposal. The median sales price for homes in Ada County are higher than that in Elmore County. The proposed planned community is located within ½ hour driving distance from the City of Boise, Mountain Home Airbase, and City of Mountain Home. Which means that the proposal is also situated ½ hour drive time from existing commercial centers and community amenities, with 70% of anticipated trips to Ada County and 30% to Elmore County. Therefore, the Board finds that PC-2021-01 will provide additional housing opportunities, at low-to-mid four hundred thousand price range, for Ada and Elmore County residents.

Finding: The Board further finds that due to its close proximity to the Mountain Home Airbase, this proposal will also provide additional housing options to airman and other employees of the airbase. Due to current housing limitations in Elmore County, many of the airman and airbase employees are living in Ada County. This proposal will improve the area's jobs to housing balance, by providing additional housing opportunities and variety to the airman and employees of the airbase.

Finding: The Board finds that the proposal provides for 55,000 square feet of commercial amenities along with other recreational opportunities at the County boarder, which is generally lacking in this area. These amenities will be close to 55,000 new residents as well as existing residents of Mayfield community. Therefore, the Board unanimously finds that the upon build-out, the PC contributes to the area's jobs-to-housing balance and places higher density housing near commercial centers.

14. *The proposed PC complies with overlay districts specified in the Ordinance.*

Finding: The Board finds that PC-2021-01 is entirely located within the Wildfire Urban Interface (WUI) Overlay. The Board finds that Elmore County Code, Title 8, Chapter 1 addresses requirements of this overlay.

Finding: The Board finds that the Applicant has provided an appendix to Wildlife Management Plan, called Fire and Vegetation Management Plan (FVMP). The intent of plan is to submit an alternative plan that satisfactorily complies with the intent of the code, and is at least equivalent to the level of quality, strength, effectiveness, fire resistance, durability, and safety prescribed by the existing county code.

Finding: The planned community draft conditions of approval #11 requires that the Applicant demonstrate compliance with WUI overlay at each preliminary plat level. Therefore, the Board unanimously finds that the application complies with requirements of WUI overlay district.

15. *The PC has adequate facilities and programs to promote the use of alternative transportation both within the PC and outside of the PC boundaries.*

Finding: The Board finds that Element B-4 provides a range of street designs developed to enhance internal and external community connectivity for multiple modes of transportation to include pedestrian and vehicular. The majority of streets, except for those in the lowest density areas, provide sidewalks, combined with the internal trail system. The PC provides convenient walking access from residential units to the mixed-

use town center where commercial and community services will be located. The element also provides two roundabouts on Desert Wind Road to allow safe pedestrian crossings and a Park and Ride lot in Town Center to promote carpooling and vanpooling.

Finding: The Board additionally finds that image B-4-14 shows Trails and Pathway Plan as well as a Community Facilities and Services map that identifies commercial nodes, community facilities, schools, neighborhood parks, trails, park and ride location, etc. to demonstrate walkability and reduced dependency on automobile. The Board finds that conditions of approval #26 and 49 are developed to support promote the use of alternative transportation.

Finding: The Board finds that the Applicant has also proposed reserving space within the community for transportation alternative educational and informational materials within a central kiosk and a transportation coordinator position within the HOA to further develop carpooling, van pooling and ride-sharing options for inside and outside the community. Therefore, the County review team determines that PC-2021-01 provides adequate facilities and programs to promote alternative transportation both within and outside the proposal boundary. Therefore, the Board unanimously finds that the PC has adequate facilities and programs to promote use of alternative transportation both within the PC and outside the PC boundaries.

16. *The PCDP has adequately demonstrated that the PC will be served by a central wastewater collection and treatment facility and a community water system.*

Finding: The Board finds that PC-2021-01 proposal has provided Facility Plans submitted to the Idaho Department of Environmental Quality (IDEQ) for municipal wastewater collection and treatment facility and municipal domestic water system with its initial application document. The project will be served through two water rights issued by the Idaho Department of Water Resources (IDWR). One is an irrigation water right license (63-32616) and the other is a municipal permit to appropriate water (63-32225). The Applicant is owner of the irrigation water right and the ISW (controlled by the Applicant) is the owner of the municipal permit. Since then, the Applicant has received approval of facilities plans, drilled wells on site after receiving permits, and kept the County informed of all the progress made with these state agencies.

Finding: The Board further finds that there are ten (10) conditions (# 30-39) to ensure the Applicant constructs and operates these facilities in compliance with all state and county requirements. Therefore, the Board finds that the proposed planned community will be adequately served by central wastewater treatment and domestic water facilities.

17. *The PC has provided open space and developed parks that meet or exceed the minimum requirements and are adequate to serve the anticipated population.*

Finding: The Board finds that PC-2021-01 provides Element F-6 for Open Spaces, Parks and Trails Plan, which will be adopted with the planned community. This element provides approximately 96.38 acres to be preserved as Natural Open Space maintained in a conservation easement or conveyed to the homeowners' association to be preserved as permanent open spaces and approximately 87.00 acres as developed open space to be used as neighborhood parks, playgrounds, and trailheads. Preserved natural open space in the proposal are situated in such a manner as to allow for trail and community connectivity in addition to preserving the natural terrain and vegetation found in the steepest areas of the site. A total of 183 acres of 760 acres planned

community proposal will be open space to serve a population of 5500 new residents. This open space provision exceeds 10% of the total project area or 10 acres per 1000 population.

Finding: The Board finds that the wildlife mitigation plan also highlights the proposed habitat and vegetative improvements proposed in the natural open space areas of the Planned Community. There are four (4) conditions of approval, # 40-44, to ensure that the trails and open spaces are maintained as proposed in PC-2021-01. Therefore, the Board finds that the proposal provides adequate open spaces to serve the anticipated population.

18. *The proposed natural open space is adequate to preserve views, special sites, important natural features, riparian areas, wetland areas, wildlife habitat and rare plants.*

Finding: The Board finds that Elmore County Code 10-11-7(F) dictates that the planned community application shall provide technical reports and studies prepared and signed by qualified experts, including but not limited to a site constraints analysis and a description of the impact of the project on area air quality, area water quality, slopes, and views. PC-2021-01 application had provided all these studies; however, a few of those studies were prepared for a prior application on the same site in mid 2000s. At the request of the Department, the Applicant has provided recent cultural resources survey, wetland delineation report, site topography map with one ft (1') contour lines, revisions to wildlife management plan, new inadvertent discovery plan, hydrology report, etc. as requested by the County review team. After review of these revised documents, the County review team concludes that the proposed planned community meets this requirement. Therefore, the Board unanimously finds that this finding is satisfied.

19. *The PC has phased non-residential uses and recreational opportunities that keep pace with housing.*

Finding: The Board finds that PC-2021-01 provides for two mixed use districts encompassing a total of 35 acres that provide opportunities for non-residential uses and a total of 183 acres of open spaces for recreational opportunities that are walkable for its approximately 5500 future residents. The Department has proposed 72 conditions of approval after working with the Applicants and service providers to ensure that non-residential uses, including community facilities, institutions, and commercial uses as well as natural and developed open spaces improvements keep pace with housing development. Therefore, the Board unanimously finds that the PC has phased non-residential uses and recreational opportunities that keep pace with housing.

20. *The PC provides path and trail linkages between parks, schools, neighborhoods and commercial centers. The PC provides connectivity with nearby public trails and public lands where appropriate.*

Finding: The Board finds that the Element F-6 provides path and trail linkages between parks, schools, neighborhoods, and commercial centers. The Open Spaces, Parks and Trails Plan demonstrates that there is a proposed park within a ¼ mile of each residential dwelling. The trail systems and pathways are also within ¼ mile radius of residential development. Finally, almost the entire residential community is within ½ mile of the town center where school, community center, parks, park and ride lot, and commercial activities are concentrated.

Finding: The Board further finds that there are no known or active public trails in nearby areas. Therefore, the Board unanimously finds that the proposed planned community provides adequate linkages to its future residents.

21. *The phasing plan for development within the PC ensures the integrity of the PC is maintained at the end of each phase.*

Finding: The Board finds that Element E and F-8 both provide Phasing Plan for the project. Both these documents discuss a 10-year buildout with four phases, recognizing that the actual timing to complete each phase may be influenced by several factors such as market conditions, product mix, local housing competition, and other unknown factors. Therefore, actual start and completion of each phase may vary.

Finding: The Board further finds that the Department has taken diligent care in ensuring that although the phasing plan allows for internal flexibility of each phase, the integrity of the PC as a mixed-use small-town hub is maintained as housing units are developed. This is achieved by placing conditions of approval that require community facilities and services, open space provisions, commercial activities, multifamily products, transportation network improvements, etc. to be built at certain residential unit threshold, instead of a year or phase.

Finding: The Board further finds that the 72 conditions of approval ensures that while the phasing plan allows certain flexibility in response to housing market fluctuations, all capital, operation, and maintenance burden still remains with the Applicant at the end of each phase. Therefore, the Board unanimously finds that the phasing plan for development within the PC ensures that the integrity of the PC is maintained at the end of each phase.

22. *The proposed PC provides adequate mitigation for all identified tax and/or fee revenue shortfalls and negative impacts to existing service providers.*

Finding: The Board finds Finding #10-11-18 (A)(21) immediately above.

Finding: The Board further finds that the Applicant, through the Development Agreement and Conditions of Approval, has agreed to build all community facilities and infrastructure needed to support the proposal. This includes the community's fair share contributions for I-84 interchange improvements, local road improvements, school construction, a joint emergency response facility to accommodate a sheriff substation, ambulance bays and office spaces, and fire district headquarter, parks and open space improvements, sewer and water facilities, drainage improvements etc.

Finding: The Board additionally accepts the Applicant's contributions through payment of \$1000 for Sheriff, \$1000 for Fire, and \$500 for ambulance services per building permit to mitigate negative shortfalls for operational and maintenance cost to these service providers through Conditions of Approval and Development Agreement. Therefore, the Board unanimously finds that the proposed PC provides adequate mitigation for all identified tax and/or fee revenue shortfalls and negative impacts to existing service providers.

23. *The proposed PC shall not be hazardous or disturbing to existing neighboring uses or impede their normal development.*

Finding: The Board finds that the proposed planned community is in unincorporated Elmore County adjoining Ada County, with other existing and future subdivisions in its immediate surrounding. The current Mayfield Townsite Planned Community is located approximately 0.25 miles northeast of the proposed planned community.

Finding: The Board finds that the lack of affordable housing in Ada County has caused employees working there to reside in surrounding counties, where housing is more affordable. This has caused higher development interest in unincorporated Mayfield Community of Elmore County.

Finding: The Board further finds that PC-2021-01 is a small-town development proposal in a rural area that is envisioned in the County's Comprehensive Plan. The proposal includes urban and suburban type of developments, with no hazardous uses or activities proposed in it.

Finding: The Board finds that there are seventy-two (72) conditions of approval to ensure that the proposed development does not disturb existing neighboring uses and that it occurs in a thoughtful manner. Therefore, the Board finds that the proposed PC will not be hazardous or disturbing to existing neighboring uses or impede their normal development.

24. *The proposed PC shall not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.*

Finding: The Board finds Finding #10-11-18 (A)(23) immediately above.

Finding: The Board unanimously finds that the proposed planned community is in a high growth area of Elmore County with the City of Boise, Mountain Home Airbase, and City of Mountain Home within ½ hour driving distance. As a result, this community over the next few years and decades will see development activities not common in this area creating some additional traffic, noise, fumes, glare, or odor. However, The Board finds that there are seventy-two (72) conditions of approval to reduce adverse impacts related to traffic, noise, smoke, fumes, glare, or odor of construction activities. Otherwise, the uses, activities, processes, materials, equipment, and conditions of operation will not be detrimental to any persons, property, or general welfare.

25. *The proposed PC shall not result in the destruction, loss or damage of a natural or scenic feature of major importance.*

Finding: The Board finds Finding #10-11-18 (A)(18) above.

Zoning Ordinance Findings: Subsection XI(B)

Section 7-3-14 (E): Zoning Ordinance Map Amendments Required Findings:

1. *The Zoning Ordinance Map Amendment complies with the regulations outlined for this Chapter; and*

Finding: The Board unanimously finds that PC-2021-01 application has complied with all requirements of Zoning Ordinance Title 7 Chapter 3 – Application Procedures and Fees – including pre-application, application, neighborhood meetings, agency coordination, noticing for public hearings, and fees.

Finding: The Board further finds that the proposed Zoning Ordinance map amendment establishes a boundary for Mayfield Springs Planned Community on the Elmore County Zoning Ordinance Map and amends the current Agriculture Zoning District for that geographic area to “Planned Community” Zoning District. The Zoning Ord. § 7-2-5(H) defines a Planned Community Zoning District as “a small town or urban type development that is sustainable and self-supporting, that places values and emphasis on community character and heritage, that provides a sense of place characterized by a variety of land use, a variety of housing opportunities, community connectivity, conservation of open space, developed parks, and preservation of environmental and/or historical elements.” As discussed in the planned community required findings, PC-2021-01 proposal meets this definition. Furthermore, this section allows planned communities in all zoning districts except the Airbase Hazard Zones. Therefore, the Board unanimously finds that the zoning ordinance map amendment complies with the regulation outlined in this chapter.

