



Elmore County 2014 Comprehensive Plan



2014 Comprehensive Plan

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Mayfield Townsite AttachmentAttached

2014 Comprehensive Plan

Acknowledgments

Elmore County Officials wish to thank the following citizens and organizations for helping update the 2014 Elmore County Comprehensive Plan:

Mountain Home Highway District

City of Mountain Home

City of Glenns Ferry

Communities of Oasis & Tipanuk

Community of Mayfield

Idaho Power

Elmore County Planning & Zoning Commission

Elmore County Land Use and Building Department

Mountain Home School District

Idaho Department of Education

U.S. Bureau of Reclamation

Idaho National Guard

Glenns Ferry Highway District

Mountain Home Economic Development

Communities of Pine, Featherville & Atlanta

Community of Prairie

Communities of Hammett & King Hill

Idaho Department of Lands

Elmore County Board of County Commissioners

Idaho Department of Transportation

Idaho Fish and Game Department

Tesoro Companies Inc.

Mountain Home Air Force Base

2014 Comprehensive Plan

Adoption

The Elmore County Comprehensive Plan was adopted on August 9, 2004 and amended on December 3, 2007 and August 17, 2011.

A public hearing was held on December 29, 2014 for the 2014 update to the Elmore County Comprehensive Plan. After the hearing a motion to accept the update was made by Hofer, seconded by Corbus.

CHAIRMAN HOFER - AYE
COMMISSIONER CORBUS - AYE
COMMISSIONER WOOTAN – AYE

Motion carried and so ordered.

Resolution 562-15 was signed on January 20th, 2015

2014 Comprehensive Plan

Statement of Purpose

The Elmore County Comprehensive Plan ("Plan") is a guide that establishes goals and objectives to help the County grow and develop. The Plan was adopted in 2004. The Plan was amended in 2007 to address Planned Communities, Planned Unit Developments and Planned Unit Development Districts. In 2011, the Plan was amended to add an addendum for the Mayfield Townsite Planned Community.

This update to the Plan was started in late 2012. This updated Elmore County Comprehensive Plan includes a forecast of conditions that are anticipated to occur within the next ten-year period, 2014 to 2024. The Plan addresses and includes all 16 comprehensive planning components of the "Idaho Local Planning Act of 1975" as supplemented and amended, Idaho Code 67-6508

Planning is an ongoing process. Conditions and priorities change; consequently the plan should be reviewed regularly and revised when necessary.

For the 2014 update to the Elmore County Comprehensive Plan, the Elmore County Land Use and Building Department, in addition to the Elmore County Planning and Zoning Commission, conducted community open house meetings to gather input for the update. The meetings were held at the following locations:

Agency Meeting – 5/15/13 – American Legion Hall
Mountain Home Vicinity – 6/19/13 – American Legion Hall
Oasis / Tipanuk Communities – 7/10/13 – Oasis Volunteer Fire District Firehouse
Pine / Featherville / Atlanta / Rocky Bar / Fall Creek Communities – 7/31/13 – Pine Senior Center
Prairie Community – 9/12/13 – Prairie Community Hall
Mayfield / Simco Road – 9/25/13 – Lord Ranch
Glenns Ferry / Hammett / King Hill Communities – 10/23/13 – Glenns Ferry City Hall
Planning and Zoning Commission Work Session – 1/15/14 – American Legion Hall

The County proposed no substantial changes to the Comprehensive Plan at the community meetings. County representatives have felt it important to maintain the Comprehensive Plan with updates and not conduct a cost intensive full re-write of the plan. This Plan contains all updates and may be reviewed as the complete Plan, as of its date of adoption.

The 17 planning components included in the Elmore County Comprehensive Plan include:

1. Private Property Rights
2. Population
3. School Facilities and Transportation
4. Economic Development
5. Land Use
6. Natural Resources
7. Hazardous Areas
8. Public Services, Facilities, and Utilities
9. Transportation
10. Recreation
11. Special Areas or Sites
12. Housing
13. Community Design
14. Agriculture
15. National Electric Corridors
16. Implementation

17. Glossary

Currently the Plan has the following addendums:

1. Mayfield Townsite Planned Community.

Within each chapter of this comprehensive plan are goals and objectives, which help establish development guidelines and public policy.

Goals are defined as statements, which indicate a general aim or purpose to be achieved. Goals reflect countywide values.

Objectives are defined as guidelines, which establish a definite course to guide present and future decisions.

The Elmore County Comprehensive Plan is directed toward all land within the County including Federal, State, Public and Private lands.

Regional Setting and County History

Originally, Elmore County was part of the vast Alturas County, Idaho, which was created by the First Territorial Legislature of Idaho on December 1863. Alturas County included all of the land north of the Snake River from the mouth of the Bruneau River to Little Lost River and as far north as the Sawtooth Mountains.

In 1889, the last Territorial Legislature of Idaho divided Alturas County creating several smaller counties including Elmore County. The first county seat was established in Esmeralda and later moved to Rocky Bar. In 1890, it was moved to Mountain Home. Several townships were annexed to Elmore County from Owyhee County in 1931. These townships are located in the southwestern part of Elmore County (sometimes referred to herein as the "County") north of the Snake River.

Elmore County is bounded on the north by the North Fork of the Boise River, part of the Sawtooth Mountains, and Boise County. Custer, Blaine, Camas, Gooding, and Twin Falls Counties border on the east boundary. On the southern boundary are the Snake River and Owyhee County; and on the west border is Ada County. Over half of the County is mountainous (northern part), while the southern portion is part of the Snake River Plains. An overall map of the County can be found in the Map Appendix as Map #1.

The northern region of the County is dominated by the Sawtooth Mountains, with the Boise Front Mountains in the mid-section of the County. South of the Boise Mountains are the Trinity Mountains and the western edge of the Soldier Mountains. Danskin Mountain on the west and Bennett Mountain on the east form the foothill mountains immediately north of the Snake River Plains. The County is the major drainage for the Boise River, having most of the South Fork, all of Middle Fork, and half of the North Fork of the Boise River within its boundaries.

Altitudes vary from 2,300 feet south along the Snake River to 10,659 feet in the northern portion of the County. This difference in altitude results in a wide range of climate; from less than 8 inches of moisture in the southern part of the County to an average of 25 inches in the northern regions. Most areas experience dry summers. The temperatures vary from 100° in the south during the summer months to more than 50 degrees below zero in the winter to the north.

There are approximately 1,971,200 acres of land in the County, of which over 18,900 acres are covered by water. 522,354 acres or twenty-six percent (26%) of the County is privately owned. Over six percent (6+%) of Elmore County land or 120,355 acres is state owned. 1,327,041 acres or sixty-seven percent (67%) of Elmore County land is federally owned.

Early accounts of the area tell of gold and silver strikes and of many frustrations. Gold was discovered in 1863 at Rocky Bar and in 1864 at Atlanta. The rugged terrain and the distance that ore had to be hauled made the Atlanta gold expensive. Rocky Bar/Featherville area had an easier time getting their gold out.

Aside from the mining communities, the first permanent settlements in Elmore County began in 1883 when the Union Pacific Railroad, then called the Oregon Short Line, built its main line across the southern part of the County. The railroad stimulated agriculture and Elmore County became one of the leading stock-raising counties of Idaho. Mountain Home, the County seat, was moved from its location on Rattlesnake Creek, where it emerged from the foothills, to its present location on the railroad line. It was a small community until the advent of the Mountain Home Air Force Base, when it began to develop. Mountain Home continued to grow until 1963 when construction was completed on several missile sites within the area. The community has experienced steady growth since 1967.

Glenns Ferry was the railroad town in the County for many years. For generations it served as a terminal crew change point for the Union Pacific Railroad. In 1964, agricultural development near Glenns Ferry started to take place with the advent of high-lift pumps that could irrigate crops on the high benches south of the Snake River. As more agriculture developed, the town became less dependent on the railroad jobs and more dependent on agriculture.

Mountain Home Air Force Base located ten miles southwest of Mountain Home was established in 1943 as a heavy bomber (B-24) training base. It was deactivated in December 1945, after World War II, then reactivated again as a training site for the Military Air Transport Service and equipped with B-29's. This mission continued until May 1953, when the base became the home of the 9th Strategic Bombardment Wing, Strategic Air Command (SAC).

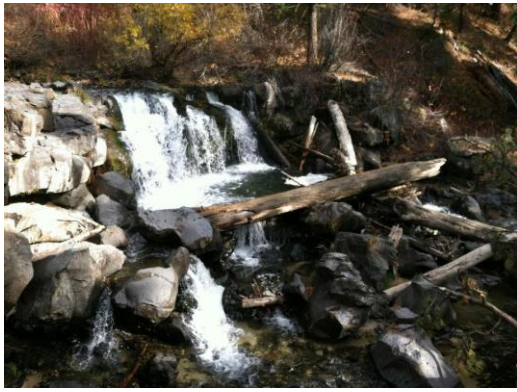
In 1960, it became the Strategic Aerospace Wing with the construction of three Titan One Missile sites, each about 20 miles from the base. The missile mission lasted until 1965 at which time the sites were deactivated. The base was then equipped with RF-4C aircraft and became the Tactical Reconnaissance Wing until July 15, 1971. On that date, the Wing was replaced with F-111 aircraft.

In 1992, the Base was designated as the initial base for composite wing deployment. This new mission brought a variety of specialized aircraft and support personnel to the area. The Air Force has had considerable economic and employment impact on the County. Economists indicate that over a third of the economic input into the County and nearly half the county's population is directly influenced by the Mountain Home Air Force Base. The current mission of the Mountain Home Air Force Base is a fighter wing including F15 aircraft.

In the early part of the County's agricultural history there may have been 150,000 head of sheep grazing in the County, and more than 2,500 horses. Cattle were not numerous to begin with, but built up rapidly by the turn of the century. The Snake River Plains were used for winter and spring grazing and the mountains for summer grazing. The sheep industry has declined but the cattle industry has expanded to replace it.

Irrigated agriculture comprises about 100,000 acres in the County. Potatoes, hay, sugar beets, and beans are the main crops. During the late 90's, Elmore County experienced a significant increase in milk production and commercial dairy operations. The dairy industry is firmly established in the County.

