



Land Use and Building Department

Findings of Fact, Conclusions of Law, and Order

Application: Comprehensive Plan Amendment 2025-02 and

Zoning Ordinance Amendment 2025-03&04

Hearing Date: October 23, 2025

BEFORE THE ELMORE COUNTY PLANNING AND ZONING COMMISSION

In the matter of a Comprehensive Plan	)	CPA-2025-02 & ZOA-2025-03/04
Amendment and Zoning Ordinance	)	
Amendments to and for the Area of Impacts	)	FINDINGS OF FACT,
("AOIs") within Elmore County, Idaho.	)	CONCLUSIONS OF LAW,
	)	AND ORDER
	)	
	)	

In Re: Comprehensive Plan Amendment 2025-02 and Zoning Ordinance Amendment 2025-03 & 04: This matter having come before the Planning and Zoning Commission of Elmore County, Idaho (the "**Commission**"), on October 23, 2025, for a public hearing held pursuant to public notice as required by law, on a county-initiated request to amend the Comprehensive Plan and Zoning Ordinance in order to comply with Idaho State Code, Title 67, Chapter 65 modifying the Area of Impacts ("**AOIs**") adopted within Elmore County. This amendment modifies the AOIs of the City of Mountain Home, originally established on December 1, 2010 as well as the City of Glenns Ferry originally established on December 27, 1995 (the "**Proposal**"). The AOIs are not currently discussed the 2014 Comprehensive Plan. CPA-2025-02 looks to add relevant sections of the AOIs to the Comprehensive Plan. The AOIs are administered through Title 11, Chapters 1 & 2 of the Zoning Ordinance. ZOA-2025-03 proposes the necessary changes to Chapter 1, with ZOA-2025-04 proposing the necessary changes to Chapter 2, the Chapters representing the AOIs for the City of Mountain Home and Glenns Ferry respectively.

On October 23, 2025, at the public hearing on this Proposal, the Commission heard from staff. No one signed up in support, neutral, or opposition to the Proposal. Upon conclusion of the public hearing, the Commission closed the record to additional evidence and commenced deliberations on the Proposal, and after making conclusions in accordance with the applicable law, recommended approval of the Proposal to the Board of County Commissioners (the "**Board**"), as hereafter defined.

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. The following findings shall be based upon the

Proposal and the analysis and recommendations of the Elmore County Land Use and Building Department (the “**Department**”) record.

I. The Commission finds that the Proposal is comprised of:

1. Recommendations of the Department and
2. The City of Mountain Home and Glenns Ferry AOl's Resolutions passed by their respective City Councils in response to the requirements of Idaho State Code Title 67 Chapter 65.

II. The Commission finds that the Applicant is:

Elmore County, Idaho

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

- I. In accordance with Section 7-3-15(A) of the Elmore County Zoning and Development Ordinance (“Zoning Ordinance”), on June 25, 2025, the Board authorized staff to initiate the Proposal.
- II. The Department has discussed the Proposal with affected agencies on August 11, 2025, for the City of Mountain Home and August 18, 2025, for the City of Glenns Ferry in compliance with Section 7-3-16(A)4 of the Zoning Ordinance.
- III. The Commission held a public hearing to consider this Proposal on October 23, 2025, and it was duly notified in the Mountain Home Newspaper on October 8, 2025 in compliance with Section 7-3-16(A)2.
- IV. The Commission opened the public hearing on October 23, 2025.
- V. After recognizing that no one had signed up to testify, the Chairperson closed the public hearing.
- VI. The Commission commenced deliberations on the Proposal.
- VII. Thereafter, the Commission moved to recommend approval of CPA-2025-02 & ZOA-2025-03 & 04 to the Board.

IV. The Commission finds the intent of the Proposal as follows:

The proposed amendments are processed by the County as a result of requirements put forth by Idaho State Code Title 67 Chapter 65.

V. The Commission finds that the Proposal is applicable to the areas around the City of Mountain Home and Glenns Ferry.

VII. The Commission finds that cities within the County may pass resolutions requesting the County modify or confirm the existing AOIs.

The Commission further finds that in order to meet deadlines set forth in Idaho State Code Title 67 Chapter 65; Elmore County has made at least the following coordination efforts with both cities to date to begin moving forward with the AOIs process.