2. *The Zoning Ordinance Map Amendment shall not be materially detrimental to the public health, safety and welfare; and*

Finding: The Board finds that PC-2021-01 proposal has gone through a lengthy review process over the last two years by industry experts on the County review team as well as 47 affected agencies to ensure that the proposal, and every element thereof, ensures public health, safety, and welfare of current and future residents of Elmore County and its adjoining Ada County. This review and all provided comments are used to develop seventy-two (72) conditions of approval for PC-2021-01, which will be a part of Development Agreement. Therefore, the Board unanimously finds that the zoning map amendment will not be materially detrimental to the public health, safety, and welfare.

3. *The Zoning Ordinance Map Amendment request is in compliance with the Land Use/Zoning Ordinance Map Amendment Matrix; and*

Finding: The Board unanimously finds that PC-2021-01 proposes a comprehensive plan amendment, a zoning ordinance map amendment and a zoning ordinance text amendment concurrently. The Comprehensive Plan Amendment places the property in creates a vision for the Planned Community, along with a zoning ordinance map amendment to create the boundary of the planned community on adopted Zoning Ordinance Map and a zoning ordinance text amendment to guide development within that boundary. Therefore, upon adoption of the planned community, the Comprehensive Plan and Zoning Ordinance both will have PC designation and implementing tools, and zoning ordinance will be in compliance with the Land Use/Zoning Ordinance Map Amendment Matrix.

4. *The Development Agreement meets the requirements of this Ordinance; and*

Finding: The Board unanimously finds that PC-2021-01 application contains required map, legal description, specific proposed uses, proposal to have homeowners’ association maintain all open spaces, proposed water, sewer, and stormwater systems, draft CC&Rs, phasing plan, necessary public facilities and services provision, and draft

Development Agreement as required in Zoning Ordinance Title 7 Chapter 10. This draft development agreement is shared with the Prosecuting Attorney's Office for review and contains seventy-two (72) condition of approval to ensure that the planned community development occurs as intended in this application.

5. *That the approval by the Board, of a Zoning Ordinance Map Amendment request would not "impede" the normal flow of development; and*

Finding: The Board finds Finding #10-11-18(A)23 above.

6. *The Zoning Ordinance Map Amendment is not in conflict with the Comprehensive Plan.*

Finding: The Board finds Finding #10-11-18(A)1 above.

Zoning Ordinance Findings: Subsection XI(C)

Section 7-10-5: Development Agreement Required Finding:

In order to approve the application, the Board shall find that the proposed development agreement or agreement complies with the regulations of this Ordinance.

Finding: The Board finds Finding #7-3-14(E)4 above.

Zoning Ordinance Findings: Subsection XI(D)

Section 7-3-15(B): Zoning Ordinance Text Amendments Required Findings:

1. *The Zoning Ordinance Text Amendment complies with the applicable Comprehensive Plan; and*

Finding: The Board unanimously finds that PC-2021-01 proposes a comprehensive plan amendment, a zoning ordinance map amendment and a zoning ordinance text amendment concurrently. The Comprehensive Plan Amendment establishes a sense of community for this future community by honoring Old Highway 30 and the pre-interstate era and provides a series of policies that create five interconnected neighborhoods, each representing their unique natural setting. The concurrent zoning ordinance text amendment implements the vision established in the Comprehensive Plan and guides development in compliance with those policies. Therefore, upon adoption the planned community, the Zoning Ordinance Text Amendment will ensure compliance with the amended Comprehensive Plan.

2. *The Zoning Ordinance Text Amendment complies with the regulations outlined for the proposed base zone, specifically the purpose statement; and*

Finding: The Board finds that the proposed Zoning Text Amendment provides a series of new zoning designations that will implement the proposed Zoning District of Planned Community (PC). The Zoning Ord. § 7-2-5(H) defines a Planned Community Zoning District as *"a small town or urban type development that is sustainable and self-supporting, that places values and emphasis on community character and heritage, that provides a sense of place characterized by a variety of land use, a variety of housing*

opportunities, community connectivity, conservation of open space, developed parks, and preservation of environmental and/or historical elements." The proposed zoning designations allow mixture of land uses to support a variety of housing types and commercial and community amenities as well as design elements that promote a sense of place. Therefore, the Board finds that the zoning ordinance map amendment complies with the regulation outlined in this chapter.

3. *The Zoning Ordinance Text Amendment shall not be materially detrimental to the public health, safety, and welfare; and*

Finding: The Board finds Finding #7-3-14(E)2 above.

4. *The Zoning Ordinance Text Amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the planning jurisdiction including, but not limited to, school districts.*

Finding: The Board finds Finding #10-11-18(A)1 above.

Finding: The Board further finds that On March 9, 2022, the Department conducted an Elmore County agency meeting to ensure that the necessary public facilities and services are required from the application. Mr. James Gilbert, Superintendent of the Mountain Home School District, attended this meeting, and requested that instead of a charter school, the district be given the first right to serve the planned community. Following on that conversation, the Department facilitated a separate meeting between the Applicant and the school district to discuss school requirements and needed conditions of approval for the planned community. Subsequently, staff drafted conditions and were shared with the Applicant and school district prior to public hearings for this application. Therefore, the Board unanimously finds that the Zoning Ordinance Text Amendment shall not result in an adverse impact upon service provisions.

5. *Following the approval of Zoning Ordinance Text Amendment, the Board shall adopt an Ordinance, and within thirty (30) days, publish a summary of the Ordinance in the official newspaper of general circulation in the County.*

Finding: The Board unanimously adopts an Ordinance for the Zoning Ordinance Text Amendment with these Findings of Fact, Conclusion of Law and Order, and directs the Department and Prosecuting Attorney's Office to publish a summary of the Ordinance in the Mountain Home News within thirty (30) days.

XII. Section 10-11-10 (A): Action by the Board:

After receipt of the final recommendation of the Commission, the Board shall; after reviewing application materials and agency submittals, conduct a public hearing for a Comprehensive Plan amendment, zoning ordinance map amendment, zoning ordinance text amendment and development agreement. Following such hearings, the Board may approve, approve with conditions, deny the application, send the application back to the Commission for more information, and stay the proceedings to obtain more information from the applicant, agency or others, conduct additional hearings or take such other actions as to be determined by the Board. Upon granting or denying the application, the Board shall specify:

1. *The Ordinance and standards used in evaluating the application.*
2. *The reasons for approval or denial.*
3. *The actions, if any, that the applicant could take to obtain approval.*

Finding: The Board unanimously finds that after receipt of the final recommendation of the Commission, the Board has reviewed application materials and agency submittals, concluded a public hearing on August 12, 2022, at 2:30pm at the Elmore County Courthouse for a Comprehensive Plan amendment, zoning ordinance map amendment, zoning ordinance text amendment and development agreement. Following such hearing, the Board has unanimously approved the application with seventy-two (72) conditions of approval.

Findings: The Board has unanimously adopts Findings of Fact, Conclusions of Law, and Order to specify zoning ordinance sections and the aforementioned standards used in evaluating this application.

CONCLUSIONS OF LAW

If any of the conclusions of law are deemed to be findings of fact, they are incorporated in the Findings of Fact section.

1. The Board concludes unanimously that the Application has met the procedural requirements of Elmore County Zoning and Development Ordinance, Title 10, Chapter 11 (Planned Community Standards), and Idaho Code §§ 67-6515, 67-6509 and 67-6512.
2. The Board concludes unanimously that the Application's proposed Comprehensive Plan Amendment is in compliance with the Elmore County 2014 Comprehensive Plan and Zoning Ordinance § 7-3-16, and Idaho Code § 67-6509.
3. The Board concludes unanimously that the Application's proposed changes to the Elmore County Zoning and Development Ordinance are in compliance with the Elmore County 2014 Comprehensive Plan as well as the approved Comprehensive Plan Amendment.
4. The Board concludes unanimously that the Application complies with §§ 10-11-18, (required findings - planned communities) of the Elmore County Zoning and Development Ordinance, and Idaho Code § 67-6515.
5. The Board concludes unanimously that the Application complies with § 7-3-14 (required findings - zoning map amendment) of the Elmore County Zoning and Development Ordinance, and Idaho Code § 67-6511.
6. The Board concludes unanimously that the Application complies with § 7-3-15 (required findings - zoning ordinance text amendment) of the Elmore County Zoning and Development Ordinance, and Idaho Code § 67-6511.
7. The Board concludes unanimously that the Application complies with § 7-10-5 (required findings - development agreement) of the Elmore County Zoning and Development Ordinance, and Idaho Code § 67-6511A.
8. The Board concludes unanimously that the Application complies with § 10-11-10 (actions by the Board) of the Zoning Ordinance.

ORDER

Based upon the foregoing findings of fact and conclusion of law and the information contained in the staff report and the record for the Application, the Board approves unanimously the Mayfield Springs Comprehensive Plan Resolution No. ____-22 and Ordinance No. 2022-03, Adopting the Planned Community Application, Zoning Map Amendment, Zoning Text Amendment, and Development Agreement with the following seventy-two (72) Conditions of Approval.

Attachment 1: Copy of Conditions of Approval

ATTACHMENT 1

Conditions of Approval for Mayfield Springs Planned Community

General Conditions Applicable to All Phases of Development

1. Prior to publication of the ordinance adopting the Mayfield Springs planned community, the owner shall provide a fully executed Development Agreement to the County Land Use and Building Department (the "**Department**") in a form approved by the Department.
2. All development shall comply with adopted Mayfield Springs planned community documents - Comprehensive Plan (Element B), Zoning Ordinance Map and Development Agreement (Element C), Zoning Ordinance (Element C), Economic Impact Study (Element E), and Development Plan (Exhibit F), as well as the Elmore County Zoning and Development Ordinance adopted on May 18, 2018 ("**County Code**"). In the event of any inconsistencies in development standards between County Code and the approved planned community documents, including any element, the latter shall control. In the event of any inconsistencies in procedural requirements between the County Code and the approved planned community documents, the County Code shall apply.
3. Each preliminary and final plat submittal shall meet the specifications and application requirements listed in County Code, including a digital version of the final plat in format as specified by the Department.
4. Prior to application for each final plat, the owner shall receive approval of subdivision and street names from the Department.
5. 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.
6. The owner shall apply for the first Preliminary Plat within one (1) year after the Board of County Commissioners (the "**Board**") adopting the Mayfield Springs planned community. The owner must receive approval of the initial final plat within 24 months of the approval of the first preliminary plat. Successive plats shall proceed in accordance with the approved Phasing Plan (Element F-8), with final plat applications required in no more than one-year intervals. The owner may request a time extension pursuant to County Code.
7. The owner shall submit a "Periodic Evaluation" every two (2) years after the Board adopting the Mayfield Springs planned community, as required by County Code. The periodic evaluation request shall be submitted on the appropriate application form provided by the Department and with the appropriate application fee at the time of submittal.
8. The owner shall submit a Biennial Report with the Period Evaluation in writing and by presentation to the County, on or before the 2-year anniversary date of the adoption of the application, or more frequently as may be requested by the Director or the County. The report shall contain at a minimum a development status report outlining compliance with phasing plan, water and sewer systems plans, fire suppression plans, traffic and roadway plans, and community facilities and services plan. The owner shall work in good faith to implement changes requested in response to the Biennial Report, including any adjustments which may be necessary to cover costs for community facilities and services.

9. Prior to any site improvements within any final plat affecting federal waters, the owner shall provide a copy of 404 permit approval from the US Army Corp of Engineers ("USACE") and Idaho Department of Water Resources, ("IDWR"), if applicable.
10. Prior to any site improvements within any final plat, the owner shall receive all other county, state, and federal approvals.
11. The owner shall submit a Wildfire Urban Interface (WUI) Plan with each preliminary plat to ensure compliance with the Fire Prevention and Wildfire Mitigation Standards, Title 8 Chapter 1 of the Elmore County Code.
12. The owner shall submit a Preliminary Grading Plan with each preliminary plat requiring grading or filling of slopes greater than fifteen percent (15%) in compliance with the Hillside Development Requirements of Title 7 Chapter 5 of the Elmore County Code.
13. Prior to any site improvements within any final plat requiring grading or filling of slopes greater than fifteen percent (15%), the owner shall receive an approval letter from the Elmore County Engineer for slope stability and revegetation plan in accordance with Elmore County Code Title 7 Chapter 5.
14. Prior to any site improvements within any final plat requiring grading or filling of slopes greater than fifteen percent (15%), the owner shall identify all floodplain tributaries and alluvial fans as well as all site-specific improvements proposed around those.
15. Prior to any site improvements within any final plat requiring grading or filling of slopes greater than fifteen percent (15%), the owner shall demonstrate that any crossing or grading over gullies that drain more than ten (10) acres within such plat is designed for the flood flows and velocities anticipated in a 100-year flood event.
16. Prior to any site improvements within any final plat encompassing floodplains, the owner shall demonstrate compliance with the Elmore County Flood Damage Prevention, Title 8 Chapter 2 of the Elmore County Code.
17. Prior to any site improvements within any final plat, the owner shall provide a copy of, or proof of exemption from, Total Maximum Daily Load permit and shall submit documentation of construction best management practices (BMPs) that will be used during construction to minimize surface water runoff and contamination.
18. Prior to approval of the first final plat, the owner shall submit the following documents and receive approval of:
 - a. Dust Control Plan from the Department.
 - b. Compliance with Idaho Administrative Rules ("IDAPA") 58.01.01 (Air Pollution Control) from the Idaho Department of Environmental Quality ("IDEQ"); and
 - c. Compliance with IDAPA 58.01.05 (Hazardous Waste) and 58.01.06 (Solid Waste Management) from IDEQ.
19. Streetlights shall comply with County Code and the approved Mayfield Springs Wildlife Mitigation Plan ("WMP").
20. Installation of public service facilities must comply with requirements of utility providers. All utility easements shall be shown on the final plat and the minimum width of said easement shall be determined by the entities responsible for the construction and/or maintenance of the utility. If not otherwise specified, ten foot (10') easements for utilities, drainage, and irrigation shall be provided along all public rights-of-way and subdivision boundaries.
21. All utility construction shall use design, materials, and construction methods that prevent failure due to flooding. All new and replacement water supply systems shall be designed to