Because of all the mountains, streams, lakes, and reservoirs in the County hunting, fishing, camping, boating, and other recreational uses are major outdoor activities. The use of land and water for recreation purposes is not limited to those living in Elmore County. State recreation officials indicate that seventy-five percent of Elmore County mountainous area is used by people outside the County. The Forest Service has indicated over 700,000 man-days of use in the Middle Fork and South Fork drainage of the Boise River. Elmore County is a popular outdoor recreation destination for people throughout Idaho.



Chapter 1 - Private Property Rights

The United States Constitution guarantees that private property shall not be taken without just compensation. The Idaho Legislature has amended Title 67, Idaho Code, to provide a comprehensive plan chapter which addresses protection of private property and requires the Attorney General to establish a process, including a check list, to avoid unconstitutional taking of private property. The amended Local Planning Act identifies the protection of Private Property Rights as the first item in its list of stated purposes of the Act.

Private Property Rights Goal Statement 1

Elmore County will ensure that all ordinances implementing this plan will protect private property rights.

Private Property Rights Goal Statement 2

The community goal is 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.

Private Property Rights Goal Statement 3

Elmore County calls upon the federal and state land management and natural resource management agencies to coordinate in advance, with the Elmore County officials, any proposed actions which will impact either the federally or state managed lands in Elmore County because of the relationship between public land actions and the corresponding impact on private land properties plus the historically developed custom and culture of the County.

Private Property Rights Objectives:

1. No person shall be deprived of private property without due process of law.
2. Private property shall not be taken for public use without just compensation.
3. Land use laws will be administered to avoid unnecessary delays and duplicating procedure. Administrative agencies should avoid the exercise of authority that duplicates the exercise of authority by another agency. Charges for permits and agency services will strike a balance between those costs that are directly attributable to such permits and services and those costs that are incurred to protect public infrastructure and the public interest.
4. Land use laws and decisions should avoid imposing unnecessary conditions or procedures on development approvals which cause an unreasonable increase in housing costs.
5. Utilize the review process and procedures established by the Attorney General of the State of Idaho to evaluate taking of private property, taking issues or taking actions.
6. The objectives provided in this section shall have priority over any other section contained in this Plan in the event of a conflict or contradiction that may result in an unconstitutional taking of private property.
7. Property owners shall not use their property in a manner that negatively impacts upon the surrounding neighbors or neighborhoods.
8. Property owners shall be responsible for maintaining their property in the best possible condition as circumstances allow.

9. Property owners must recognize they are only temporary stewards of the land, and shall preserve and maintain their property for the benefit of future generations.
10. Property owners acknowledge and expect that Elmore County will preserve private property rights and values by enforcing regulations that will ensure against incompatible and detrimental neighboring land uses.
11. When the use of private property conflicts with the public interest, such conflicts shall be considered using a context larger than the boundaries of a particular land parcel and a time frame longer than a particular property transaction.
12. Federal and State land management and natural resource management agencies must coordinate their agency actions with Elmore County officials by providing to the County in a timely manner, prior to taking official action, a report on the proposed action, the purpose, objectives and estimated impacts of such action and the economic impact.
13. Elmore County will take appropriate measures to enforce all nuisance ordinances to protect quality of life and private property rights.
14. Elmore County officials will periodically review all County nuisance ordinances and seek public input on revisions or actions needed to update the ordinances and ensure adequate enforcement of nuisance ordinances.
15. Elmore County calls upon Federal land management agencies to better manage fuel loads on federal lands to prevent wildfires to ensure protection of private property rights.



Chapter 2 - Population

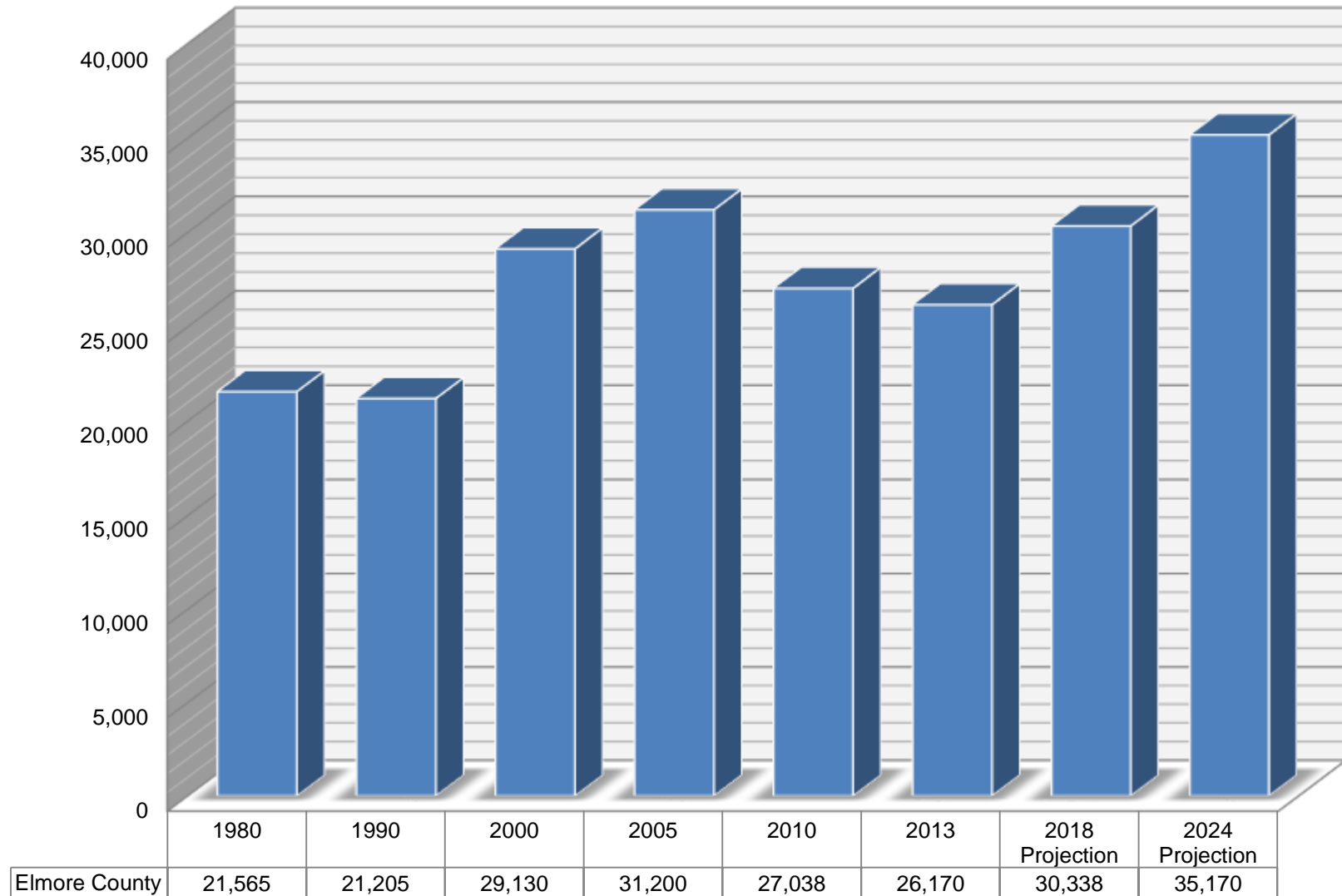
The year 2010 revised U.S. Census Bureau established the Elmore County population at 27,038. The U.S. Census Bureau has estimated the population to be 26,170 for 2013. Chart #1 shows historical changes in population within Elmore County. Even with the recent downturn in population the County believes it is fair to assume and plan for a steady annual growth rate of 3% over the next 10 years.

Chart #2 provides a breakdown of population by age for the 2000 and 2010 Census.

Chart #3 provides a breakdown of population by incorporated city, airbase and unincorporated areas of Elmore County for the 2000 and 2010 Census. The County did see a slight decrease in population from 2000 to 2010 due to current activities at Mountain Home Air Force Base.

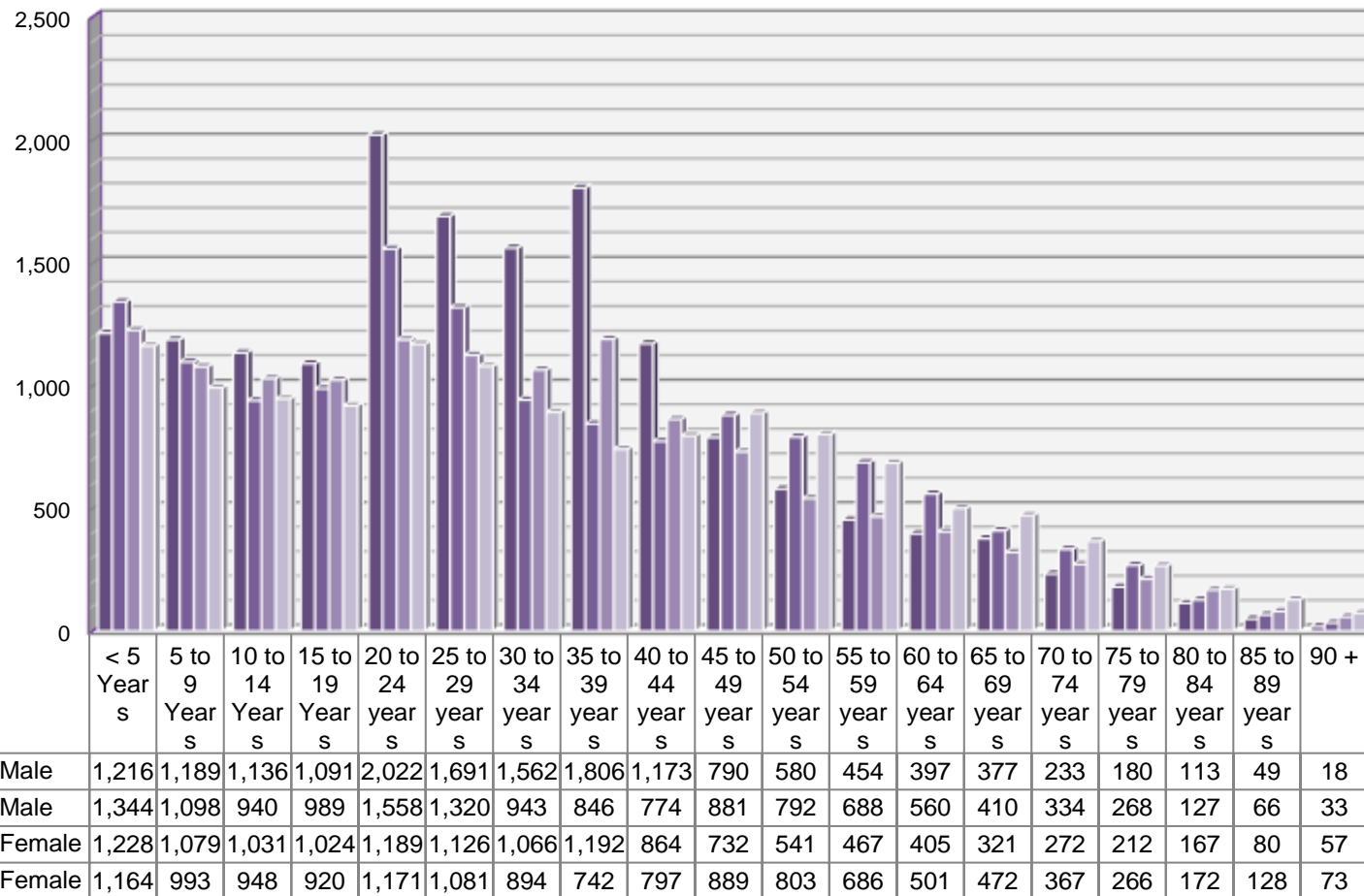
Table #1 provides a further breakdown and projection of populations in areas of Elmore County. Even with the decrease in population from 2000-2010 the County believes the desire for sustainable economic development associated with the desire for expanded missions of the air base, a steady population growth can be expected over the next 10 years.