The City of Mountain Home:

- 1) June 25, 2025, Department staff began utilizing GIS data provided by MH staff to analyze AOI boundaries
- 2) August 18, 2025, Special City Council Meeting was conducted to discuss the State code changes and AOI Boundaries.
- 3) August 26, 2025, City Council discussed a proposed AOI boundary in a regular meeting and continued the item to the next meeting.
- 4) September 9, 2025, City Council approved AOI Map with resolution 17-2025R requesting the Board of County Commissioners to approve the modified AOI for the City of Mountain Home.

The City of Glenns Ferry:

- 1) August 13, 2025, Department Staff met to discuss with Glenns Ferry their anticipated growth and annexations to evaluate the AOI boundary. Glenns Ferry staff requested to keep AOI boundaries the same.
- 2) August 18, 2025, Upon review of the boundary in light of State Code, Department Staff made adjustments to Glenns Ferry AOI boundary and provided map to Glenns Ferry Staff.
- 3) August 26, 2025, Glenns Ferry City Council discussed the proposed AOI boundary at a regular meeting.
- 4) September 9, 2025, An AOI workshop was held during the regular City Council meeting, and City Council approved the AOI map with Resolution 25-06, requesting the Board of County Commissioners to approve the modified AOI for the City of Glenns Ferry.

VIII. The Commission Finds the AOIs are not properly reflected in the Comprehensive Plan and that said Comprehensive Plan Amendment would fill in the necessary gaps to reflect these changes.

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

- a) Comprehensive Plan, Elmore County 2014 Comprehensive Plan, adopted as Resolution 562-15 on January 20, 2014 (the "Comprehensive Plan"); and
- b) Zoning Ordinance, adopted May 18, 2018, as Ordinance 2018-03 and all amendments thereof; and

c) The Local Land Use Planning Act, Idaho Code § 67-6526 et seq.

REQUIRED APPLICABLE PROCESS FOR COMPREHENSIVE PLAN AMENDMENT PER ZONING ORDINANCE SECTION 7-3-16 (A):

1. The Commission shall conduct at least one (1) public hearing in which interested persons shall have an opportunity to be heard.
2. At least fifteen (15) days prior to the hearing, notice of the time and place and summary of the plan to be discussed shall be published in the official newspaper.
3. A notice may be sent to other papers, radio and television stations as a public service announcement.
4. Notice will be sent to all political subdivisions providing services within the planning jurisdiction at least fifteen (15) days prior to public hearing.

Commission finds that the Department has followed the necessary process for a Comprehensive Plan Amendment and Area of Impact per code 67-6526(3)(a) and have conducted a duly noticed hearing with the Commission for it.

REQUIRED APPLICABLE FINDINGS FOR ZONING ORDINANCE TEXT AMENDMENT PER ZONING ORDINANCE SECTION 7-3-15 (A):

1. The Zoning Ordinance Text Amendment complies with the applicable Comprehensive Plan; and
2. The Zoning Ordinance Text Amendment complies with the regulations outlined for the proposed base zone, specifically the purpose statement; and
3. The Zoning Ordinance Text Amendment shall not be materially detrimental to the public health, safety, and welfare; and
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.

Commission finds that the proposed changes to the Zoning Ordinance are triggered by the concurrent Comprehensive Plan Amendment. Therefore, finding # 1 is met. The change is applicable to all zones countywide. Therefore, finding # 2 is not applicable. The proposed amendments to both chapters of the Zoning Ordinance do not impact the safety of the public. As a matter of fact, the amended AOI for both cities will improve delivery of services by both incorporated cities. Therefore findings #3 & 4 are met.

CONCLUSIONS OF LAW

Based on the aforementioned findings of fact, the Commission concludes that the proposed CPA-2025-02 & ZOA-2025-03 & 04 have complied with the following legislative documents governing the Proposal:

- a) Comprehensive Plan, Elmore County 2014 Comprehensive Plan, adopted as Resolution 562-15 on January 20, 2014 (the “Comprehensive Plan”); and
- b) Zoning Ordinance, adopted May 18, 2018, as Ordinance 2018-03 and all amendments thereof; and
- c) The Local Land Use Planning Act, Idaho Code § 67-6526 et seq.

ORDER

Based on the aforementioned findings of facts and conclusions of law, and evidence presented at the October 23, 2025, Public Hearing, the Commission recommends approval of CPA-2025-02 and ZOA-2025-03 & 04 to the Board of County Commissioners.

Dated: This _____ day of _____ 2025

COMMISSION VOTE:

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

Patti Osborn, Chairperson

ATTEST:

James Roddin, Interim Director

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.

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