- eliminate infiltration of floodwaters into the system. New and replacement sewage treatment works and sewage collection and disposal systems shall be designed to eliminate infiltration of floodwaters into the systems as well as discharge from the systems into floodwaters.
22. In connection with County signature of each final plat, the owner shall receive certificates and/or endorsements from the following entities:
 - a. The owner(s),
 - b. The plat surveyor,
 - c. The County Surveyor,
 - d. The County Engineer,
 - e. The Mountain Home Highway District, and
 - f. The Central District Health Department ("CDHD").
 23. Prior to approval of each final plat, the County Engineer shall review the pressurized irrigation system. Said irrigation system shall be managed by a private entity, which may include the applicable homeowners' association, as determined by the owner and approved by the Department.
 24. Prior to the Board signature of each final plat, all required improvements within the applicable phase shall be completed by the owner as required by County Code. In lieu of completing the required improvements, the owner may deposit a surety with the Director of the Department and sign a surety agreement in accordance with County Code.
 25. Prior to the approval of each final plat, the County Engineer shall be sent a letter of completion by the engineer of record to approve all drainage improvements and site grading for that phase. The County Engineer must inspect and approve all drainage improvements, except where bonding or sureties are provided. As-built drawings, acceptable to the County Engineer shall be provided prior to final inspection and approval of these drainage improvements.
 26. Prior to County signature of each final plat, the owner shall install interpretive plaques and signage as well as other visual and design elements to support Old US Highway 30 and the pre-interstate era theme including two historic markers along Old US Highway 30 and informational kiosks that elaborate on the site's history.
 27. If any unknown subsurface cultural or archaeological finds are encountered during project construction, all work shall stop in the immediate area and the owner shall follow Inadvertent Discovery of Cultural Resources Plan included in Element G.
 28. Prior to County signature of the final plat that contains 1,630th dwelling unit, the owner shall demonstrate that at least 30,000 square feet of neighborhood serving commercial uses are developed. If those uses are not yet constructed, during the following Periodic Evaluation, the owner shall provide an updated Economic Feasibility Study (Element E) for those commercial uses to the Department.
 29. Prior to approval of the final plat which contains 1,630th dwelling unit, the owner shall demonstrate that a minimum 25% of the units are developed for multi-family units with density range of 8-25 dwelling unit/acre. If this threshold is not reached, during the following Periodic Evaluation, the owner shall provide an updated Economic Feasibility Study (Element E) for multi-family units to the Department.

Conditions Applicable to Water and Wastewater Systems

30. The owner shall submit water and wastewater systems plans to serve all future development identified as the Mayfield Springs planned community with the first preliminary plat submission. Construction of improvements may be made on a plat-by-plat basis in accordance with the approved Phasing Plan.
31. Prior to County signature of the first final plat, the owner shall confirm compliance with all applicable federal, state, and local rules and laws for wastewater treatment, including Idaho Administrative Rules ("IDAPA") 58.01.02 (Water Quality Standards), 58.01.03 (Individual Subsurface Sewage Disposal Rules), 58.01.16 (Wastewater Rules), 58.01.11 (Ground Water Quality), and 58.01.17 (Recycled Water Rules). The owner shall receive the necessary IDEQ and/or CDHD approvals (and provide a copy to the Department) of wastewater collection system and treatment facilities.
32. Prior to County signature on the first final plat, the owner shall demonstrate to the Department that they have received approval of Technical, Financial and Managerial Review to construct, operate and maintain the wastewater collection system and treatment facilities from IDEQ.
33. Prior to County signature on the first final plat, the owner shall confirm compliance with all applicable federal, state, and local rules and laws for drinking water system, including IDAPA 58.01.08 (Public Drinking Water Systems), 58.01.11 (Ground Water Quality), and 58.01.02 (Water Quality Standards). The owner shall receive the necessary IDEQ and/or CDHD approvals (and provide a copy to the Department) of the potable water system.
34. Prior to County signature of the first final plat, the owner shall demonstrate to the Department that they have received approval of Technical, Financial and Managerial Review to construct, operate and maintain the approved potable water system from IDEQ.
35. Prior to County signature of the first final plat and each subsequent final plat, the owner shall demonstrate that the backbone collection system and wastewater treatment facilities are constructed to adequately serve the applicable plat area and shall be managed by a qualified private wastewater treatment company or sewer district as set forth in Idaho Code Section 42-3202. The owner shall ensure that IDEQ and CDHD have completed construction inspections and provided a Final Systems Approval Letter and authorization to the private company/district to serve the public, a copy of which shall be provided to the Department.
36. Prior to County signature of each final plat, the owner shall provide documentation of compliance with all requirements of IDWR related to the municipal water permit (63-32225).
37. Prior to County signature of each final plat, the owner shall demonstrate that the backbone drinking water system is constructed to adequately serve the applicable plat area and managed by a qualified private drinking water company or district as set forth in Idaho Code Section 42-3202. The owner shall ensure that IDEQ has completed their construction inspections and provided a Final Systems Approval Letter and authorization to the private company/district to serve the public, a copy of which shall be provided to the Department.
38. No temporary wastewater lagoon treatment system is permitted.

39. The use of individual septic systems within the Mayfield Springs Planned Community is prohibited.

Conditions Applicable to Wildlife Mitigation

40. Prior to County signature of the first final plat, the owner shall receive approval of updated Mayfield Wildlife Management Plan ("WMP") from the Idaho Department of Fish and Game. At minimum, this update shall identify the monarch butterfly as a candidate species for listing as Threatened under the U.S. Endangered Species Act and outline mitigation and conservation strategies to address the monarch butterfly.
41. Prior to County signature of the first final plat, a conservation advisory committee ("CAC") shall be established to ensure implementation of the Wildlife Mitigation Plan (Element F-7). The CAC shall meet at least one time per year to ensure that conservation goals of the approved WMP are achieved by establishing necessary conservation easement criteria and appropriate use of conservation funds. The CAC shall be comprised of at a minimum the following:
- a. The Department (if Elmore County chooses to participate);
 - b. Idaho Department of Fish and Game;
 - c. The Developer (while they retain an interest in the project);
 - d. Homeowner's Association;
 - e. Elmore County Soil and Water Conservation District;
 - f. Conservation Fund Administrator; and
 - g. Conservation Director (voting only in the event of tie vote).
42. Prior to County signature of the first final plat, the owner shall establish a dedicated account and deposit \$10,000 seed money for the conservation funds as outlined in the approved WMP (Section 6.0.2.3). Conservation funds may be utilized for wildlife mitigation onsite or offsite, through strategies that may include property acquisition or conservation easements.
43. Prior to County signature of the first final plat, the owner shall enter into a legal agreement with an entity acceptable to both owner and the Department to safeguard conservation funds and to employ such funds should the CAC fail to utilize such funds in a timely manner. A copy of this agreement shall be submitted to the Department.
44. Prior to County signature of each final plat, the owner shall demonstrate that mitigations and enhancement of the approved WMP are utilized as feasible with environmental constraints for area-wide and site-specific planning and construction activities to avoid, minimize, and mitigate impacts on riparian and foothill areas.

Conditions Applicable to Traffic Mitigation

45. Prior to County approval of the first preliminary plat, the owner shall provide a memorandum of agreement with Mountain Home Highway District ("MHHD") that provides for ongoing maintenance, replacement, and repair of the public roadways within the Mayfield Springs Planned Community.
46. Prior to County approval of the first preliminary plat, the owner shall provide a memorandum of agreement with Idaho Transportation Department ("ITD") and demonstrate how the Mayfield Springs Planned Community's hundred percent (100%)

proportional share funding contribution will be made for interchange improvements to ITD.

47. In connection with each final plat, the owner shall receive a written approval demonstrating compliance with Mountain Home Highway District ("MHHD"), Ada County Highway District ("ACHD"), and/or Idaho Transportation Department ("ITD") requirements, as follows:
- a. Prior to County signature of the final plat that contains the 175th dwelling unit, the owner shall complete an updated Traffic Impact Study based on data obtained from current traffic counts in and around the planned community. If the results of the updated TIS provide different traffic counts, needs for improvements (turn lanes, signals, widening, roundabout location/size, etc), and timing thereof, the remaining improvement schedule and plan shall be revisited and agreed upon with MHHD, ACHD, and/or ITD. This update shall reevaluate improvement needs and timings for Desert Wind Road, Regina Road, and Baseline Road. Preservation and dedication of ROW shall be done for future capacity at the time of platting adjacent to any MHHD roadway.
 - b. Prior to County signature of the final plat that contains the 1,380th dwelling unit, the owner shall ensure preservation of right-of-way (5 lanes) on Indian Creek Road from I-84 to Desert Wind Road (to the extent such right-of-way is within the ownership or control of the owner) and shall otherwise show compliance with MHHD, ACHD, and/or ITD requirements.
 - c. Prior to County signature of the final plat that contains the 1,640th dwelling unit, the owner shall complete construction (or contribute its proportionate share to the construction) of a roundabout at the intersection of Desert Wind Road and Indian Creek Road, and shall otherwise show compliance with MHHD, ACHD and/or ITD requirements.
 - d. Prior to County signature of the final plat that contains the 1,730th dwelling unit, the owner shall complete construction (or contribute its proportionate share to the construction) of three lanes on Desert Wind Road from Indian Creek Road to the site, while ensuring preservation of right-of-way (5 lanes) within this same corridor (to the extent such right-of-way is within the ownership or control of the owner) and shall otherwise show compliance with MHHD and ACHD requirements.
 - e. Prior to County signature of the final plat that contains the 2,320th dwelling unit, the owner shall ensure preservation of right-of-way (3 lanes) on Simco Road from I-84 to Desert Wind Road (to the extent such right-of-way is within the ownership or control of the owner), and shall otherwise show compliance with MHHD, ACHD and/or ITD requirements.
48. All public rights-of-way shall be dedicated and constructed in accordance with MHHD's Highway Standards and Development Procedures Manual. No public street/road construction shall begin without approval from the MHHD and submission of that approval to the Department.
49. Prior to the issuance of any building permit within the final plat encompassing a Park and Ride lot, the owner shall construct at least ten (10) designated park and ride parking spaces.

Conditions Applicable to Other Facilities and Service Providers

50. The owner shall provide a progress report to the Department on all community facilities and services planning with each preliminary plat application, including school, emergency response facility (Fire, EMS, and Law Enforcement), library, etc. as further set forth in Element B and F-5. In this report, the owner shall also provide an update to the economic impact report to demonstrate revenue generated for the County through that plat and developer's expenditures towards community facilities and services needs.
51. Prior to County signature of the first final plat, the owner shall sign Memorandums of Understanding (MOU) with service provider agencies (Elmore County Sheriff and Ambulance) setting out service provisions and facility specifications that meet the intent of Elmore County Code response time and staffing requirements.
52. Prior to the first building permit for dwelling unit, the owner shall form a new fire district, to be known as the "Mayfield Springs Fire Protection District" (the "District"). In addition, the owner shall provide evidence to the Department that the Fire District is operating in accordance with the plans provided by the owner in Element F-5 and State Code.
53. Prior to the first occupancy permit for dwelling unit, the owner shall receive approval of, and construct, at least 5000 sq. ft. of emergency response joint use facility providing space for the Fire District, Elmore County Sheriff, and Elmore County Ambulance Service, as further set forth in Element F-5.
54. Prior to County signature of the final plat containing the 750th dwelling unit, the owner shall receive approval, and complete construction of, the joint use emergency response facility with 7500 sq. ft. This joint use facility may be partially eligible for the Elmore County Impact Fee credits and/or reimbursement when established. The owner shall request such credits and/or reimbursement from the County with the Biennial Review.
55. As proposed by the owner, ongoing fire district operations shall be supported by a \$1,000.00 per unit fee to be charged at the time of each building permit and remitted to the District.
56. As proposed by the owner, Sheriff service will be supported with a \$1,000.00 per unit fee to be charged at the time of each building permit and remitted to the Elmore County Sheriff Department.
57. As proposed by the owner, Elmore County Emergency Medical Service will be supported with a \$500 per unit fee to be charged at the time of each building permit and remitted to the Elmore County Ambulance Service.
58. Prior to County signature of the first final plat, the owner shall receive a letter of intent or refusal from the Mountain Home School District ("MHSD") to the Department to provide educational services as further set forth in Element F-5.
59. Prior to the first building permit for dwelling unit, the owner shall enter into an agreement with the MHSD or a Charter School and provide a copy to the Department to ensure their participation in design of a school facility.
60. Prior to County signature of the first final plat, the owner shall enter into a Memorandum of Understanding with the MHSD to provide reimbursement of bussing students to existing school locations.
61. Prior to County signature of the final plat containing the 750th dwelling unit, the owner shall receive approval of, and construct, a school facility.

62. The owner shall establish a library district within the project and provide library services in accordance with the requirements of the planned community standards of Elmore County by: (i) annexation into an existing library district (e.g., Ada Community Library); (ii) formation of a new library district as soon as Idaho Code permits; and/or (iii) by providing library services in a homeowners' association facility, to be funded by homeowners' association fees.
63. Prior to County signature of the final plat containing the 750th dwelling unit, the owner shall enter into a Memorandum of Agreement with St. Luke or Desert Sage to ensure onsite medical services.