Elmore County Population and Projection
Chart #1 - Elmore County Comprehensive Plan



Population by Age and Gender 2000 / 2010

Chart #2 - Elmore County
Comprehensive Plan



Population for Incorporated / Unincorporated Areas 2000 / 20
Chart #3 Elmore County Comprehensive P

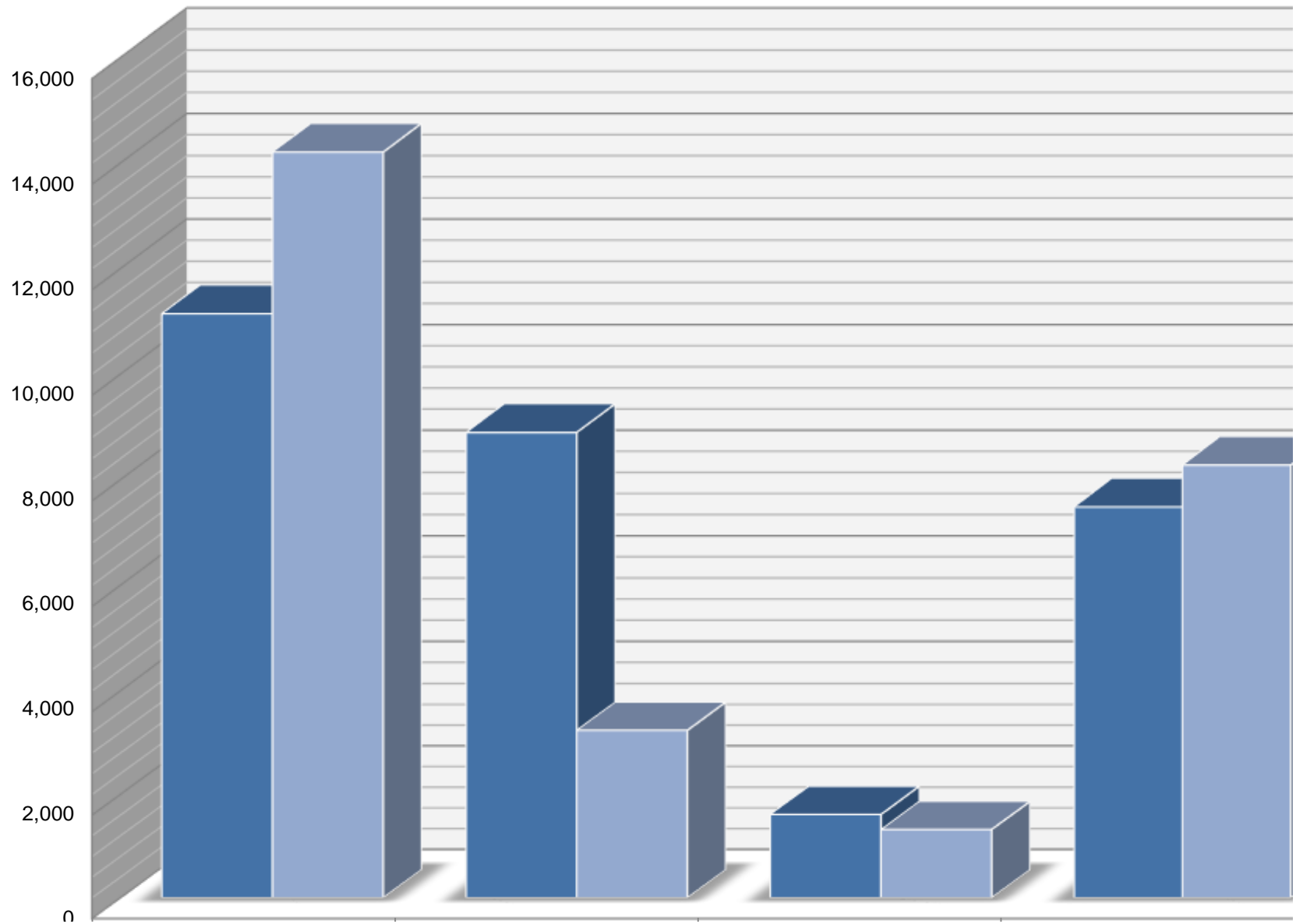


Table #1**Elmore County Comprehensive Plan
Population Forecast by Community**

Community	1980	1990	2000	2004	2010	2013 ⁽¹⁾	2024 ⁽²⁾
Elmore County	21,565	21,205	29,725	30,700	27,038	26,170	36,114
Mountain Home	7,540	7,913	11,143	12,000	14,206	13,739	18,959
Glenns Ferry	1,374	1,404	1,611	1,640	1,319	1,274	1,758
Mountain Home AFB	*	*	8,894	*	3,238	3,132	4,322
Hammett	500	500	720	760	654	633	873
Pine / Featherville	150	170	370	420	335	321	442
King Hill	250	200	220	240	200	191	263
Prairie	60	80	120	150	108	102	140
Mayfield / Simco	65	75	105	120	94	91	125
Tipanuk	20	60	130	150	119	115	158
Oasis	12	30	80	115	73	70	96
Atlanta	35	40	60	70	54	52	71
Chattin Flats	20	22	40	40	35	34	46
Other Areas	*	*	6,232	*	6,603	6,416	8,861

Source: U.S. Census Records, 2004 Comprehensive Plan & Land Use and Building Department Projections –
*data not available

⁽¹⁾ Estimates from U.S. Census Bureau

⁽²⁾ Estimates based on 3% annual population growth

In 1950, Mountain Home and Glenns Ferry were similar sized communities. When the Mountain Home Air Force Base became a strategic Aerospace Wing Base in the late 1950's the population of Mountain Home and Elmore County increased significantly.

The population information presented in Table #1 and Chart #3 shows the dynamic relationship between military development at the Air Force Base and growth in Elmore County. Economists and military planners estimate that at least fifty percent of the historic growth and development in Elmore County can be attributed to Mountain Home Air Force Base. Because of this symbiotic relationship, any change in the Base staffing or mission has a direct input to growth or decline in Elmore County, particularly in the City of Mountain Home.

Based on forecast information provided, the recommended population projection for the Elmore County Comprehensive Plan includes a gradual population increase during the next 10 to 15 years. This Population projection is presented in Table #1. This projected population increase represents about 10,000 new residents to Elmore County during the next 10 years.

The recommended economic expansion and population projections presented in Table #1 have been incorporated into various chapters of the Elmore County Comprehensive Plan. County citizens have expressed strong desire for sustainable growth with respect for the environment, maintaining agriculture and continued high quality of life in Elmore County. The following population goals and objectives support citizen desires for continued population growth.

Population Goal Statement 1: To encourage sustainable economic expansion and population growth throughout the County plus increase economic diversity for continued enhancement of our quality of life to meet citizen needs.

Population Goal Statement 2: To guide future growth in order to enhance the quality and character of the County while providing and improving the amenities and services available to Elmore County residents.

Population Objectives:

1. Provide adequate sites for growth in quality surroundings that include clean air and water, and public services where available.
2. To increase density near existing communities and near areas of city impact and preserve agricultural lands without adversely impacting existing populated areas.
3. When soils are not adequate to sustain individual septic systems, development density should be controlled until central sewage systems can be established.
4. Encourage cooperation between the County and all Communities, Districts and Cities in providing public services.
5. Encourage growth and development in areas that are environmentally compatible with nearby surroundings to protect the quality of life.

Chapter 3 - School Facilities and Transportation

A high standard of education is an important quality of life factor for Elmore County residents. During community meetings throughout the County, residents rated local schools as good to excellent. Due to projected growth in Elmore County, additional school sites and facilities may be needed to accommodate school enrollment during the next 10 years.

Within Elmore County, there are five Public School Districts. The Prairie, Glenns Ferry and Mountain Home Districts operate entirely within the county. Some Elmore County school students are served by District #365 Bruneau-Grandview and #234 Bliss Joint District. A map of the School District Boundaries within the County is found in the Map Appendix as Map #2. Historical school populations are presented in Charts #4 & #5.

