



Land Use and Building Department

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Public Workshop Date: 10/23/2025

Date Report Compiled: 10/17/2025

Agenda Item: Final Plat within Mayfield Springs Planned Community Public Hearing

Case Number: FP-2025-05

Current Zoning District and Future Land Use:

Planned Community (PC)

Applicant/Owner:

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

Elmore County Staff:

Johnny Hernandez, Building Official

Elmore County Consultants on Review Team:

Angie Michaels, Engineering with a Mission, LLC, Consulting County Engineer
Rafael Sanchez, Provost & Pritchard, Consulting Planner
Travis Foster, NV5, Consulting County Surveyor
Abbey Germaine, Elam & Burke, P.A., Consulting County Counsel

BACKGROUND:

Final Plat 2025-05 ("FP-2025-05" or Application) is the second final plat within Preliminary Plat 2023-01 ("PP-2023-01") (Exhibit 1A), which is located within the Mayfield Springs Planned Community ("PC-2021-01" or "Planned Community") (Exhibit 1B).

PC-2021-01 was approved by Board of County Commissioners on August 12, 2022, with 72 Conditions of Approval following the duly noticed public hearing procedures in compliance with the State and County codes. The Planned Community included 760 acres located adjacent to Desert Wind Road, Baseline Road, and Regina Road in unincorporated areas of Elmore County, Idaho. The Planned Community is located at

western border in Sections 34 and 35 of Township 01 North, Range 04 East and is located north and east of Interstate 84 (I-84). The Planned Community allows for 1682 single family homes and 637 multifamily homes with 35 acres and 55,000 square feet of commercial uses and 96 acres of natural and 87 acres of developed open spaces. The Planned Community is supported by a privately operated irrigation water system, municipal drinking water system, and wastewater treatment facilities.

The first Preliminary Plat, PP-2023-01, within the Planned Community was approved by Planning and Zoning Commission on August 24, 2023, with 23 additional Conditions of Approval in compliance with the State and County codes. PP-2023-01 entailed 462 acres, with a total 956 lots, to include 886 single family lots, 43 open space or common lots, 22 commercial lots, 1 school lot, 2 multifamily lots, 1 mixed use lot, and 1 wastewater treatment facility lot.

Since then, the Land Use and Building Department (“Department”) has issued building and occupancy permits for two (2) water wells and one (1) wastewater treatment facility that are located in Elmore County. One drinking water well, serving the Planned Community, is located in Ada County, and the Department has been notified on issuance of that permit. Furthermore, the Department has issued a building permit for 7,500 square feet joint use emergency response facility that has been constructed. As site preparation work continues for the second final plat, the Contract County Engineer has received civil/construction drawings for road and utility improvements that are completed or currently under construction.

The Department also received the application for the first Final Plat, Final Plat 2025-01, within PP 2023-01 on December 26, 2024. FP 2025-01 was approved by the Board of County Commissioners on May 9, 2025 and subsequently recorded by the Applicant.

The proposed FP-2025-05 is primarily subject to Idaho Code § 50-1301 et seq. and Elmore County’s Zoning and Development Ordinance (“Zoning Ordinance”) at Title 10, Chapter 1, and Title 7, Chapter 3. The Final Plat record includes all application documents (Exhibit 2), records, exhibits, as well as findings of fact, conclusions of law, and order for PC-2021-01 (Exhibit 3a) and PP-2023-01 (Exhibit 3b). With a few exceptions, the Applicant has met all pre-application and application requirements of these codes.

REQUIRED FINDINGS FOR FINAL PLAT – ZONING ORDINANCE SECTION 10-1-20-B:

1. The final plat is in substantial conformance with the preliminary plat; and
2. All conditions of the approved preliminary plat have been satisfied.

Staff comments:

Staff had requested a checklist from the Applicant to be included with FP-2025-05 to demonstrate compliance with PC-2021-01 and PP-2023-01. After reviewing that information, Staff conducted a site visit to confirm compliance with applicable conditions of approval on September 25, 2025. Staff created their own checklist to ensure that all prior applicable conditions are met (Exhibit 4) prior to concluding that FP-2025-05 has met all final plat application requirements, standards, and specifications.

At today's Public Workshop, Staff intends to share this information with the Planning and Zoning Commission, including any outstanding items. After receiving their feedback, Staff intends to schedule FP-2025-05 for a Board of County Commissioner's Hearing as required in the Zoning Ordinance.