Conditions Applicable to Open Space, Pathways, and Trails

64. All developed and natural open space and trails, recreation areas, common lots, etc. shall be owned and maintained by a homeowner's association, unless otherwise specified.
65. Regional trails that extend beyond planned community property lines may have a dead-end on temporary basis for purposes of connectivity.
66. Prior to County signature of each final plat, the owner shall develop, or bond for, pathways, trails, trailheads, parks, and recreation areas located within such final plat in accordance with approved Element F-6 (Open Spaces, Parks and Trails) and Element F-8 (Phasing Plan) of the approved Mayfield Springs Planned Community. All developed open space and recreation areas, including common lots, shall be owned and maintained by a homeowner's association unless otherwise specified.
67. Prior to County signature of each final plat, the owner shall demonstrate that all open space and trails are accessible to the residents of the planned community and that open space and regional trails depicted in Figure F-7e, are accessible to the public in accordance with approved Element F-6 (Open Spaces, Parks and Trails).

Conditions Applicable to CC&Rs and Final Plat Notes

68. Prior to County signature of each final plat, the owner shall provide covenants, conditions and restriction ("CC&Rs") to the Department for review and approval, ensuring incorporation of the following provisions that may not be modified without County approval.
 - a. Wildlife Mitigation Plan,
 - b. Wildfire Urban Interface Overlay,
 - c. Wildlife Depredation,
 - d. Pressurized irrigation system
 - e. Private wastewater company,
 - f. Private drinking water company,
 - g. Location of Petroleum Pipeline,
 - h. High Voltage Power Transmission Lines and required setbacks,
 - i. Proximity to Orchard Training Area,
 - j. Prohibition on big-game feeding,
 - k. Prohibition on using non-native yews,
 - l. Permanently preserved open spaces and trails in accordance with Element F-7 (Open Spaces, Parks and Trails), and

- m. Identified floodplain, tributaries, and alluvial fans.
69. A note shall be placed on the face of each final plat and included in the approved and recorded CC&Rs that discloses the ownership and management structure of the wastewater treatment facilities to buyers: "This subdivision is serviced by a private sewer company or district, which is not regulated by the Idaho Public Utilities Commission. Fees, including user and maintenance fees, are subject to fluctuation."
70. A note shall be placed on the face of each final plat and included in the approved and recorded CC&Rs that discloses the ownership and management structure of the drinking water system to buyers: "This subdivision is serviced by a private drinking water system, which may be regulated by the Idaho Public Utilities Commission. Fees, including user and maintenance fees, are subject to fluctuation."
71. A note shall be placed on the face of each final plat and included in the approved and recorded CC&Rs that recognizes Idaho State Code 22-4503, Right to Farm Act: "No agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof".
72. A note shall be placed on the face of each final plat and included in the approved and recorded CC&Rs: "There is wildlife habitat in the area of Mayfield Springs. Damage to landscaping from wildlife shall be the responsibility of each individual lot owner and shall not be the responsibility of the State of Idaho or Elmore County. Neither Elmore County nor the State of Idaho will be liable for wildlife depredation."

Dated this 14th day of OCTOBER, 2022

BOARD VOTE AND APPROVAL BY SIGNATURE:

ELMORE COUNTY BOARD OF COUNTY COMMISSIONERS

By: [Signature]
Crystal Rodgers, Chairperson

By: [Signature]
Franklin L. Corbus, Commissioner

By: [Signature]
Albert Hofer, Commissioner

ATTEST:

By: [Signature]
Shelley Essl, Clerk



NOTICE PURSUANT TO IDAHO CODE § 67-6519(5)(c)

The Applicant shall have the right to request a regulatory taking analysis pursuant to Idaho Code § 67-8003. An applicant denied an application or aggrieved by a final decision concerning matters identified in Idaho Code § 67-6521(1)(a) may, within twenty-eight (28) days after all remedies have been exhausted under local ordinance seek judicial review under the procedures provided by Title 67, Chapter 52, Idaho Code

EXHIBIT 3B
PRELIMINARY PLAT
FINDINGS OF FACT CONCLUSIONS OF LAW
PP-2023-01

Gregory B. Johnson
Mayfield Development LLC
1861 S Wells Avenue #210
Meridian, ID, 83642

III. The Commission finds the following facts as to the procedural matters pertaining to the Application:

- I. In accordance with section § 7-3-2 (A) of the Elmore County Zoning and Development Ordinance (“Zoning Ordinance”), the pre-application meeting requirement was fulfilled through multiple project coordination calls and meetings with the Applicant (or his representatives) related to proper applications, procedures, and notifications for the first preliminary plat.
- II. In accordance with section § 7-3-3 of the Zoning Ordinance, the Applicant mailed out Neighborhood Meeting Letters on September 23, 2022, to neighboring property owners within one mile, giving notice of the time, date, and location of the meeting.
- III. In accordance with section § 7-3-3 of the Zoning Ordinance, the Applicant conducted the required neighborhood meeting on October 10, 2022.
- IV. On November 9, 2022, the Land Use and Building Department accepted a preliminary-plat application, and the required fees paid on November 14, 2022, per § 7-9-3 (A) (B) and Chapter 18 of the Zoning Ordinance.
- V. On June 30, 2023, the Department deemed the Application complete and set the matter for a Public Hearing on July 27, 2023.
- VI. In accordance with sections § 7-3-5 (C) of the Zoning Ordinance, the Department mailed Notice of the Public Hearing to landowners within the required one-mile radius of the property on July 12, 2023.
- VII. In accordance with section § 7-3-4 (A) of the Zoning Ordinance, the Department mailed Public Hearing Notices to agencies on June 12, 2023.
- VIII. In accordance with section § 7-3-5 (A) of the Zoning Ordinance, the Public Hearing Notice was published in the Mountain Home News (newspaper) on July 12, 2023.
- IX. In accordance with section § 7-3-5 (B) of the Zoning Ordinance, the Public Hearing Notice was posted on the property on July 20, 2023.
- X. The Commission opened the public hearing on July 27, 2023.
- XI. At the conclusion of the testimony, the Chairperson closed the public hearing.
- XII. The Commission commenced deliberations on the Application.
- XIII. Thereafter, the Commission moved to approve the Application with twenty-three (23) conditions of approval and the Commission’s decision on the Application is as set forth below.

IV. The Commission finds the proposed use of the Application as follows:

- A.** The application proposes 886 residential lots consisting of low, medium, and high-density options along with preliminary street design for public and private streets, preliminary grading plan, and drainage plan. To support these residential units, the application also encompasses 43 open space/common lots, 22 commercial lots, 1 school lot, 2 multifamily sites, 1 mixed use lot and 1 wastewater treatment facility parcel for a sum of 956 lots.

V. The Commission finds the following facts and circumstances pertaining to the Site:

- A. Site Description:** Township 1 North Range 4 East Section 34 & 35

Parcel Number: RP01N04E340040, RP01N04E353010, and RP01N04E341210

- B. The “Owner” of the Site is:**

Gregory B. Johnson
Mayfield Development LLC
1861 S Wells Avenue #210
Meridian, ID, 83642

- D. Applicant’s Right to the Site is:** Applicant is the Property Owner

- E. Site Characteristics:**

Property Size: Phases 1 through 10 consist of 463 acres.

Existing Structures: No existing structures

Existing Vegetation: Grasslands comprise approximately 55-percent (420-acres) of the project area. The western portion of the property and the area north of S. Regina and Baseline Roads are shrublands, covering approximately 43 percent (324-acres) of the proposed project area. These areas are dominated by a mix of basin and Wyoming big sagebrush species and antelope bitterbrush, with an understory dominated by Sandberg bluegrass, squirrel tail, blue bunch wheatgrass and areas of cheatgrass medusa head wild rye.

Slope: The property is characterized by flat and rolling grasslands. Elevation at the site ranges between 3,100 and 3,500 feet above mean sea level. The majority of the site includes topography of less than eight (8%) percent slope. Areas with 8-30% slopes have been incorporated into the open space planned for the project.

Flood Zone Status: The property is not located within a designated flood zone.

Irrigation/ water: The project will be served through two water rights issued by the Idaho Department of Water Resources (IDWR). One is an irrigation water right license (63-32616), which is in the process of being converted to irrigate common open spaces of the proposal by the Department of Environmental Quality (DEQ), and the other is a municipal permit to appropriate potable municipal water (63-32225) for the proposal.

Views: The property is visible from the south on I-84

VI. The Commission finds the current zoning of the Site is as follows:

Based on the officially adopted Elmore County land use maps 2017-01 (as amended by subsequent Zoning Map Amendments adopted by the Board of County Commissioners), the Comprehensive Plan, and the Zoning Ordinance, the current zoning for the Site is Agriculture.

VII. The Commission finds the surrounding land use and zoning designations are as follows:

- A. Based on the officially adopted Elmore County land use maps, the Comprehensive Plan, and the Zoning Ordinance, the surrounding land use and zoning are as follows:
 - a) North: MSPC and Danskin Subdivision
 - b) East: BLM and State Land
 - c) South: Ridgeview Estates Subdivision and Ag Zone Parcels
 - d) West: Ada County, Idaho

VIII. The Commission finds the existing services and access to the proposed site are as follows:

- A. Based on the officially adopted Elmore County land use map 2017-01 and materials found in the Department's file for Application, Preliminary-Plat-2023-01, the following facts concerning services and infrastructure, are not in dispute and are adopted as finding of fact in the Commission's Findings of Fact, Conclusions of Law, and Order (FCO):
 - a) Access Street and Designation: Mayfield Springs Planned Community project takes access from Desert Wind Road, Baseline Road, and Regina Road. The site and these three roads are currently maintained by the Mountain Home Highway District (MHHD).
 - b) Highway District: Mountain Home Highway District
 - c) Fire Protection: None

- d) Sewage Disposal: None
- e) Water Service: None
- f) Irrigation District: None
- g) Drainage District: None

IX. The Commission finds the following are among the relevant and applicable statutes, ordinances, and land use regulations for consideration of the Application:

- a) Comprehensive Plan, Elmore County 2014 Comprehensive Plan, adopted as Resolution 562-15 on January 20, 2014 (the "Comprehensive Plan"); and
- b) Comprehensive Plan, Mayfield Springs 2022 Comprehensive Plan, adopted as Ordinance No. 2022-03 on October 7, 2022 (the "Comprehensive Plan"); and
- c) Mayfield Springs Zoning Ordinance, (Element D) adopted as Ordinance No. 2022-03 on October 7, 2022 (the "Zoning Ordinance"); and
- d) Elmore County Zoning Ordinance, adopted May 18, 2018, as Ordinance 2018-03; and
- e) The Local Land Use Planning Act, Idaho Code § 67-6501 et seq.; and
- f) Other applicable local, state, and federal laws and regulations.

X. The Commission finds the following regarding the Comprehensive Plan.

- A. That the Mayfield Springs preliminary plat is in conformance with the conceptual land use, density, and intensity map (Element B-3).
- B. The Application is in conformance with the Mayfield Springs Comprehensive coordinated goals and policies (Element B-2).

XI. The Commission finds the following regarding the Zoning Ordinance.

- A. The Zoning Ordinance is the document governing the Site pursuant to Mayfield Springs Zoning Ordinance per Title 7 Chapter 18 and Elmore County Zoning Ordinance per Title 10 Chapter 1.
- B. In order to approve the preliminary-plat Application, the required findings "a" through "f" as set forth in Zoning Ordinance Title 7 Chapter 18 and the required 9 findings as set forth in Zoning Ordinance Title 10 Chapter 10 shall be made.

XII. The Commission finds that the Department has made the required findings pertaining to Zoning Ordinance §7-18-17.

a. The plat conforms to the standards established in this chapter and section; and

Prior to submitting the Application, the Applicant held the required pre-application neighborhood meetings per Elmore County Zoning Ordinance §10-1-3(B). The Mayfield

Mayfield Springs Planned Community preliminary plat submittal has been reviewed under the Mayfield Springs Planned Community Zoning Ordinance Text, Title 7, Chapter 18, Sections 1 through 18, as well as Elmore County Zoning Ordinance Title 10, Chapter 1 when applicable, and in connection with, the Mayfield Springs Planned Community Zoning Ordinance Text. Approved documents from the original Mayfield Springs Planned Community (PC-2021-01) were used in review such as but not limited to, Natural Features Analysis, Mayfield Springs Comprehensive Plan, Density, and Intensity, etc. Phases 1 through 10 proposes all density types, public and private streets, private alleys, open space and trails, and public services. The applicant has met general design standards for blocks to avoid double facing lots, conform around topography, and standards imposed by Elmore County emergency services per §7-18-17(F-1)

Double facing lots have restricted access Arterial Streets (Regina Rd) by having meandering pedestrian walkways as shown in the yellow highlighted portion in **Error! Reference source not found.** in the staff report. Lots are accessed off collector streets (Auburn Ave) which generally have less traffic compared to Arterial streets. The preliminary grading plan illustrates areas with topography that may limit development due to slope greater than 15% shown in colors, yellow, orange, and red. (**Error! Reference source not found.** of the staff report). As a result, the developer has an opportunity to develop the base slope for drainage retention ponds and pedestrian walkways. The preliminary plat successfully illustrates a drainage plan.