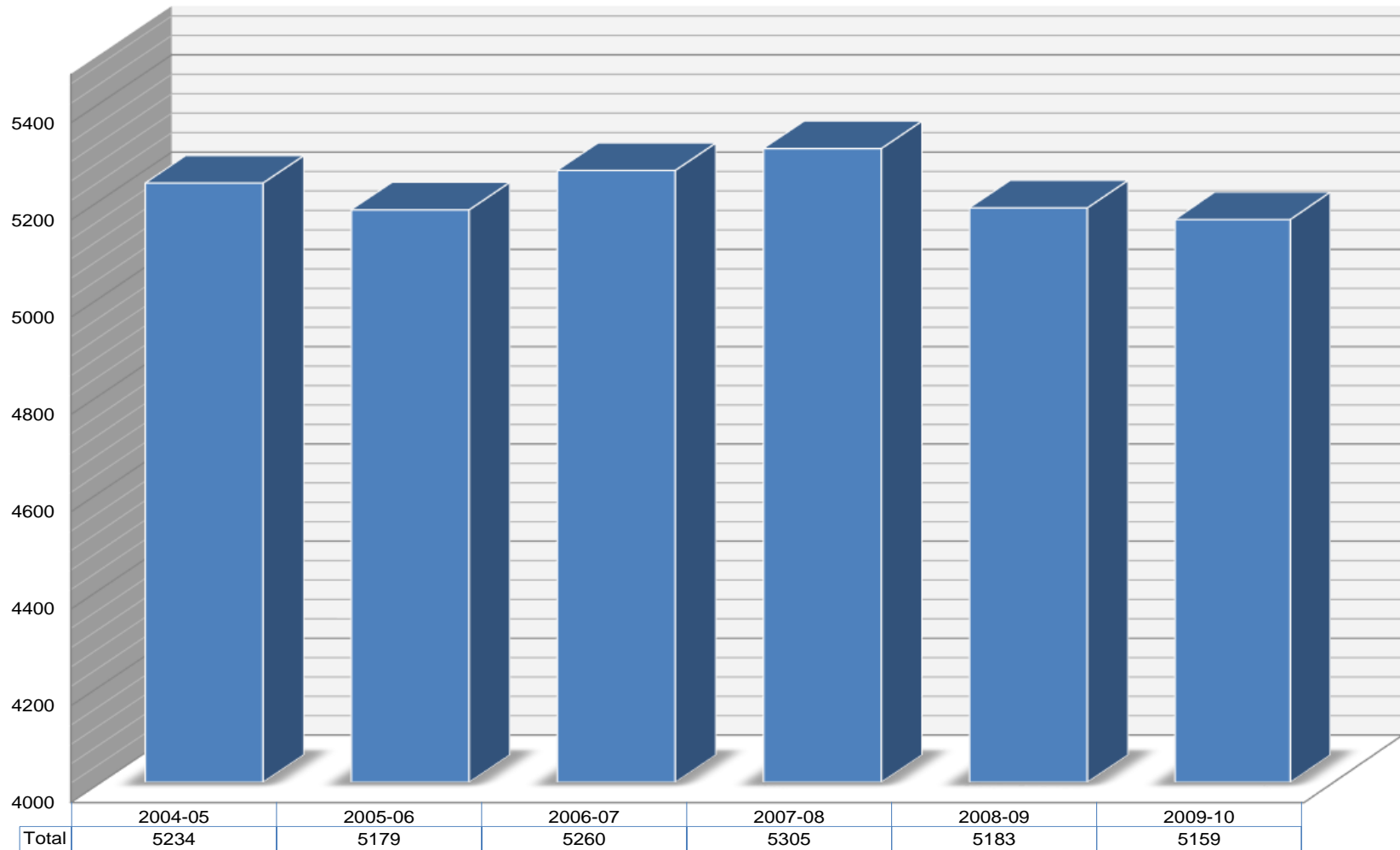


Elmore County Number of Total Students

Chart #4- Elmore County Comprehensive Plan

Countywide Fall Enrollment 2004-2010

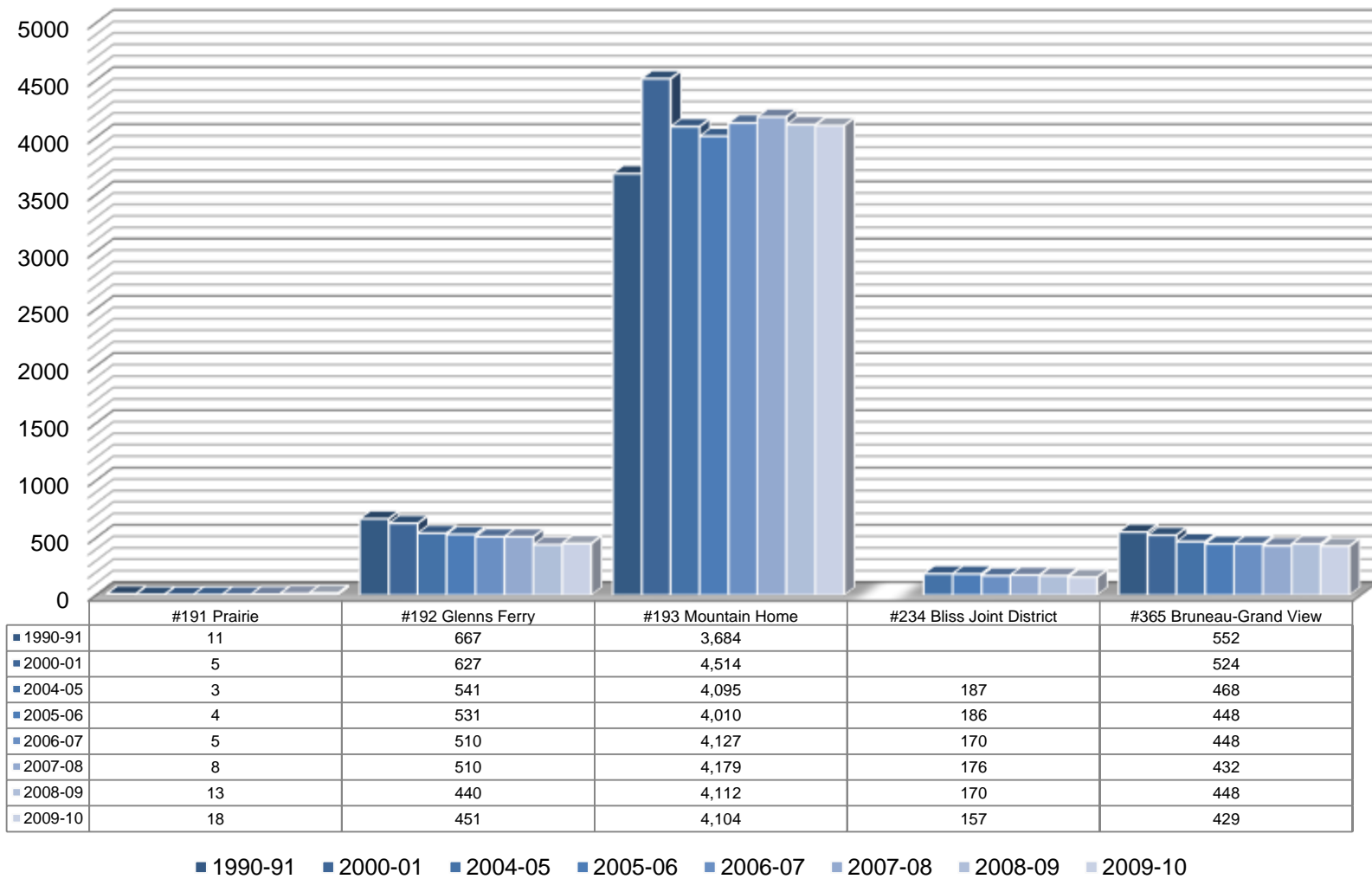
Source: Idaho Department of Education



School Population by District

Chart #5- Elmore County Comprehensive Plan

Historical Fall Enrollment in Public Schools by District. Source Idaho Department of Education



Each of the school districts within Elmore County prepares students to be successful individuals and contributing members of society by giving them the opportunity to grow and learn at a pace and in an atmosphere that challenges their potential.

The basic elementary curriculum emphasizes reading, language arts, mathematics, science, social studies, art, music and physical education. Students in grades 6-8 take classes, which prepare them for high school and help them, make the transition from childhood to adolescence. In grades 9-12, the curriculum requires students to study and learn skills that will help them succeed in modern society. Competencies required by the Idaho Department of Education have been incorporated into all public curriculum efforts.

Elmore County is served by two junior colleges, College of Western Idaho (CWI) and College of Southern Idaho (CSI). In addition to the junior colleges, Boise State University, Idaho State University and the University of Idaho all have daytime and evening programs in Boise that are available to Elmore County residents. Boise State University, Webster University, Park University and Embry Riddle University courses are also available on the Mountain Home Air Force Base during daytime and evening hours.

Based on general community growth and increasing school enrollment in the County plus an analysis of Idaho's long range education plans, new or enhanced school programs may be necessary to accommodate increasing enrollment while maintaining the current quality of life standards in the County. The following goals and objectives are incorporated into the Elmore County Comprehensive Plan to address school facilities and school related transportation.

School Facilities and Transportation Goal Statement 1

Protect and maintain Elmore County's quality lifestyle by enhancing existing school facilities and by promoting and developing new school services and facilities where needed to encourage compatible growth and development.

School Facilities and Transportation Goal Statement 2

Protect the integrity of schools so that educational functions are not disrupted by the infringement of incompatible land uses.

School Facilities and Transportation Goal Statement 3

In all land use decisions, consider the importance of safe, all-weather roadways and transportation systems to accommodate school traffic and *convenient* access.

School Facilities and Transportation Goal Statement 4

Expand Spanish language curriculum to accommodate expansion of Elmore County's Hispanic community.

School Facilities and Transportation Goal Statement 5

Expand the BSU adult and university level coursework at the Mountain Home Air Force Base to accommodate working parents and young adults.

School Facilities and Transportation Goal Statement 6

Create Adult Education Program, after hours learning program to accommodate working parents and Community Education opportunities.

School Facilities and Transportation Objectives

1. Each student will have a learning facility that is safe, functional and enhances academic, social, emotional and physical development.
2. Continue to support higher educational services within the County.
3. Continue to support and enhance the elementary schools at Prairie, Pine/Featherville, Atlanta and all schools within Elmore County.
4. Encourage and support local school improvement projects, which strengthen educational and cultural programs.
5. Support increased financing when necessary to maintain high quality facilities and educational programs for all schools in Elmore County.
6. Provide safe transportation for students to and from schools.
7. School sites should be selected in advance of development based upon planned densities and development patterns.
8. School sites should be required that are large enough to accommodate possible facility expansion.
9. School sites should be selected to avoid site-limiting features and other hazards and nuisances detrimental to the safety of children and to the general operation of the school.
10. New development adjacent to schools should provide for adequate pedestrian and bicycle access for school children.
11. Schools should be protected from the encroachment of incompatible land uses.
12. Support the Idaho Virtual Academy as a way to facilitate distance learning and education programs for students that live in rural communities without traditional K through 12 school facilities, such as Atlanta, Fall Creek, Prairie, Tipanuk and Pine / Featherville.