Prior to receiving approval of a preliminary plat, PC-2021-01 placed a condition that the Applicant submit a Memorandum of Understandings ("MOU") with the Mountain Home Highway District ("MHHD") and Idaho Department of Transportation ("ITD"). On July 12th, 2023, the Applicant received a signed MOU from the MHHD (**EXHIBIT 15**). On July 13th, 2023, the Department received an email from the ITD stating, "ITD has no objection to Elmore County approving Mayfield Springs preliminary-plat prior to a proportionate share agreement being executed." (**EXHIBIT 15**). Therefore, PP-2023-01 will be conditioned to have an approved proportionate share agreement prior to issuance of any residential building permit.

Private alleys are proposed within PP-2023-01 and located within the allowed base zone of high density- townhomes along the future Mayfield Springs Blvd. The Application meets the design requirements for alleys and is conditioned to update CC&Rs for maintenance of private alleys, satisfying §7-18-7(F-4). Standards related to lighting, on and off-street parking, landscaping, irrigation, and street improvements have not been reviewed by the Department. However, appropriate conditions are placed on PP-2023-01 to ensure necessary reviews prior to any such site improvements are made.

b. The plat complies with the approved Mayfield Springs Comprehensive Plan

Private Property Rights Goal: To acknowledge the responsibilities of each property owner as a steward of the land, to use their property wisely, maintain it in good condition and preserve it for future generations.

Mayfield Springs Comprehensive Plan in Element B-2 requires future property owners to adhere to local land use laws to ensure no person is deprived of their property rights without due process of law. The Department reviewed the draft CC&Rs that were a component of PC-2021-01. Upon review of the CC&Rs staff has made the following determination: the Applicant shall submit an updated version with the final plat application to in accordance to phases 1 through 10.

Population Goal: To provide housing options at varied pricing points in a location that serves the needs of a growing population moving to this location a result of its central location between Ada and Elmore County population centers and military resources, thereby creating socio-economic diversity and an enhanced quality of life.

The Application contains a variety of housing opportunities, styles, and cost points for future property owners. Phases 1, A, B, and C are in Desert View neighborhood, phases 2, 5, and 8 are in Indian Creek neighborhood, phases COMM, 1, 3, 4, 6, 7, 9, and 10 are in Village Commons neighborhood, phases 11-14 are in Wilderness, and phases 15-19 are in Prairie neighborhood. Through phases 1-10, Mayfield Springs Planned Community demonstrated adequate housing options through the availability of dwelling units through each phase in addition to multi-family units which are developed contingent on market variables.

School Facilities and Transportation Goal: Work with Mountain Home School District and public education stakeholders (including, where applicable, charter schools) to strengthen and enhance school services and facilities where needed to encourage growth and development within Elmore County. In school site and planning decisions, consideration should be given to the importance of safe, all-weather roadways and transportation systems to accommodate school traffic and access.

PC-2021-01 is conditioned to receive a letter of intent or refusal from the Mountain Home School District ("MHSD") for a supporting school site and planning processes and to submit a MOU for bussing reimbursement to MHSD to transport the students in the meantime, prior to the Board of County Commissioners' signature of the first final plat. The Applicant will need to demonstrate compliance with those conditions when applying for their first final plat within PP-2023-01 in support of the aforementioned Comprehensive Plan goal for school facilities and transportation.

Economic Development Goal: Strive to promote a diversified economic base through

mixed-use development work/live options, general commercial opportunities, and home occupations.

The Application is comprised of 10 phases that will promote the economic development goals by platting mixed-use, single family residential, commercial, and multi-family residential on approximately 462 acres as shown in figure 3 of the staff report. Such land-use options directly promote the economic viability for work/live, commute, and local business opportunities within the preliminary plat. Phases A and B are designated multi-family lots that will be platted regardless of market variables due to conditions of approval in the Planned Community. Phase C and Com (Commercial Townsquare) will be developed contingent on the number of dwelling units permitted and the market conditions.

Land Use Goal: *Strive to promote a diversified economic base through mixed-use development, work/live options, general commercial opportunities, and home occupations.*

The Application proposes 5 multi-use (MU) and 8 Commercial (COMM) lots in the Commercial Town center intended to promote a diversified economic base, strategically located at the center of the Planned Community and high volume arterial. General commercial opportunities are required to be constructed within the Planned Community contingent on dwelling unit thresholds overtime. §7-18-7(A) Land Use table guide future property owners' on how to determine the viability of their home occupation permitting opportunities.

Natural Resource Goal: *Identify existing natural resources and preserve and/or enhance when possible or appropriate.*

Through phases 1 through 10, this Application proposes to maintain, preserve, and enhance, open space that makes up nearly 20% of land within the preliminary plat boundary. The Applicant is conditioned to receive approval and submit an updated Mayfield Wildlife Management Plan ("WMP") prior to the County signature of the first final plat. To sustain the WMP, Mayfield Springs is conditioned to form a conservation advisory committee ("CAC") with \$10, 000 of seed money prior to the county signature of the final plat.

Hazardous Areas Goal: *Strive to ensure the safety of residents and the protection of property through identification of hazardous areas. No significant hazards have been*

identified within the Mayfield Springs Planned Community; however, site development will be mindful of topography and the Marathon Oil Pipeline, which is located within the site.

Mayfield Springs Planned Community completed a natural features analysis (Element F-1). The analysis maps slopes and identifies areas where slopes are equal to or greater than 15%. Per Zoning Ordinance Title 7 Chapter 5 and Mayfield Springs Zoning Ordinance 7-18-14, the Application and any future development, will be subject to grading requirements. The Applicant has provided a drainage plan that demonstrates drainage basins at the base of steep slopes combined with proposed open space and trails to provide adequate storm drainage for the preliminary plat. The County Engineer has reviewed this drainage plan and approves the proposed improvements. Furthermore, existing Marathon Oil Pipeline running through the proposed plan will have a pedestrian/bicycle trail as shown in Element F-6 of the Mayfield Springs Open Space, Parks, and Trails Plan.

Public/ Private Services Goal: *Provide public and private services through the development of and/ or partnership with existing service providers to provide public services as needed to encourage orderly growth and development.*

The Application will be serviced by Elmore County Emergency Medical Services and Elmore County Sheriff in the town center multi-use base zone by constructing a joint use facility prior to first occupancy permit and by paying for operational expense of these services as conditioned in the Planned Community. The Mountain Home Highway District has signed an MOU for the maintenance of Regina Rd, Baseline Rd, and Desert Wind Rd on July 12th, 2023 (EXHIBIT 15). Roads internal to the development will be privately maintained including Mayfield Springs Blvd. Mayfield Springs is required to establish a Fire Protection District and work with the Mountain Home School District to ensure that educational services are provided. The Application specifies public service providers to develop broadband internet, three phase power, and natural gas service.

Facilities and Utilities Goal: *Provide essential facilities and utilities, including potable water, wastewater, and electricity, through the development of and/ or partnership with existing providers.*

The Application will be served by a backbone collection system and wastewater treatment facility for the planned community that is undergoing construction as per Elmore County requirements. Furthermore, there are three wells (1 in Ada County and 2 in Elmore County) that will be providing municipal drinking water. All three wells have received building permits and will be constructed as development proceeds to construction. To ensure all future property owners have access to water, sewer and other utilities, the Application is conditioned to dedicate a 10' utility easement along all

public/private right of ways. Furthermore, prior to the signature of the final plat, the Applicant is required to submit approved Final Systems Approval Letters from the Idaho Department of Environmental Quality ("IDEQ"), Central District Health ("CDH"), as well as provide documentation of compliance with Idaho Department of Water Resources ("IDWR").

Transportation Goals: *Encourage a community design that fosters walkability, alternate forms of transportation and the reduction of daily vehicular counts. In addition, provide opportunities for alternate transportation options by working with existing providers and local and state agencies.*

The Application has a total of 83 acres dedicated to open space and common lots fostering walkability and alternative forms of transportation such as but not limited to e-scooter, bicycles, and equestrian riding. Element F-6, Open Space and Trails plan, and the street design provide guiding design principles for an inclusive transportation system. For example, roads within the Mountain Home Highway District Right-of-Way do not have curb and gutter. As a result, the Applicant has dedicated more land for buffer and pedestrian walkability further away from vehicular traffic. Furthermore, all future multi-use, Town Center, Multi-Family, Institutions, and commercial businesses are required to install the applicable bicycle parking infrastructure per §7-18-12(G).

c. The plat complies with the Mayfield Springs Land Use Map and Conceptual Densities and Intensities Map, including the Land Use matrix; and

The Application encompasses Phases 1-10 of the 19 phases within PC-2023-01 (Figure 3 of the staff report) and demonstrates compliance with Element B-3 of the Mayfield Springs Conceptual Land Use, Density, and Intensity Map (Figure 4 of the staff report) as can be seen in the following images.

The Application proposes development within three neighborhoods – Indian Creek, Village Commons and Desert View – of the five neighborhoods anticipated within Element B-3 of the Planned Community. It further complies with the Land Use Matrix (Table B-3-2T of the staff report) by staying within the Min and Max of intensity ranges without exceeding the overall number of units within these three neighborhoods (figure 5 of the staff report). Areas of these three neighborhoods that are not mapped with this preliminary plat, will be developed concurrently with final plat phases in compliance with a Condition Use Permit requirements outlined in Title 7 Chapter 9 and/or Master Site Plan requirements outlined in Title 10 Chapter 6 of the Zoning Ordinance. The proposed conditions of approval for PP-2023-01 helps confirm this. Therefore, the Application complies with this finding.

- d. That adequate public facilities and essential services are available to support the proposed number of dwelling units and/ or lots proposed in the plat; and**

The Applicant is conditioned to create the Mayfield Springs Fire District (MSFD) and construct a 5,000 square feet joint services building prior to the first residential building permit in PC-2023-01. However, as a result of ongoing discussions since its adoption, with Elmore County Emergency Services, it has been determined the Applicant will build the emergency services building to the max build out of 7,500 square feet, rather than waiting to reach the 750th dwelling unit threshold. Once MSFD is created, ongoing operations will be supported by Elmore County Impact fees and/or self-imposed impact fees of \$1,000 per residential permit for Sheriff and MSFD. Through on-going discussions with EMS Director, Alan Roberts, it has been determined the self-imposed impact fee of \$500 will be increased to \$1,000 per dwelling unit to ensure the building is staffed on day one of receiving occupancy. Therefore, it is safe to assume that the necessary public facilities and services will be available for PP-2023-01.

- e. That Community parks, trails, and open space areas comply the approved Mayfield Springs Land Use Map; and**

The Application is subject to Element B-3, Figure 4 of the staff report, and Element F-6 for natural and developed open space as well as Table 3 for trails and pathway designs, with improvement schedule in compliance with Table 3 of the Planned Community, as shown in the staff report. Furthermore, Condition #66 of PC-2021-01 states that, *"Prior to County signature of each final plat, the owner shall develop, or bond for, pathways, trails, trailheads, parks, and recreation areas located within such final plat in accordance with approved Element F-6 (Open Spaces, Parks and Trails) and Element F-8 (Phasing Plan) of the approved Mayfield Springs Planned Community. All developed open space and recreation areas, including common lots, shall be owned and maintained by a homeowner's association unless otherwise specified."* This condition will ensure that necessary parks, trails, and open space improvements be made prior to each final plat.

The Application is further conditioned to ensure that each final plat application is received with a written report demonstrating construction of applicable parks, trails, and open space improvements, or a surety agreement application is received with the final plat application to ensure that the applicable parks, trails, and open spaces be developed along with residential development. Therefore, the Application meets parks, trails, and open space areas requirements.

- f. The plat complies with the dimensions set forth in this chapter for the applicable zoning district**

The dimensional standards set forth in Mayfield Springs Planned Community Zoning Ordinance Section 7-18-6 require specific lot size and frontage requirements for all land use districts as shown in Element B-3 of the Mayfield Springs Conceptual Land Use, Density, and Intensity Map (Figure 4 of the staff report). Table 2, in the staff report, shows the proposed density type, minimum lot size as specified in section 7-18-6, and the average submitted lot size. These demonstrate compliance with the dimensions set forth in this chapter for the applicable zoning district. Natural and Developed Open Space are restricted from having minimum lot size or frontage requirements per section 7-18-6 (A)(8).

XIII. The Commission finds that the Department has made the required 9 findings pertaining to Zoning Ordinance §10-1-20.

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

This Application is reviewed under Title 7, Chapter 18 (Mayfield Springs Planned Community Zoning Ordinance) and Zoning Ordinance Title 10, Chapter 1 to ensure that the design conforms to the standards established in this subdivision development ordinance. PP-2023-01 is owned by the Applicant in its entirety. The Application proposes development within Phases 1 through 10, and the Application does not provide adequate clarity for review of Phases A, B, C, Commercial and School lots. Therefore, there is a proposed condition that those will be reviewed with subsequent conditional use permits and/or master site plan applications in compliance with the Zoning Ordinance as and when required.

Furthermore, the Application is reviewed by Elmore County Engineer and Surveyor in addition to Department staff review to ensure that the design conforms to the standards established in the Zoning Ordinance. The adopted conditions of approval of PC-2021-01 addressed general design standards for preliminary plats. The blocks, lots, and easements for this Application are reviewed by the Elmore County Surveyor. The Elmore County Engineer has received and reviewed the Application for property and access, alleys, private roads, grading and drainage, watercourses, and flood hazards. The Application was transmitted to the Mountain Home Highway District ("District") and the applicant was required to pay necessary fees for this review. The District's Engineer has provided limited comments for public roads and those are incorporated in this staff report. However, the Applicant and the Mountain Home Highway District have signed an MOU regarding maintenance and operation of existing and future public roads within the District (**EXHIBIT 15**). In conclusion, 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

The Application needs to demonstrate compliance with required improvements triggered by the Mayfield Springs Planned Community Zoning Ordinance. Those include the need to build a municipal level wastewater treatment facility, water treatment plant for drinking water, joint use emergency services building, easements of other dry utilities, conditions of approval of PC-2021-01, etc. Those required improvements are either made or under construction to support this first preliminary plat and are reviewed and approved by the County Engineer, Planner, and Building Officials. The Applicant has submitted a detailed response to address Department staff's concerns for required improvements and will continue to work with the Department as those are proposed.