Chapter 4 - Economic Development

Background

Since 1950, Elmore County has become more urban and less rural. The late 1980's proved this statement as Elmore County incomes increased, agriculture began to consolidate, and service industries developed in the County. The term "Economic Development" is important in Idaho but particularly critical in Elmore County where the officials of Elmore County, the City of Mountain Home, the City of Glenns Ferry, as well as many citizens, have funded economic development actions in order to help diversify the County's economy. In addition to meeting economic development goals the County may also need to stress the importance of sustainable economic development to ensure further diversity and stability of the County.

Agriculture, mining, and timber processing have historically been important to Elmore County and the State, but in order to create additional jobs for existing and future citizens these industries must be enhanced and other means of economic development will be needed. Agriculture is the major contributor to the economic stability of the County. In the 1960's, more water became available for irrigation through pumping from the Snake River and drilling ground water wells. This brought about an increase in irrigated cropland. Potatoes, sugar beets, and beans are crops that are highly productive. Mint became a good alternate crop, and watermelon and cantaloupe have become major fruit crops in the southeastern part of the County.

Due to the recent wildfires it has become apparent that increased timber processing is necessary from federal, state and private lands. County residents believe there is a great deal of economic development potential with the sustainable management of federal lands.

Agricultural industries throughout Elmore County are summarized in Table #2. Agriculture is the major industry in Elmore County and is forecasted to remain an important economic source during the next ten years.

Table #2
Elmore County Comprehensive Plan
2024 Agriculture Forecast

Category	1997	2014	2024
Number of Commercial Ag Related Operations	301	381	390
Total Acres in Active Ag Related Operations (in 1000's)	356	347	375
Cattle and Calves Inventory (in 1000's)	123	170	230

Source: Elmore County Extension Office & 2004 Elmore County Comprehensive Plan

The Mountain Home Air Force Base is a large contributor to the economy of the County and is the single largest employer. The Base payroll and military procurement of goods and services have a significant impact on the County and southwest Idaho. Military personnel living off Base as well as civilian employees generated dollars into the economy through the housing market. Information presented in Table #5 summarizes the economic input of the Mountain Home Air Force Base compared to total County employment. Military planners and economists are forecasting an increase in military spending and activity which will increase construction and employment at the Mountain Home Air Force Base during the near term (5 to 10 years).

Table #3
Elmore County Comprehensive Plan
Military Employment Forecast

Year	1980	1990	2000	2010	2020	2030
Percentage of Federal Military Employment compared to total County employment	40%	32%	31%	26%	27%	28%

Source: 2004 Elmore County Comprehensive Plan and Elmore Land Use and Building Department.

Economic Projections

The strategy used for economic development in Elmore County must include attainable goals, adequate financing, and public support; along with a conviction that economic diversity is in the best interest of the County. The population projection presented in Table #1 corresponds to new employment opportunities in Elmore County. Based on the average historical labor participation of approximately 45 to 51 employment positions per 100 populations. The military employment forecasts for Elmore County as a whole are shown in Table #4.

Table #4
Elmore County Comprehensive Plan
Total Military Employment Forecast

Year	2000	2005	2010	2015	2020	2030
County Employment	13,955	14,665	7,016	8,133	9,428	12,671

Source: 2004 Elmore County Comprehensive Plan and Elmore Land Use and Building Department.

Data in tables #5 and #6 below provide historical, current and forecast numbers of business establishments that will locate in Elmore County during the 10 to 15 year planning period. Chart #6 shows the income trends for industry fields for Elmore County.

Table #5
Elmore County Comprehensive Plan
Historical County Business Patterns - Economic Profile

1993 Total Number of Classified Business Establishments = 349	1993 Total Employees = 3,339	1993 Annual Payroll = \$45,332,000
2001 Total Number of Classified Business Establishments = 396	2001 Total Employees = 4,014	2001 Annual Payroll = \$79,197,000
2013 Total Number of Classified Business Establishments = 430	2013 Total Employees = 4,510	2013 Annual Payroll = \$151,499,920

Source: 2004 Elmore County Comprehensive Plan, Elmore County Land Use and Building Department and Mountain Home Economic Development Department.

Average Income Per Industry
Chart #6 - Elmore County Comprehensive Plan
Source: Idaho Department of Commerce

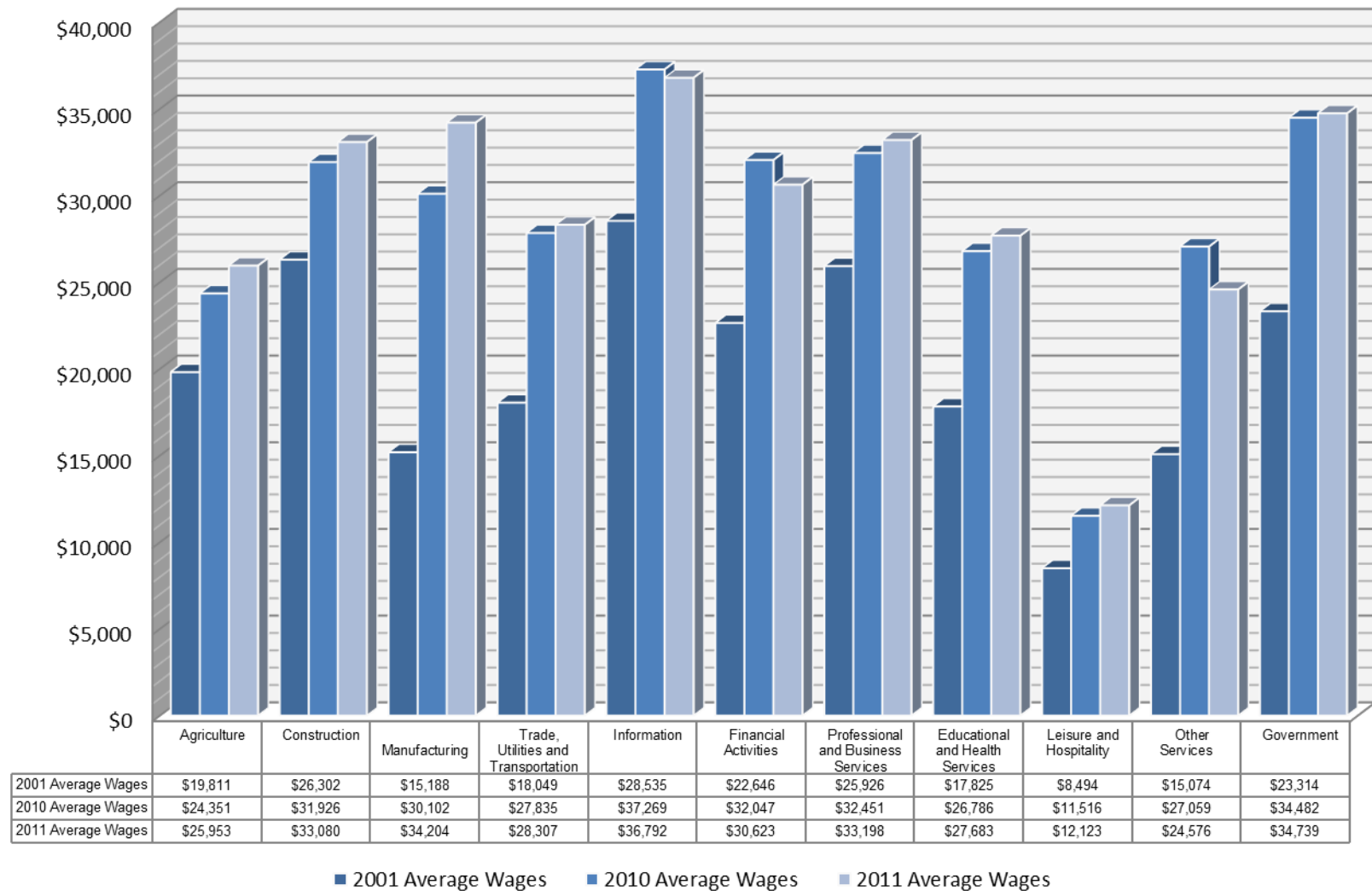


Table # 6
Elmore County Comprehensive Plan
2025 Economic Forecast

Year	2005	2010	2015	2020	2025
Classified Business Establishments*	418	450	485	523	607

** Business registered with state or federal agencies having more than one employee.*

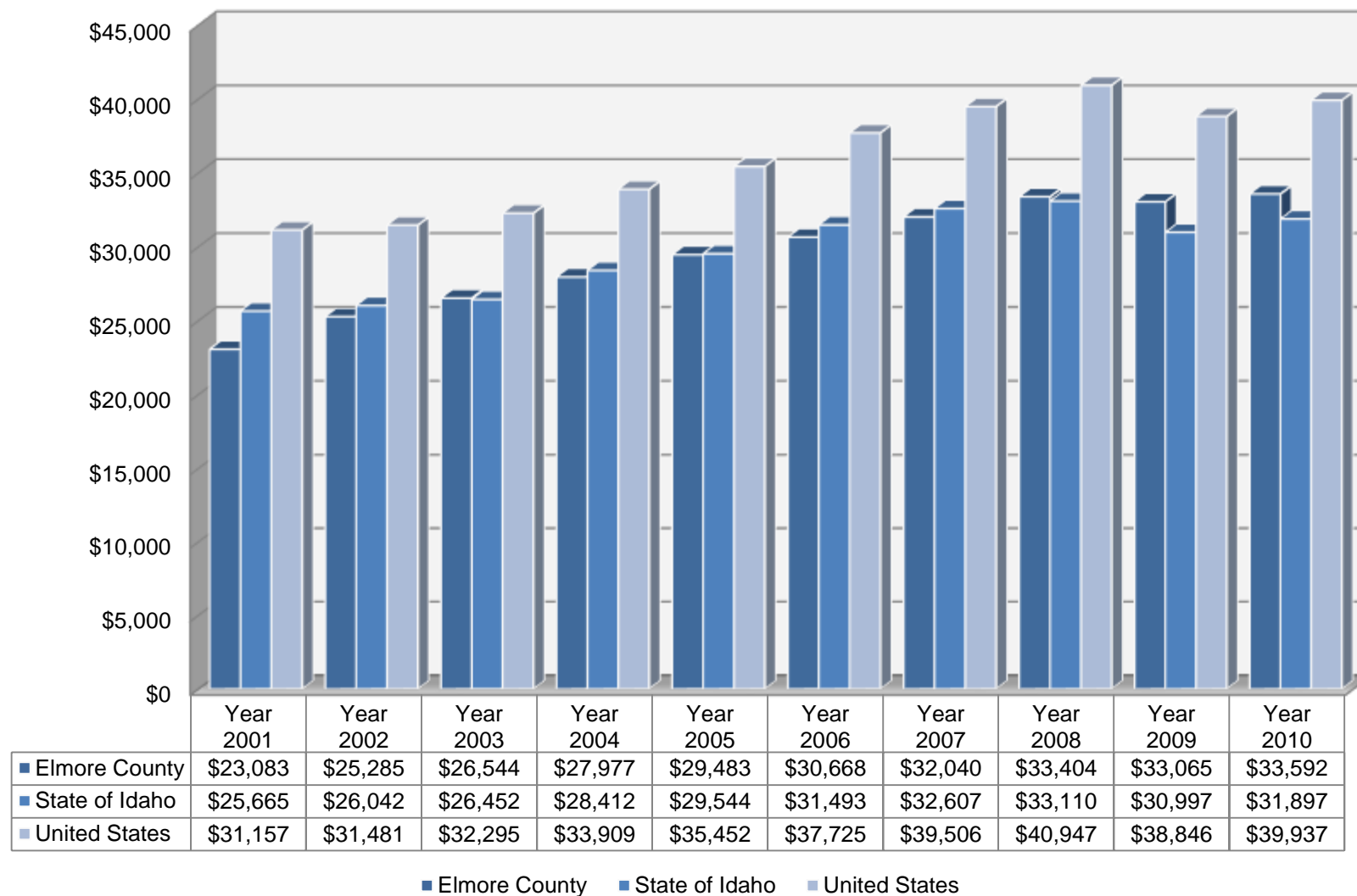
Source: 2004 Elmore County Comprehensive Plan, Idaho Department of Commerce and Mountain Home Economic Development Department.

The projected employment and business activity shown in tables #5 and #6 represents healthy employment growth. Elmore County has an active partnership with the well-managed City of Mountain Home Economic Development Department. This organization has been very effective in expanding local economic development and it is possible that the creation of new business will exceed the projection in Table #6. In recent years the City of Glenns Ferry has also been active with economic development. The formation and continued work of the Glenns Ferry Economic Development Committee and the Southwest Idaho Regional Development Board will be crucial for continued development in areas outside the City of Mountain Home.

During May 2000, the Boise, Idaho Chamber of Commerce conducted an economic analysis of the Boise Labor Market. This study revealed that about seven percent (7%) of eligible workers in Elmore County commute to Ada County for employment. (Note: the 1990 rate was 7.2%) The study also suggested that about ten percent (10%) of Mountain Home Air Force Base employment positions are held by Ada County residents. As Elmore County and Ada County employment opportunities expand, the transfusion of workers between each county will increase. The Boise Labor Market analysis indicated that the majority of Ada County workers commuting to Elmore County were career military related. The majority of Elmore County workers commuting to Ada County were private sector related. This shared employment situation will likely continue which gives Elmore County residents excellent employment opportunities in either Elmore or Ada Counties.

Chart #7 shows the income trends of Elmore County versus the State of Idaho and the United States. In recent years the average income of Elmore County has surpassed the Idaho average. Sustainable development and diversified growth is necessary to continue this trend.

Per Capita Income
Chart #7 - Elmore County Comprehensive Plan
Source: Idaho Department of Commerce



The following goals and objectives are incorporated into the Elmore County Comprehensive Plan to address citizen needs and expectations for continued economic expansion throughout Elmore County.

Economic Goal Statement 1

Diversify and improve the economy of Elmore County in ways that are compatible with community values.

Economic Goal Statement 2

Support the continued viability of the Mountain Home Air Force Base and base related activities.

Economic Objectives

1. Support existing business and industry in the County.
2. Encourage broad-based economic development programs that include:
 - a. Natural resources such as mining, timber, and agriculture from both federal and private lands.
 - b. Commercial Development
 - c. Industrial Development
 - d. Tourism Expansion and Development
 - e. Military Expansion and Development
3. Encourage effective use of tax funds so that established areas are not burdened while providing services and facilities for new growth.
4. Maintain policies and ordinances that will not impair the mission of Mountain Home Air Force Base.
5. Set aside suitable sites for economic growth and expansion that is compatible with the surrounding area.
6. Encourage and support heavy industrial development to locate in the vicinity of the Simco Road District.
7. Encourage and support improvement of Simco Road as a connector between Interstate 84 and State Highway 67.
8. Continue good coordination, cooperation, and support among economic development entities within Elmore County, plus those at the regional and state levels.
9. Establish appropriate industrial zones to further increase business and economic development in various communities and areas of Elmore County, particularly at appropriate locations near areas of city impact.
10. Call upon all federal agencies to better manage public lands to reduce fuel loads and in turn promote economic development.
11. Recognize the need for electric utility facilities that are sufficient to support economic development.
12. Encourage Idaho Power to make additions to and improvements of electric utility facilities that provide adequate capacity for projected growth.

13. Provide Idaho Power with periodic updates of population, employment, and development projections. The County and Idaho Power will seek to jointly evaluate actual patterns and rates of growth, and compare such patterns and rates to electrical demand forecasts.

Chapter 5 - Land Use

Land Use issues in Elmore County are unique since the County is so large and diversified. The County must conserve its natural resources, but allow for the expansion of cities, communities and districts within the County. The County's agricultural lands and Areas of Critical Concern need to be continuously monitored and maintained. Mountain Home Air Force Base must be protected from encroachment. Development of additional tourism and recreational areas, expansion of residential lands, and location of commercial and industrial development in the County will have dramatic impact on the economy and physical design of the County.

Land Ownership

Public ownership accounts for about 73 percent of the land in the County. Private lands account for about 27 percent. The magnitude of public lands and the interspersed pattern of private ownership pose problems in the County; yet present an opportunity to work with the federal and state government in planning. Map # 3 in the map appendix shows a breakdown of private and federal lands in Elmore County. These federal agencies and Elmore County should consider sharing more land use information and incorporating this data into the future planning process. With the recent wildfires over the last three years the citizens of Elmore County have stressed the desire for better management of federal lands to reduce fuel loads and prevent wildfires.

Agriculture and natural resource management is important to Elmore County and each of the cities, communities and districts as a whole. Farming tends to become less appealing as land becomes more costly and production costs rise. When this occurs there is a tendency toward residential and subdivision development. The extension of facilities such as mail delivery, police and fire protection, school busing, and other services to these scattered developments becomes very costly. Conflicts may arise between raising crops and animals amidst residential or transitional uses.

Residential development along rural roads is typical in the County. Land to the rear may be bypassed because of little or no access for later development. When large amounts of vacant land are available within the incorporated cities or within the adjacent areas of city impact, scattering of development in the County should be discouraged. Development close to urban areas where public utilities and central services are more accessible should be encouraged.

Land Use Categories

The proposed Generalized Future Land Use Map in the Elmore County Comprehensive Plan recommends that all the land in the County be designated according to various land use classifications. Listed below in Table #7 are the existing land use classifications. A description of each of these categories follows Table #7.

Table #7
Elmore County Comprehensive Plan
Existing Land Use Classifications

Proposed Land Use Classification	Classification Symbol
General Agriculture/Grazing/Forest	"Ag"
Recreation	"Rec"
Rural Residential	"RR"
Neighborhood Commercial	"C1"
Highway/Interstate Commercial	"C2"
Light Industrial/Manufacturing	"M1"
Heavy Industrial/Manufacturing	"M2"
Public Airport Hazard Zone	"PAZ"
Air Base Hazard Zone	"ABHZ"
Air Base Commercial Zone	"ACZ"
Planned Community	"PC"
Planned Unit Development	"PUD"
Planned Unit Development District	"PUDD"

General Agriculture/Grazing/Forest - "Ag"

The **"Ag"** land use designation is the base zone throughout Elmore County. It contains areas of productive irrigated croplands, grazing lands, forestland, mining lands, public lands as well as rangeland and ground of lesser agricultural value.

Recreation - "Rec"

Lands or areas within specific communities, which are designated **"Rec"**, reflect the demand for recreation and tourism-related developments including public and private resorts, recreation services, primary and secondary residential development, commercial services and business development. Certain allowed uses are permitted along with a detailed list of "Conditional Uses" in the Rec Zone. The Rec zone is a special planning tool, which allows development flexibility in a particular community or geographical area. The base zoning is still present but the Rec zone allows greater flexibility for development of tourism and recreation type land uses.

Rural Residential - "RR"

The Rural Residential **"RR"** designation is a zone specifically set aside for residential development and a mix of supporting, secondary land uses that are near or adjacent to areas of city impact or near existing communities. A minimum lot size should be set in order to accommodate a septic system and well on the same parcel. In areas where soils are not adequate to support septic systems, development alternatives must be considered. In outlying areas, residential development and mixed land uses must be compatible with the existing agricultural activity. Rural Residential and Mixed-Use development should be encouraged in or near Areas of City Impact and within existing communities. Rural Residential and Mixed-Use development must be compatible with the existing agricultural uses. Mixed Land uses include development

that supports residential uses such as neighborhood commercial, low impact commercial services, offices, home occupations, light business uses and light commercial and business services that are near rural and suburban residential developments and general agricultural uses. Commercial services such as small-scale convenience stores, gas stations and repair establishments may be located in the "RR" area subject to design review and/or Conditional Use Permits.

Neighborhood Commercial "C1"

The Neighborhood Commercial category is needed to diversify economic development and provide essential services within existing and future neighborhoods.

Highway/Interstate Commercial "C2"

The Highway/Interstate commercial category is needed to accommodate large or intensive commercial and/or business establishments that are typically oriented to a major roadway or freeway interchange.

Light Industrial/Manufacturing "M1"

The Light Industrial/Manufacturing category is directed towards general industrial needs of the County. Land uses in this category may require a mix of commercial or light industrial uses that consists of clean types of manufacturing, processing, warehousing, repair and general industrial uses. In setting aside industrial areas, easy access to railroad and highway systems should be taken into consideration. Light Industrial/Manufacturing is needed for day-to-day services and sustained economic growth and diversity in the County; however, it must be planned so that it will not degrade the present quality of life.

Heavy Industrial/Manufacturing "M2"

The Heavy Industrial designation is specifically established for heavy manufacturing and processing industries. The Simco Road District will continue to have a "M2" designation. Conditional Use Permits, design review, and detailed engineering and technical studies are a requirement.