The Applicant submitted plans for the water and wastewater treatment facility per PC-2021-01 conditions of approval. An Application is submitted with Ada County for Well 1 Building Permit and applications for wells No.2 and No.3 were submitted with Elmore County and approved as demonstrated in Phase 1 (see figure 3 of the staff report). Construction of the well houses and wastewater treatment facility have begun with the proper dust abatement and soil erosion mitigation techniques taken into consideration throughout the process per Mayfield Springs Planned Community Zoning Ordinance § 7-18-14 in (figure 5 of the staff report). Further coordination with Idaho Department of Environmental Quality, Idaho Department of Water Resources, Central District Health, is required prior to the signature of the first final plat to ensure the facility is constructed and operated to meet the statutory requirements for a water and wastewater treatment facility. The applicant has met the improvement requirements at this stage of development per PC-2021-01.

PC-2021-01 requires that prior to the first residential building permit being submitted, an Elmore County joint emergency services building must be constructed to support the Mayfield Springs Fire District, Elmore County Sheriff, and EMS. The building is conditioned to be a minimum 5,000 square feet and expanded to 7,500 square feet at 750 dwelling units. The applicant has been coordinating with Elmore County Sheriff and EMS to design the joint use facility and through meaningful discussions, both parties have agreed to construct the building to meet the 7,500 square feet (figure 6 of the staff report). Discussions have also led to an increase in self-imposed per unit fees for EMS from \$500 per dwelling unit to \$1000 to support operation and maintenance. The Joint Services building is designed to incorporate a community meeting space/ classroom, 3 truck garage bay, and 2,516 square feet dedicated to offices, sleeping quarters, lavatories, lounge, and holding area. The Emergency Services Building construction drawings are reviewed and approved for the first 7500 square feet by Elmore County Sheriff and Emergency Medical Services Director. The Applicant has met and exceeded the required improvements for the joint emergency services building specified in conditions of approval 53 and 54 of PC-2021-01.

Furthermore, the Applicant has made an application with the Mountain Home Highway District to ensure that proposed improvements for all public streets within the Site are reviewed by their Staff and Engineer and necessary conditions are proposed for their improvement and maintenance. The Department has not received any written communication proposing new conditions of approval from the Highway District. However, the signed MOU (**EXHIBIT 15**) allows the District to provide minor suggestions for all private and public roads in a final plat. Elmore County Engineer has reviewed and approved designs of the proposed private roads and provided conditions to ensure that they be built in compliance with the requirements of the Zoning Ordinance. This Application is conditioned to ensure that storm water facilities and drainage improvements be constructed by the Applicant after approval of the Elmore County Engineer or Highway District, whichever is applicable at the final plat level. Therefore, the design of PP-2023-01 complies with the required improvements established in this Ordinance.

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

The Application is within the Wildland Urban Interface (WUI) overlay of the Zoning Ordinance and will need to comply with PC-2023-01 conditions of approval and requirements for fire prevention. Per condition # 11, the Applicant has submitted the Fire and Vegetation Management Plan (FVMP) with this Application to satisfy the Wildland Urban Interface (WUI) requirements set forth in Title 8, Chapter 1. The FVMP incorporates the National Fire Protection Association and Elmore County Standards for Reducing Structure Ignition Hazards from Wildland. The plan provides guidelines for MSPC homeowners and steps to be taken by the Homeowners Association (HOA) and MSPC Conservation Director. The FVMP was submitted to the State Fire Marshall and their review and comments are incorporated in conditions of approval for this Application. Therefore, Application complies with the WUI overlay district 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***

The Site has slopes greater than 15% and 25% in proposed phases 1, 2, 3, 5, and 7 of this Application. A significant amount of attention was given to the proposed land use map of PC-2021-01, which demonstrated that the design conforms to the topography and natural landscape features analysis of the Planned Community as shown in figures 7 and 8 of the staff report. The preliminary grading plan, submitted with this Application demonstrates which residential typologies will be placed on steep slopes, as shown in the Mayfield Springs Natural Features Analysis and Density Map. Proposed land uses with steep topography and heavy drainage slopes include roads, multifamily, residential,

low density residential, medium density residential, high density auto courts, and developed open space are required to submit a hillside development application and adhere to the standards set forth in Zoning Ordinance Title 7, Chapter 5 when slopes are greater than 15%.

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

As mentioned in finding #4 the Applicant has slopes greater than 15% and 25% in proposed phases 1,2,3,5, and 7. The Applicant is required to submit a hillside development application and adhere to the standards set forth in Zoning Ordinance title 7, Chapter 5. The submitted Fire and Vegetation Management Plan ("FVMP") is a living document, designed to inform the Conservation Director, property owners, Homeowners Association, and Elmore County Emergency Services on how to mitigate or reduce the risk of wildfire wise mitigation methods, improve health and stability of the surrounding natural habitat, and provide defensible fire space to abutting property owners. To mitigate the spread of dust during construction, the Applicant is conditioned to include dust abatement methods for the construction process of the internal roads and lots. Applicant is conditioned to submit a hillside application to meet the standards in Title 7, Chapter 5.

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

Internal Street systems are made up of existing public arterials and future privately maintained collector and arterials. Internal Safe flow of vehicles and pedestrians are clearly shown in the preliminary street design by providing several pedestrian trail typologies within and around the community. The preliminary street design does not provide designated bike lanes or shared lanes therefore, providing safe flow for vehicles. The project is conditioned to show "Clear Vision Triangle" as defined in §7-18-4(A) at street corners to mitigate vehicle and pedestrian collisions by improving visibility. Through phases 1 through 10, the Applicant proposes to develop 4 Roundabouts to allow continuous traffic flow and limit congestion during high traffic hours as demonstrated in the approved traffic impact study. The preliminary street design was submitted to Mountain Home Highway District in which the "District" made recommendations on sheet C.207 on the design of the roundabout at the intersection of Baseline Rd, Regina Rd, and proposed Mayfield Springs Blvd. This Application proposes low, medium, and high density lots accessed by collector and arterial streets with various street designs in order to meet the design characteristics for each specific land use. For example, Residential-Low Density (R-LD) lots have been designed

without sidewalks and limited curb and gutter to provide adequate storm drainage to provide safe flow and on-street parking for vehicles (Figure 9 of the staff report). Compared to other streets providing access to higher density lots with minimal topography. (Figure 10 of the staff report)

7. 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

The Application proposes to develop public community facilities such as but not limited to parks, pedestrian/ bicycle trails, dedicated developed and non-developed open space, and public parks. Such community facilities are connected by a network of roads, trails, and sidewalks that are conveniently accessible to all parcels within the planned community. Paths are designed to be harmonious with the desired characteristic and provide adequate trails and roads for alternative transportation within the planned community per Mayfield Springs Element F-6. For example, the Application has a 50' wide easement for exterior trails along the perimeter of the Site for a multi-active natural dirt trail with natural vegetation (TR-4). Whereas interior pedestrian and bicycle trails are to be Poly pavement with vegetation on either side, with varying widths ranging from 6', 8' and 10', (TR-3). To ensure construction and maintenance by the Homeowners Association ("HOA") of trails, trailheads, pathways, parks and recreation areas, the property owner is conditioned to bond for improvements prior to signature of each final plat.

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

Mayfield Springs Planned Community has a self-contained zoning district as defined in Mayfield Springs finding "c" of this report. Dimension standards were reviewed per Mayfield Springs Zoning Ordinance Text per Elmore County 7 Chapter 18 and title 10 Chapter 1 when applicable. Preliminary lot dimension findings are also made in finding "f" by providing the average lot size for each proposed zoning district.

9. The overall plan is in conformance with:

- a. The applicable Comprehensive Plan(s); and
 - i. Comprehensive Plan findings are made in finding "a" derived from the Mayfield Springs Comprehensive Plan
- b. The future acquisition maps; and
 - i. All lands within the proposed Site are owned by Mr. Greg Johnson and are in conformance with the approved Mayfield Springs Planned Community (PC-2021-01) acquisition map.

- c. Any applicable Area of City Impact Ordinances including applicable subdivision regulations; an
 - i. Mayfield Springs Planned Community, and the proposed plat is not currently located near any Area of City Impact
- d. Other pertinent Ordinances as applicable.

XIV. The Planning and Zoning Commission ("Commission") made the following decision.

Based on evidence presented at the July 27, 2023, public hearing, the Commission unanimously approved Gregory B Johnson of Mayfield Development LLC's, Application to preliminary-plat 463-acres into 956 lots within the Mayfield Springs Planned Community base zone, located at Township 1 North Range 4 East Section 34 & 35 (Parcel Number: RP01N04E340040, RP01N04E353010, and RP01N04E341210) with specific conditions of approval.

XV. The Commission approves the conditional use Permit, subject to the below conditions of approval.

CONDITIONS OF APPROVAL:

1. The Application approval shall be limited to two (2) years, within which the Applicant shall apply for a final plat or apply for an extension thereof. After that, the Preliminary Plat shall be deemed null and void.
2. The Applicant shall meet all conditions of approval of the Mayfield Springs Planned Community (PC-2021-01). All conditions of PC-2021-01 are hereby incorporated herein and specifically made conditions of approval for this Application.
3. The Applicant shall adhere to the requirements of Chapter 1, 5, 7, and 8 of Title 10, Chapter 1 of Title 8, and Chapter 1, 2, 3, 6, 10, 11, and 18 of Title 7 in development of this preliminary plat. In the case of conflicting requirements, Chapter 18 of Title 7 governs, and the other chapters of the Elmore County Zoning Ordinance apply when incorporated by reference in Chapter 18 or when Chapter 18 is silent in a specific requirement thereof.
4. This approval only relates to Phases 1 through 10 of PC-2021-01. The Applicant shall submit subsequent preliminary plat application(s) for phases 11 through 19.

5. The Applicant shall submit subsequent Master Site Plan applications as well as other applications required pursuant to Chapter 18 of Title 7 prior to developing unmapped phases A, B, C, and school lots to ensure that dimensional standards and requirements of Zoning Ordinance are met.
6. This Application anticipates final platting in phases, therefore, the Applicant shall not reserve parcels and all remainder areas shall be platted as lots that meet applicable dimensional standards and requirements of Zoning Ordinance within each final plat.
7. Each final plat application shall be submitted with a report approved by the County Engineer that all necessary site improvements within that final plat are completed and/or a surety agreement application is submitted with the final plat application to ensure that those improvements be completed in a timely manner.
8. All improvements within a final plat shall be completed or bonded for prior to applying for the next final plat.
9. The Applicant shall submit construction drawings for each final plat to the Mountain Home Highway District (MHHD) for public roads and/or the County Engineer for private roads to design and engineer roads that meet current highway district standards. The approved construction drawings, with Highway District's and/or County Engineer's signature, shall be submitted with each final plat application to the Department.
10. Prior to construction, the Engineer of Record shall submit construction drawings of public roads to MHHD and construction drawings of the private roads to the County Engineer for approval. Upon construction of those roads, the Engineer of Record shall provide stamped as-built drawings of all public roads to MHHD, and private roads to the County Engineer.
11. Each final plat shall demonstrate an ongoing maintenance schedule for all public and private roads and maintenance agreements for all public and private roads, to be submitted prior to recordation.
12. Prior to County recordation of the first plat the Applicant shall provide a memorandum of agreement with Idaho Transportation Department ("ITD") and demonstrate how hundred percent (100%) proportional share funding contribution will be made for interchange improvements to ITD
13. Prior to any site improvements, the Engineer of Record shall coordinate with the County Engineer and submit construction drawings to ensure slope stability, grading, drainage improvements, erosion control, dust abatement, etc. of the construction site. The County Engineer may subsequently request as-built drawings where reasonably

required to confirm the foregoing or to confirm completion of improvements

14. As stated in the Wildland Urban Interface Plan, prior to the Board signature of the first final plat, the Applicant shall become an approved fire wise development by the National Fire Protection Agency.
15. Each final plat application shall include a Streetlights/Lighting Plan that complies with County Code and the approved Mayfield Springs Wildlife Mitigation Plan ("**WMP**").
16. Each final plat application shall submit a landscaping plan for all commonly maintained areas and road rights-of-way.
17. Each final plat shall clearly define the dimensions for clear vision triangles on all driveways and street intersections per § 7-18-4 (a) and (b).
18. Prior to submission of final plat, the Applicant shall clearly identify all proposed open spaces and a narrative for them to the Department. In this open space plan, the Applicant shall clearly demonstrate which open spaces will be publicly accessible, and in which manner, to meet the definition and requirements of Title 10 Chapter 1 for open spaces.
19. The Applicant shall submit a lighting plan per Title 7 Chapters 6 and 18 of the Elmore County Zoning Ordinance.
20. The Applicant shall submit a final draft CC&Rs with the first final plat. Amendments to CC&Rs may be proposed for each final application submitted for phases 1 through 10.
21. The Applicant shall ensure that all property taxes are kept current.
22. The Applicant shall meet all federal, state, and local regulations.
23. Failure to comply with any of the above conditions of approval may result in the revocation of the approval.