Public Airport Hazard Zone "PAZ"

The Public Airport Hazard Zone is anticipated for the land surrounding the Mountain Home and Glenns Ferry Airports plus the various public-landing airfields within the County. The purpose is to keep encroachment to a minimum in order for airports to function while allowing the highest and best possible use of private lands in this zone. Height restrictions would also apply to the City of Mountain Home Municipal Airport, the Glenns Ferry Airport, plus the airstrips at Prairie, Pine and Atlanta.

Air Base Hazard Zone "ABHZ"

The Air Base Hazard Zone is necessary for the land surrounding the Mountain Home Air Force Base. The purpose is to prevent encroachment while allowing the best possible use of private lands in this zone as long as private uses do not conflict with Air Base operations. Significant Land Use restrictions apply in the ABHZ area.

Air Base Commercial Zone "ACZ"

The Air Base Commercial Zone is necessary for the highway entrance to the Mountain Home Air Force Base. The purpose is to prevent encroachment while allowing the best possible use of private lands in this

zone as long as private uses do not conflict with Air Base operations. Significant Land Use restrictions apply in the ACZ area.

Planned Community "PC"

The Planned Community "PC" designation is a zone 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. Careful consideration should be given to the "PC" zone so new developments do not negatively affect existing communities, businesses and land uses.

Planned Unit Development "PUD"

The Planned Unit Development "PUD" designation is a zone specifically designed to allow flexibility in land use, site design and dimensional standards to develop residential, commercial, office and/or light industrial uses not allowed individually within a specific zoning district. Careful consideration should be given to the "PUD" zone so new developments do not negatively affect existing communities, businesses and land uses.

Planned Unit Development District "PUDD"

The Planned Unit Development District "PUDD" designation is a zone specifically designed to allow flexibility in land use, site design and dimensional standards to develop residential, commercial, office and/or light industrial uses not allowed individually within a specific zoning district with greater flexibility than a PUD as PUDD's are larger in scale. Careful consideration should be given to the "PUDD" zone so new developments do not negatively affect existing communities, businesses and land uses.

Land Use Analysis

Within Elmore County, land resources are limited. Land is precious and should be utilized in a constructive manner. County Commissioners, Planning and Zoning officials, City, Community and District citizens are all responsible for determining the highest and best use of the land. Priorities regarding land use needs to be routinely reviewed and updated. Long-range plans should be updated to accommodate expected growth without endangering natural resources and the quality of life.

Land Use Map

Map # 4 in the map appendix is the Future Land Use Map for the County. The Future Land Use Map is a guide to future and potential development in the County.

Land Use Goal 1

Provide for the orderly growth and accompanying development of the resources within the County that is compatible with a rural lifestyle.

Land Use Goal 2

Achieve a land use balance, which recognizes that existing agricultural uses and new residential development may occur in the same community.

Land Use Goal 3

Continue to designate areas where rural type residential development will likely occur and recognize areas where agricultural development will likely occur.

Land Use Goal 4

Continue to designate areas within appropriate communities to stimulate recreation and tourism related developments and services.

Land Use Goal 5

Elmore County calls upon the federal and state land management and natural resource management agencies to coordinate in advance, with the Board of Elmore County Commissioners, any proposed actions which will impact either the federal or state managed lands in Elmore County because of the relationship between public land actions and the corresponding impact on private land properties plus the historically developed custom and culture of the County. Furthermore, the County calls upon federal agencies to lessen fuel loads on federal lands to help prevent devastating wildfires and protect adjoining private property.

Land Use Objectives:

1. Maintain and update the Confined Animal Feeding Operation (CAFO) ordinance to facilitate dairy development and intensive agriculture within appropriate areas of Elmore County. Encourage wise management and land use priorities that protect agricultural lands.

*Note: Map #5 in the map appendix shows the location of all permitted CAFO's in the County.

2. Continue to coordinate planning and development with applicable highway district(s), fire district(s) and health officials.

*Note: Map #6 in the map appendix shows the location of the different highway districts within the County.

*Note: Map #7 in the map appendix shows the location of the different fire districts within the County.

3. Continue to coordinate land use planning with adjoining counties where joint land use problems, developments or opportunities exist.

4. Analysis of Property Rights should be included in land use decisions.

5. Encourage and support commercial and industrial development if it complies with County ordinances and guidelines to create jobs and expand the tax base. Maintain two industrial zones; heavy and light.

6. Encourage orderly development of subdivisions and individual land parcels, and require development agreements when appropriate.

*Note: Map #8 in the map appendix is a map of incorporated cities and platted subdivisions within the County.

*Note: Map #9 in the map appendix is a map of parcel sizes within the County.

7. Continue to encourage cluster developments and maintain a cluster development ordinance that preserves open space and productive agriculture land.

8. Review all commercial and industrial development proposals to determine the land use compatibility and impact to surrounding areas.

9. Review all development proposals in areas that are critical to groundwater recharge and sources to determine impacts, if any, to surface and groundwater quantity and quality.
10. Continue to evaluate and update "Area of Impact" agreements with the cities of Mountain Home and Glens Ferry as required by State Code.
11. Continue to update the County-wide Zoning and Development Ordinance to protect property values and avoid mixing of incompatible uses.
12. Encourage and support land use proposals that are consistent with the community design objectives of all communities and districts within the County.
13. Allow heavy industrial/manufacturing land uses and waste facilities to locate in the Simco Road District subject to specific review and Conditional Use Permits.
14. Encourage and support multiple-use land management policies on all public lands within Elmore County.
15. Encourage utilizing natural resources on public lands within Elmore County to minimize the risk of wildfire.
16. Work with public agencies and citizens to study a possible future "Area of Critical Concern" corridor along the Snake River within or adjacent to Elmore County.
17. Evaluate all development proposals in terms of land use and environmental compatibility. Discourage development proposals, which negatively impact land use patterns and negatively impact the human and natural environment.
18. Support off-road recreational use only in areas where soils are stable and non-erodible.
19. Maintain and update a Conditional Use Permit process for development proposals in applicable land classification areas.
20. Determine areas where special or hazardous areas exist. Develop, administer, and update a Special/Hazardous Area Use Permit process for development proposals in hazardous or special areas, areas of critical concern or for Heavy Industrial uses.
21. Maintain the Recreation zoning designation to provide for recreation and tourism expansion.
22. Strongly encourage and support higher density residential development that is located within an area of city impact.
23. Maintain the commercial zoning designation near the Mountain Home Air Force Base to regulate commercial businesses. Consider a similar zoning designation near the Mountain Home Municipal Airport.
24. Federal and State land management and natural resource management agencies must coordinate their agency actions with the Board of Elmore County Commissioners by providing to the Board in a timely manner, prior to taking official action, a report on the proposed action, the purpose, objectives and estimated impacts of such action and the economic impact.

Planned Community Development

Elmore County will experience new residential growth during the next 10 to 15 years. Through Planned Community, PUD and PUDD development, 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

County lifestyle will remain the preferred land use while providing new and exciting housing and employment opportunities to existing and choice for new residents.

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.

Objectives:

1. Provide adequate sites for growth through quality surroundings that include clean air and water, and where public services will be provided or enhanced.
2. Support development, which will provide diversity and improve the economy of Elmore County in ways that are compatible with community values and encourage economic expansion and population growth in Planned Communities throughout the County thereby increasing economic diversity for continued enhancement of our quality of life to meet citizen needs.
3. Guide future growth through Planned Communities in order to enhance the quality and character of the County while providing and improving the amenities and services available to Elmore County Residents
4. Increase density through planned development near existing communities while preserving agricultural lands without adversely impacting existing populated areas.
5. Encourage planned growth and development in areas that are environmentally compatible with nearby surroundings to protect the quality of life and preserve critical areas as perpetual open space.
6. Protect and maintain Elmore County's quality lifestyle by enhancing existing school facilities and by promoting and developing new school services and facilities where needed to encourage compatible growth and development within Planned Communities.
7. School sites should be selected to avoid site-limiting features and other hazards and nuisances detrimental to the safety of children and to the general operation of the school.
8. Planned Communities should provide for adequate pedestrian and bicycle access for school children.
9. Encourage broad-based economic development programs that include:
 - a. Residential Development
 - b. Commercial Development

- c. Industrial Development
- d. Tourism Expansion and Development
- e. Military Expansion and Development

10. Encourage planned development in lieu of tax-funded development so that County residents are not burdened with providing services and facilities for new growth.

11. Continue good coordination, cooperation, at the regional and state levels, and support among economic development entities within Elmore County.

12. Encourage Planned Community development into areas where soils are of least value for agriculture or not adequate to sustain individual septic systems where centralized sewage systems can be established and maintained.

13. Planned Communities should protect, develop, and maintain the quality and quantity of our water by incorporating innovative water conservation and water quality protection measures into all construction and design elements, landscaping strategies, water features, and drainage elements, and by encouraging the use of natural landscaping in order to conserve water.

14. Planned Communities are encouraged to work with the Idaho Department of Water Resources to study, seek approval and construct necessary water development projects in the Boise River drainage system in order to transfer water into arid portions of Elmore County.

15. Work with local, State and Federal land agency officials to provide open access to public lands.

16. Planned Communities are encouraged to improve rangeland resources and wildlife habitat within their community and surrounding area through the development of conservation easements and through the creation of renewable funding sources such as a self-imposed property transfer tax.

17. Planned Communities should encourage management practices that will increase natural feed production for wildlife.

18. Planned Communities should incorporate and work with public and private land managers to encourage range fire rehabilitation practices, which include grasses and shrubs to enhance the forage base of the County's rangeland while preparing, adopting and implementing a wildfire Management Plan for the PC. Where re-vegetation programs after wildfire or range fires within Planned Communities are encouraged.

19. Planned Communities should protect the natural resources of the County and promote ongoing proper management of fish and wildlife resources through adequate wildlife mitigation, habitat improvement and noxious weed abatement plans.

20. Planned Communities should encourage and promote the proper management of fish and wildlife resources through adoption and implementation of a Wildlife Management Plan, community involvement and education

21. Promote and encourage types of economic development, which have little or no impact on the environment to ensure a clean environment and air.

22. Planned Communities should promote the preservation of natural scenic areas for the use and benefit of both present and future generations and by preserving scenic areas and natural areas of significant value by placing such areas into conservation easements, into perpetuity and by prohibiting hilltop and ridge top development.