- XVI. The Commission heard testimony from the public and upon deliberation closed the public hearing to vote yay or nay of the proposed application.

CONCLUSIONS OF LAW

If any of the conclusions of law are deemed to be findings of fact, they are incorporated in the Findings of Fact section.

Dated this 24th day of August 2023

COMMISSION VOTE:

CHAIRPERSON PATTI OSBORN	VOTED	AYE
VICE CHAIRMAN K.C. DUERIG	VOTED	AYE
SUSAN FISH	VOTED	AYE
ED OPPEDYK	VOTED	AYE
JEFF BLANKSMA	VOTED	AYE
MITCH SMITH	VOTED	AYE


Patti Osborn, Chairperson

ATTEST:


Joel Cruz-Haber, Planner

NOTICE PURSUANT TO IDAHO CODE § 67-6519(5)(c)

The Applicant shall have the right to request a regulatory taking analysis pursuant to Idaho Code § 67-8003. An applicant denied an application or aggrieved by a final decision concerning matters identified in Idaho Code § 67-6521(1)(a) may, within twenty-eight (28) days after all remedies have been exhausted under local ordinance seek judicial review under the procedures provided by Title 67, Chapter 52, Idaho Code.

NOTICE PURSUANT ZONING ORDINANCE SECTION 7-3-10 E-F

A decision made by the Elmore County Planning and Zoning Commission may be appealed to the Board of Elmore County Commissioners provided the appeal application is complete and appeal fee is submitted to the Land Use and Building Department within fourteen (14) calendar days of Commission action. Questions concerning appeals or deadlines should be asked of the Elmore County Land Use and Building Department.

EXHIBIT 4

ELMORE COUNTY LAND USE AND BUILDING DEPARTMENT CHECKLIST

Prior Conditions Applicable to FP-2025-05 (Mayfield Springs II)**General Conditions Applicable to All Phases of Development**

No.	Condition
1	Prior to publication of the ordinance adopting the Mayfield Springs planned community, the owner shall provide a fully executed Development Agreement to the Elmore County Land Use and Building Department (the "Department") in a form approved by the Department.
2	All development shall comply with adopted Mayfield Springs planned community documents - Comprehensive Plan (Element B), Zoning Ordinance (Element D), Development Agreement (Element C), Zoning Ordinance (Element C), Economic Impact Study (Element E), and Development Plan (Exhibit F), and the Elmore County Zoning and Development Ordinance adopted on May 18, 2018 ("County Code"). In the event of any inconsistencies in development standards between the County Code and the approved planned community documents, including any element, the latter shall control. In the event of any inconsistencies in provisions between the County Code and the approved planned community documents, the County Code shall apply.
3	Each preliminary and final plat submittal shall meet the specifications and application requirements listed in County Code, including a digital version.
4	Prior to application for each final plat , the owner shall receive approval of subdivision and street names from the Department.
5	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.
6	The owner shall apply for the first Preliminary Plat within one (1) year after the Board of County Commissioners (the "Board") adopting the Mayfield Springs planned community. The owner must receive approval of the initial final plat within 24 months of the approval of the first preliminary plat . Successive final plats shall be submitted in accordance with the approved Phasing Plan (Element F-8), with final plat applications required in no more than one-year intervals. The owner may request an extension pursuant to County Code.
7	The owner shall submit a "Periodic Evaluation" every two (2) years after the Board adopting the Mayfield Springs planned community, as required by the County Code. A periodic evaluation request shall be submitted on the appropriate application form provided by the Department and with the appropriate application fee at the time of submittal.
8	The owner shall submit a Biennial Report with the Period Evaluation in writing and by presentation to the County, on or before the 2-year anniversary of the adoption of the application, or more frequently as may be requested by the Director or the County. The report shall contain at a minimum a development plan outlining compliance with phasing plan, water and sewer systems plans, fire suppression plans, traffic and roadway plans, and community facilities. The owner shall work in good faith to implement changes requested in response to the Biennial Report, including any adjustments which may be requested by the County.
9	Prior to any site improvements within any final plat affecting federal waters, the owner shall provide a copy of 404 permit approval from the US Army Corps of Engineers ("USACE") and Idaho Department of Water Resources, ("IDWR"), if applicable.
10	Prior to any site improvements within any final plat , the owner shall receive all other county, state, and federal approvals.
11	The owner shall submit a Wildfire Urban Interface (WUI) Plan with each preliminary plat to ensure compliance with the Fire Prevention and Wildfire Mitigation Standards, Title 8 Chapter 1 of the Elmore County Code.
12	The owner shall submit a Preliminary Grading Plan with each preliminary plat requiring grading or filling of slopes greater than fifteen percent (15%) to ensure compliance with the Hillside Development Requirements of Title 7 Chapter 5 of the Elmore County Code.
13	Prior to any site improvements within any final plat requiring grading or filling of slopes greater than fifteen percent (15%) , the owner shall submit a letter from the Elmore County Engineer for slope stability and revegetation plan in accordance with Elmore County Code Title 7 Chapter 5.
14	Prior to any site improvements within any final plat requiring grading or filling of slopes greater than fifteen percent (15%) , the owner shall submit a plan for stream bed stabilization, tributaries and alluvial fans as well as all site-specific improvements proposed around those.
15	Prior to any site improvements within any final plat requiring grading or filling of slopes greater than fifteen percent (15%) , the owner shall submit a plan for crossing or grading over gullies that drain more than ten (10) acres within such plat is designed for the flood flows and velocities anticipated in a 100-year flood event.
16	Prior to any site improvements within any final plat encompassing floodplains , the owner shall demonstrate compliance with the Elmore County Flood Prevention, Title 8 Chapter 2 of the Elmore County Code.
17	Prior to any site improvements within any final plat , the owner shall provide a copy of, or proof of exemption from, Total Maximum Daily Load permit documentation of construction best management practices (BMPs) that will be used during construction to minimize surface water runoff and control sediment.
18	Prior to approval of the first final plat , the owner shall submit the following documents and receive approval of: a. Dust Control Plan from the Department. b. Compliance with Idaho Administrative Rules ("IDAPA") 58.01.01 (Air Pollution Control) from the Idaho Department of Environmental Quality ("IDEQ"). c. Compliance with IDAPA 58.01.05 (Hazardous Waste) and 58.01.06 (Solid Waste Management) from IDEQ.
19	Streetlights shall comply with County Code and the approved Mayfield Springs Wildlife Mitigation Plan ("WMP").
20	Installation of public service facilities must comply with requirements of utility providers. All utility easements shall be shown on the final plat and the location of said easement shall be determined by the entities responsible for the construction and/or maintenance of the utility. If not otherwise specified, terms and conditions for utilities, drainage, and irrigation shall be provided along all public rights-of-way and subdivision boundaries.
21	All utility construction shall use design, materials, and construction methods that prevent failure due to flooding. All new and replacement water service lines shall be designed to eliminate infiltration of floodwaters into the system. New and replacement sewage treatment works and sewage collection and disposal systems shall be designed to eliminate infiltration of floodwaters into the systems as well as discharge from the systems into floodwaters.

22	In connection with County signature of <u>each final plat</u> , the owner shall receive certificates and/or endorsements from the following entities: a.The owner(s), b.The plat surveyor, c.The County Surveyor, d.The County Engineer, e.The Mountain Home Highway District, and f.The Central District Health Department ("CDHD").
23	Prior to approval of <u>each final plat</u> , the County Engineer shall review the pressurized irrigation system. Said irrigation system shall be managed which may include the applicable homeowners' association, as determined by the owner and approved by the Department.
24	Prior to the Board signature of <u>each final plat</u> , all required improvements within the applicable phase shall be completed by the owner as required. In lieu of completing the required improvements, the owner may deposit a surety with the Director of the Department and sign a surety agreement in accordance with County Code.
25	Prior to the approval of <u>each final plat</u> , the County Engineer shall be sent a letter of completion by the engineer of record to approve all drainage improvements for grading for that phase. The County Engineer must inspect and approve all drainage improvements, except where bonding or sureties are provided. Improvements acceptable to the County Engineer shall be provided prior to final inspection and approval of these drainage improvements.
26	Prior to County signature of <u>each final plat</u> , the owner shall install interpretive plaques and signage as well as other visual and design elements along Highway 30 and the pre-interstate era theme including two historic markers along Old US Highway 30 and informational kiosks that elaborate on the theme.
27	If any unknown subsurface cultural or archaeological finds are encountered during project construction, all work shall stop in the immediate area and the owner shall follow Inadvertent Discovery of Cultural Resources Plan included in Element G.
28	Prior to County signature of <u>the final plat that contains 1,630th dwelling unit</u> , the owner shall demonstrate that at least 30,000 square feet of commercial uses are developed. If those uses are not yet constructed, during the following Periodic Evaluation, the owner shall provide an update to the Feasibility Study (Element E) for those commercial uses to the Department.
29	Prior to approval of <u>the final plat which contains 1,630th dwelling unit</u> , the owner shall demonstrate that a minimum 25% of the units are developed. If this threshold is not reached, during the following Periodic Evaluation, the owner shall provide an update to the Feasibility Study (Element E) for multi-family units to the Department.
Conditions Applicable to Water and Wastewater Systems	
30	The owner shall submit water and wastewater systems plans to serve all future development identified as the Mayfield Springs planned community. <u>preliminary plat submission</u> . Construction of improvements may be made on a plat-by-plat basis in accordance with the approved Phasing Plan.
31	Prior to County signature of <u>the first final plat</u> , the owner shall confirm compliance with all applicable federal, state, and local rules and laws for wastewater collection and treatment including Idaho Administrative Rules ("IDAPA") 58.01.02 (Water Quality Standards), 58.01.03 (Individual Subsurface Sewage Disposal Rules), 58.01.11 (Ground Water Quality), and 58.01.17 (Recycled Water Rules). The owner shall receive the necessary IDEQ and/or CDHD approvals (and provide a copy to the Department) of wastewater collection system and treatment facilities.
32	Prior to County signature on <u>the first final plat</u> , the owner shall demonstrate to the Department that they have received approval of Technical, Financial Review to construct, operate and maintain the wastewater collection system and treatment facilities from IDEQ.
33	Prior to County signature on <u>the first final plat</u> , the owner shall confirm compliance with all applicable federal, state, and local rules and laws for drinking water including IDAPA 58.01.08 (Public Drinking Water Systems), 58.01.11 (Ground Water Quality), and 58.01.02 (Water Quality Standards). The owner shall receive the necessary IDEQ and/or CDHD approvals (and provide a copy to the Department) of the potable water system.
34	Prior to County signature of <u>the first final plat</u> , the owner shall demonstrate to the Department that they have received approval of Technical, Financial Review to construct, operate and maintain the approved potable water system from IDEQ.
35	Prior to County signature of <u>the first final plat and each subsequent final plat</u> , the owner shall demonstrate that the backbone collection system and treatment facilities are constructed to adequately serve the applicable plat area and shall be managed by a qualified private wastewater treatment company or district as set forth in Idaho Code Section 42-3202. The owner shall ensure that IDEQ and CDHD have completed construction inspections and provided a Final Systems Approval Letter and authorization to the private company/district to serve the public, a copy of which shall be provided to the Department.
36	Prior to County signature of <u>each final plat</u> , the owner shall provide documentation of compliance with all requirements of IDWR related to the management of groundwater (63-32225).
37	Prior to County signature of <u>each final plat</u> , the owner shall demonstrate that the backbone drinking water system is constructed to adequately serve the applicable plat area and managed by a qualified private drinking water company or district as set forth in Idaho Code Section 42-3202. The owner shall ensure that IDEQ and CDHD have completed construction inspections and provided a Final Systems Approval Letter and authorization to the private company/district to serve the public, a copy of which shall be provided to the Department.
38	No temporary wastewater lagoon treatment system is permitted.
39	The use of individual septic systems within the Mayfield Springs Planned Community is prohibited.
Conditions Applicable to Wildlife Mitigation	
40	Prior to County signature of <u>the first final plat</u> , the owner shall receive approval of updated Mayfield Wildlife Management Plan ("WMP") from the Idaho Department of Fish and Game. At minimum, this update shall identify the monarch butterfly as a candidate species for listing as Threatened under the U.S. Endangered Species Act and outline mitigation and conservation strategies to address the monarch butterfly.

41	Prior to County signature of the first final plat, a conservation advisory committee (“CAC”) shall be established to ensure implementation of the (Element F-7). The CAC shall meet at least one time per year to ensure that conservation goals of the approved WMP are achieved by establishing conservation easement criteria and appropriate use of conservation funds. The CAC shall be comprised of at a minimum the following: - a.The Department (if Elmore County chooses to participate); - b.Idaho Department of Fish and Game; - c.The Developer (while they retain an interest in the project); - d.Homeowner’s Association; - e.Elmore County Soil and Water Conservation District; - f.Conservation Fund Administrator; and - g.Conservation Director (voting only in the event of tie vote).
42	Prior to County signature of the first final plat, the owner shall establish a dedicated account and <u>deposit \$10,000</u> seed money for the conservation of the approved WMP (Section 6.0.2.3). Conservation funds may be utilized for wildlife mitigation onsite or offsite, through strategies that may include conservation easements.
43	Prior to County signature of the first final plat, the owner shall enter into a legal agreement with an entity acceptable to both owner and the Department to ensure conservation funds and to employ such funds should the CAC fail to utilize such funds in a timely manner. A copy of this agreement shall be submitted to the Department.
44	Prior to County signature of each final plat, the owner shall demonstrate that mitigations and enhancement of the approved WMP are utilized as a means to address environmental constraints for area-wide and site-specific planning and construction activities to avoid, minimize, and mitigate impacts on riparian resources.
Conditions Applicable to Traffic Mitigation	
45	Prior to County approval of the first preliminary plat, the owner shall provide a memorandum of agreement with Mountain Home Highway District (“MHH”) provides for ongoing maintenance, replacement, and repair of the public roadways within the Mayfield Springs Planned Community.
46	Prior to County approval of the first preliminary plat, the owner shall provide a memorandum of agreement with Idaho Transportation Department (“ITD”) to demonstrate how the Mayfield Springs Planned Community’s hundred percent (100%) proportional share funding contribution will be made for interchanges to ITD.
47	In connection with each final plat, the owner shall receive a written approval demonstrating compliance with Mountain Home Highway District (“MHH”) Highway District (“ACHD”), and/or Idaho Transportation Department (“ITD”) requirements, as follows: - a.Prior to County signature of the final plat that contains the 175th dwelling unit, the owner shall complete an updated Traffic Impact Study (“TIS”) from current traffic counts in and around the planned community. If the results of the updated TIS provide different traffic counts, needs for improvement, signals, widening, roundabout location/size, etc), and timing thereof, the remaining improvement schedule and plan shall be revisited and agreed to by the ACHD, and/or ITD. This update shall reevaluate improvement needs and timings for Desert Wind Road, Regina Road, and Baseline Road. Preservation of ROW shall be done for future capacity at the time of platting adjacent to any MHH roadway. - b.Prior to County signature of the final plat that contains the 1,380th dwelling unit, the owner shall ensure preservation of right-of-way (5 lanes) on Desert Wind Road from I-84 to Desert Wind Road (to the extent such right-of-way is within the ownership or control of the owner) and shall otherwise show compliance with ACHD, and/or ITD requirements. - c.Prior to County signature of the final plat that contains the 1,640th dwelling unit, the owner shall complete construction (or contribute its proportionate share of construction) of a roundabout at the intersection of Desert Wind Road and Indian Creek Road, and shall otherwise show compliance with MHH and ACHD requirements. - d.Prior to County signature of the final plat that contains the 1,730th dwelling unit, the owner shall complete construction (or contribute its proportionate share of the construction) of three lanes on Desert Wind Road from Indian Creek Road to the site, while ensuring preservation of right-of-way (5 lanes) within the right-of-way (to the extent such right-of-way is within the ownership or control of the owner) and shall otherwise show compliance with MHH and ACHD requirements. - e.Prior to County signature of the final plat that contains the 2,320th dwelling unit, the owner shall ensure preservation of right-of-way (3 lanes) on Desert Wind Road from I-84 to Desert Wind Road (to the extent such right-of-way is within the ownership or control of the owner), and shall otherwise show compliance with ACHD and/or ITD requirements.
48	All public rights-of-way shall be dedicated and constructed in accordance with MHH’s Highway Standards and Development Procedures Manual. Construction shall begin without approval from the MHH and submission of that approval to the Department.
49	Prior to the issuance of any building permit within the final plat encompassing a Park and Ride lot, the owner shall construct at least ten (10) dedicated ride parking spaces.
Conditions Applicable to Other Facilities and Service Providers	
50	The owner shall provide a progress report to the Department on all community facilities and services planning with each preliminary plat application for an emergency response facility (Fire, EMS, and Law Enforcement), library, etc. as further set forth in Element B and F-5. In this report, the owner shall update to the economic impact report to demonstrate revenue generated for the County through that plat and developer’s expenditures towards community services needs.
51	Prior to County signature of the first final plat, the owner shall sign Memorandums of Understanding (MOU) with service provider agencies (Elmore County Ambulance) setting out service provisions and facility specifications that meet the intent of Elmore County Code response time and staffing requirements.
52	Prior to the first building permit for dwelling unit, the owner shall form a new fire district, to be known as the “Mayfield Springs Fire Protection District”. In addition, the owner shall provide evidence to the Department that the Fire District is operating in accordance with the plans provided by the owner and the State Code.

53	Prior to <u>the first occupancy permit for dwelling unit</u> , the owner shall receive approval of, and construct, at least 5000 sq. ft. of emergency response providing space for the Fire District, Elmore County Sheriff, and Elmore County Ambulance Service, as further set forth in Element F-5.
54	Prior to County signature of <u>the final plat containing the 750th dwelling unit</u> , the owner shall receive approval, and complete construction of, a response facility with 7500 sq. ft. This joint use facility may be partially eligible for the Elmore County Impact Fee credits and/or reimbursement w owner shall request such credits and/or reimbursement from the County with the Biennial Review.
55	As proposed by the owner, ongoing fire district operations shall be supported by a <u>\$1,000.00 per unit</u> fee to be charged at the time of <u>each building permit</u> and remitted to the District.
56	As proposed by the owner, Sheriff service will be supported with a <u>\$1,000.00 per unit</u> fee to be charged at the time of <u>each building permit</u> and remitted to the Elmore County Sheriff Department.
57	As proposed by the owner, Elmore County Emergency Medical Service will be supported with a <u>\$1000 per unit</u> fee to be charged at the time of <u>each building permit</u> and remitted to the Elmore County Ambulance Service.
58	Prior to County signature of <u>the first final plat</u> , the owner shall receive a letter of intent or refusal from the Mountain Home School District ("MHS") to provide educational services as further set forth in Element F-5.
59	Prior to <u>the first building permit for dwelling unit</u> , the owner shall enter into an agreement with the MHSD or a Charter School and provide a c to ensure their participation in design of a school facility.
60	Prior to County signature of <u>the first final plat</u> , the owner shall enter into a Memorandum of Understanding with the MHSD to provide reimbursement to students to existing school locations.
61	Prior to County signature of <u>the final plat containing the 750th dwelling unit</u> , the owner shall receive approval of, and construct, a school facility.
62	The owner shall establish a library district within the project and provide library services in accordance with the requirements of the planned community Elmore County by: (i) annexation into an existing library district (e.g., Ada Community Library); (ii) formation of a new library district as soon as Id and/or (iii) by providing library services in a homeowners' association facility, to be funded by homeowners' association fees.
63	Prior to County signature of <u>the final plat containing the 750th dwelling unit</u> , the owner shall enter into a Memorandum of Agreement with St. to ensure onsite medical services.
Conditions Applicable to Open Space, Pathways, and Trails	
64	All developed and natural open space and trails, recreation areas, common lots, etc. shall be owned and maintained by a homeowner's association as specified.
65	Regional trails that extend beyond planned community property lines may have a dead-end on temporary basis for purposes of connectivity.
66	Prior to County signature of <u>each final plat</u> , the owner shall develop, or bond for, pathways, trails, trailheads, parks, and recreation areas located in accordance with approved Element F-6 (Open Spaces, Parks and Trails) and Element F-8 (Phasing Plan) of the approved Mayfield Springs Plan. All developed open space and recreation areas, including common lots, shall be owned and maintained by a homeowner's association unless otherwise specified.
67	Prior to County signature of <u>each final plat</u> , the owner shall demonstrate that all open space and trails are accessible to the residents of the planned community. All open space and regional trails depicted in Figure F-7e, are accessible to the public in accordance with approved Element F-6 (Open Spaces, Parks and Trails).
Conditions Applicable to CC&Rs and Final Plat Notes	
68	Prior to County signature of <u>each final plat</u> , the owner shall provide covenants, conditions and restriction ("CC&Rs") to the Department for review and incorporation of the following provisions that may not be modified without County approval. a. Wildlife Mitigation Plan, b. Wildfire Urban Interface Overlay, c. Wildlife Depredation, d. Pressurized irrigation system e. Private wastewater company, f. Private drinking water company, g. Location of Petroleum Pipeline, h. High Voltage Power Transmission Lines and required setbacks, i. Proximity to Orchard Training Area, j. Prohibition on big-game feeding, k. Prohibition on using non-native yews, l. Permanently preserved open spaces and trails in accordance with Element F-7 (Open Spaces, Parks and Trails), and m. Identified floodplain, tributaries, and alluvial fans.
69	A note shall be placed on the face of <u>each final plat</u> and included in the approved and recorded CC&Rs that discloses the ownership and management of wastewater treatment facilities to buyers: "This subdivision is serviced by a private sewer company or district, which is not regulated by the Idaho Public Utility Commission. Fees, including user and maintenance fees, are subject to fluctuation."
70	A note shall be placed on the face of <u>each final plat</u> and included in the approved and recorded CC&Rs that discloses the ownership and management of drinking water system to buyers: "This subdivision is serviced by a private drinking water system, which may be regulated by the Idaho Public Utility Commission. Fees, including user and maintenance fees, are subject to fluctuation."
71	A note shall be placed on the face of <u>each final plat</u> and included in the approved and recorded CC&Rs that recognizes Idaho State Code 22-4501. "No agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance when it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation."

72	A note shall be placed on the face of each final plat and included in the approved and recorded CC&Rs: "There is wildlife habitat in the area of the Mayfield Springs Planned Community. Damage to landscaping from wildlife shall be the responsibility of each individual lot owner and shall not be the responsibility of the State of Idaho or Elmore County. Neither Elmore County nor the State of Idaho will be liable for wildlife depredation."
----	---

PP-2023-01 (Mayfield Springs First Preliminary Plat)

1	The Application approval shall be limited to two (2) years, within which the Applicant shall apply for a final plat or apply for an extension thereof. If the Preliminary Plat shall be deemed null and void.
2	The Applicant shall meet all conditions of approval of the Mayfield Springs Planned Community (PC-2021-01). All conditions of PC-2021-01 are hereby incorporated herein and specifically made conditions of approval for this Application.
3	The Applicant shall adhere to the requirements of Chapter 1, 5, 7, and 8 of Title 10, Chapter 1 of Title 8, and Chapter 1, 2, 3, 6, 10, 11, and 18 of Title 18 of this preliminary plat . In the case of conflicting requirements, Chapter 18 of Title 7 governs, and the other chapters of the Elmore County Zoning Ordinance when incorporated by reference in Chapter 18 or when Chapter 18 is silent in a specific requirement thereof.
4	This approval only relates to Phases 1 through 10 of PC-2021-01. The Applicant shall submit subsequent preliminary plat application(s) for phases 11 through 20.
5	The Applicant shall submit subsequent Master Site Plan applications as well as other applications required pursuant to Chapter 18 of Title 7 prior to the platting of unmapped phases A, B, C, and school lots to ensure that dimensional standards and requirements of Zoning Ordinance are met.
6	This Application anticipates final platting in phases, therefore, the Applicant shall not reserve parcels and all remainder areas shall be platted as to meet the dimensional standards and requirements of Zoning Ordinance within each final plat.
7	Each final plat application shall be submitted with a report approved by the County Engineer that all necessary site improvements within that final plat and/or a surety agreement application is submitted with the final plat application to ensure that those improvements be completed in a timely manner.
8	All improvements within a final plat shall be completed or bonded for prior to applying for the next final plat.
9	The Applicant shall submit construction drawings for each final plat to the Mountain Home Highway District (MHHD) for public roads and/or the County Engineer for private roads to design and engineer roads that meet current highway district standards. The approved construction drawings, with Highway District Engineer's signature, shall be submitted with each final plat application to the Department.
10	Prior to construction, the Engineer of Record shall submit construction drawings of public roads to MHHD and construction drawings of the private roads to the County Engineer for approval. Upon construction of those roads, the Engineer of Record shall provide stamped as-built drawings of all public roads to MHHD and to the County Engineer.
11	Each final plat shall demonstrate an ongoing maintenance schedule for all public and private roads and maintenance agreements for all public and private roads submitted prior to recordation.
12	Prior to County recordation of the first plat the Applicant shall provide a memorandum of agreement with Idaho Transportation Department ("ITD") that a hundred percent (100%) proportional share funding contribution will be made for interchange improvements to ITD.
13	Prior to any site improvements, the Engineer of Record shall coordinate with the County Engineer and submit construction drawings to ensure slope stability, drainage improvements, erosion control, dust abatement, etc. of the construction site. The County Engineer may subsequently request as-built construction drawings reasonably required to confirm the foregoing or to confirm completion of improvements.
14	As stated in the Wildland Urban Interface Plan, prior to the Board signature of the first final plat , the Applicant shall become an approved fire wise community with the National Fire Protection Agency.
15	Each final plat application shall include a Streetlights/Lighting Plan that complies with County Code and the approved Mayfield Springs Wildlife Management Plan.
16	Each final plat application shall submit a landscaping plan for all commonly maintained areas and road rights-of-way.
17	Each final plat shall clearly define the dimensions for clear vision triangles on all driveways and street intersections per § 7-18-4 (a) and (b).
18	Prior to submission of final plat , the Applicant shall clearly identify all proposed open spaces and a narrative for them to the Department. In this narrative, the Applicant shall clearly demonstrate which open spaces will be publicly accessible, and in which manner, to meet the definition and requirements of open spaces.
19	The Applicant shall submit a lighting plan per Title 7 Chapters 6 and 18 of the Elmore County Zoning Ordinance.
20	The Applicant shall submit a final draft CC&Rs with the first final plat . Amendments to CC&Rs may be proposed for each final application submitted through 10.
21	The Applicant shall ensure that all property taxes are kept current.
22	The Applicant shall meet all federal, state, and local regulations.
23	Failure to comply with any of the above conditions of approval may result in the revocation of the approval.