23. Planned Communities should be designed to ensure the safety of residents and the protection of property.

24. Planned Communities shall be discouraged in or near natural hazardous areas, such as airports, military bases and/or military training areas, power line corridors, electrical substations, flood plains, unstable soil areas and steep slopes, high velocity wind and storm prone areas, except for industries, which may require these conditions.
25. Planned Communities shall be discouraged near solid waste disposal areas.
26. Planned Communities should incorporate advanced communication and internet technology when possible throughout the community.
27. Planned Communities should support the expansion of communication infrastructure to accommodate growth.
28. When developing near or adjacent to existing developments the transportation system and roadway surfaces from the existing developments should be improved and extended to the Planned Community to provide for connectivity.
29. Planned Communities should be encouraged to develop bicycle and pedestrian paths as needed.
30. Planned Communities should encourage and pursue development of an industrial capacity railroad siding in the Simco Road District.
31. Planned Communities should promote the development of adequate recreational facilities and the concept of multiple use management on all public lands, streams and rivers within the community and on adjacent lands.
32. Planned Communities should work with the Idaho Department of Transportation and the appropriate highway districts to improve signage to all recreational areas within the community and on adjacent lands.
33. Planned Communities shall support the State's recognition of the "Idaho Centennial Trail" by preserving this trail and placing it in a conservation easement.
34. The creation of Planned Communities that facilitate recreation and tourism development and community development, in the Communities of Atlanta, Pine, Featherville, Fall Creek and Prairie shall be encouraged.
35. Planned Communities should minimize habitat impacts by clustering development where possible on lands that contain important feeding grounds for wildlife to provide for better open space management and to minimize habitat loss.
36. Planned Communities should carefully consider, identify and monitor the use of special areas such as historic, architectural, archeological, ecological and scenic sites.
37. Planned Communities should promote a variety of housing options in an effort to provide affordable housing throughout the development to meet the needs of all socio-economic backgrounds, such as the elderly, disabled and low, middle, upper income groups.
38. Planned Communities should provide for a variety of housing types and developments to meet market demand.
39. Planned Communities should seek to minimize the conflicts between new housing developments and existing agricultural operations through careful planning.
40. Planned Communities shall encourage residential clustering to conserve land and the County's agricultural and rural heritage.

PUD and PUDD Development

Goal 1

To provide for sustainable growth and development that pays for itself within the County and City areas of impact without negatively affecting existing communities and land uses.

Goal 2

To provide orderly development in the County and area of City impact where employment and housing opportunities can be balanced and or enhanced to meet the needs of the County and community. Where PUDs, and PUDDs can provide orderly expansion of social and economic opportunities and where appropriate, encourage and foster mixed-use development to stimulate community needs, economic development, recreation and/or tourism related developments and services.

Objectives:

1. Provide adequate sites for growth through quality surroundings that include clean air and water, and where public services will be provided or enhanced.
2. Support development, which will provide diversity and improve the economy of Elmore County in ways that are compatible with community values and encourage economic expansion and population growth in PUDs and PUDDs throughout the County thereby increasing economic diversity for continued enhancement of our quality of life to meet citizen needs.
3. Guide future growth through PUDs and PUDDs in order to enhance the quality and character of the County while providing and improving the amenities and services available to Elmore County Residents.
4. Protect and maintain Elmore County's quality lifestyle by enhancing existing school facilities and by promoting and developing new school services and facilities where needed to encourage compatible growth and development of PUDs and PUDDs.
5. PUDs and PUDDs should provide for adequate pedestrian and bicycle access for school children.
6. Encourage broad-based economic development programs that include:
 - a. Residential Development
 - b. Commercial Development
 - c. Light Industrial Development
 - d. Tourism Expansion and Development
 - e. Military Expansion and Development
7. Encourage planned development in lieu of tax-funded development so that County residents are not burdened with providing services and facilities for new growth.
8. Continue good coordination, cooperation, at the regional and state levels, and support among economic development entities within Elmore County.
9. Encourage PUDs and PUDDs development into areas where soils are of least value for agriculture or not adequate to sustain individual septic systems where centralized sewage systems can be established and maintained.
10. PUDs and PUDDs should promote the preservation of natural scenic areas for the use and benefit of both present and future generations and by preserving scenic areas and natural areas of significant value

by placing such areas into conservation easements, into perpetuity and by prohibiting hilltop and ridge top development.

11. PUDs and PUDDs should be designed to ensure the safety of residents and the protection of property.

12. PUDs and PUDDs shall be discouraged in or near natural hazardous areas, such as airports, military bases and/or military training areas, power line corridors, electrical substations, flood plains, unstable soil areas and steep slopes, high velocity wind and storm prone areas, except for industries, which may require these conditions.

13. PUDs and PUDDs should incorporate advanced communication and internet technology when possible throughout the community.

14. PUDs and PUDDs should support the expansion of communication infrastructure to accommodate growth.

15. When developing near or adjacent to existing developments the transportation system and roadway surfaces from the existing developments should be improved and extended to the PUDs or PUDDs to provide for connectivity.

16. PUDs and PUDDs should be encouraged to develop bicycle and pedestrian paths as needed.

17. PUDs and PUDDs should promote a variety of housing options in an effort to provide affordable housing throughout the development to meet the needs of all socio-economic backgrounds, such as the elderly, disabled and low, middle, upper income groups.

18. PUDs and PUDDs should provide for a variety of housing types and developments to meet market demand.

19. PUDs and PUDDs should seek to minimize the conflicts between new housing developments and existing agricultural operations through careful planning.

20. PUDs and PUDDs shall encourage residential clustering to conserve land and the County's agricultural and rural heritage.

Chapter 6 - Natural Resources

Elmore County has an abundance of natural resources. Soils that are highly productive, air and water that are clean and pure, agriculture land that is not overrun with non-compatible uses, high quality range and timber, abundant fish and wildlife, scenic and recreation areas, are all important to County residents.

Climate

There is a wide range of climate in Elmore County due to the variances in altitude--2,300 feet in the south along the Snake River to over 10,000 feet to the north in the Sawtooth Mountains. Precipitation along the Snake River is less than eight inches per year. Temperatures climb to over 100° F in the summer. The other extreme of climate is in the northern mountains where precipitation reaches more than 50 inches per year and temperatures can drop to lower than minus 50° F. Winds average zero to six miles per hour 30% of the time and seven to sixteen miles per hour 41% of the time.

The growing season varies from 140 days along the Snake River, 120 days at the Mountain Home elevation, about 60 days at Prairie, and to less than 50 days in areas that are over 5,000 feet elevation.

Topography

The topography varies from low-elevation plains to high, steep mountainous terrain. The southern one-third of the County is comprised of the Snake River Plains where elevations vary from 2,300 feet to 3,500 feet. The northern two-thirds of the County contains rolling to steep foothills and the high, steep mountains of the upper Boise River drainage, the South Fork, Middle Fork and all lands south of the North Fork. Mountains rise to over 10,000 feet along the north border.

Within the mountain areas are two plateaus called Prairie and Little Camas Prairie. The head of the Malad River and Camas Creek stretches out into a broad valley to the east known as Camas Prairie. These areas are just under 5,000 feet elevation and support crops of mostly hay and grain. High glacier mountains in the north half of the County, especially the area north of Atlanta, is dotted with many glacial lakes. Topography is steep, rocky, and rugged; and much of it is granitic rock with alpine vegetation.

The Snake River Plains support spring-fall-winter grazing for cattle and sheep and irrigated agriculture. Topography and climate are good for most of the area but lack of water is a limiting factor for irrigated agriculture.

Soils

Soil characteristics play an important part in land use planning in many ways, such as agriculture, sewage disposal, road building, foundations for structures, etc. For planning purposes, the comprehensive plan examines soils mostly from the standpoint of suitability for agriculture and for sewage disposal.

Agricultural Suitability: The southern portion of the County contains areas of prime cropland because of the combination of good soils, long growing season, and availability of water. This is an area where irrigated agricultural use can be expanded. The National Resource Conservation Service (NRCS) has mapped a large portion of the County in detail. A complete soil survey for Elmore County was published in May 1991. Table #19 on page 350 of the Soil Survey Report lists the agriculture suitability of all soils in the County.

Sewage Disposal: Within the NRCS soil survey for Elmore County, the soils have been grouped with other physiographic features to produce a suitability map for subsurface sewage disposal. Three categories were established: slight, moderate, and severe, defined as follows:

Category 1 -Slight Limitation Soils: Limitations for filter fields are slight, and good performance with low maintenance can be expected. There are no restrictive layers such as hardpan or bedrock within six feet. Slope of ground is less than four percent. Depth to any water table is more than six feet.

Category 2 - Moderate Limitation Soils: Contain properties for filter fields that are moderately favorable. Limitations can be overcome with special planning, design, or maintenance. Depth to hardpan or bedrock is between four to six feet. Ground surface slope is between six or eight percent and depth to seasonal water table is between four to six feet.

Category 3 - Severe Limitation Soils: Have some unfavorable features, which are difficult or costly to overcome. Depth to hardpan or bedrock is less than four feet. Ground surface slope is more than eight percent. Depth to the high water table is between two and four feet. Large majorities of the soils in Elmore County have very poor characteristics for subsurface sewage disposal. This does not mean that such systems will not work but, to insure success, a large area of land may be necessary; however, general information on these soils indicate that it is unwise and unsafe to allow development to occur at densities which will saturate the land with effluent.

Please refer to Table 9 on page 350 of the Elmore County NRCS Soil Survey Report to view each soil unit in the County and their suitability for subsurface sewage disposal.

Soils Goal 1

To protect the quality and quantity of the soil resources in Elmore County.

Soils Objectives:

1. Prevent undue erosion of land through reclamation. Re-vegetation that is compatible to the area should be encouraged.
2. Encourage commercial, industrial, and residential growth into areas where soils are of least value for agriculture.
3. Utilize the most current NRCS and Soil Conservation Service, Soil Survey for Elmore County to identify suitable soils for subsurface sewage disposal.
4. Support proper fuel management practices on land to both reduce the risk of wildfires and undue erosion.
5. Encourage and support re-vegetation programs after wildfire or range fires.

Surface and Ground Water

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

North of Atlanta between the Middle and North Forks of the Boise River is an area of high mountainous country that is part of the Sawtooth National Recreation Area. It is estimated that there are 500 glacier-formed lakes that provide fishing and other forms of recreation to those that walk or pack into this area of awesome beauty. The Trinity Mountain area also contains glaciated lakes, some of which are accessible by road.

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

The Snake River provides over half of the water for irrigation in the County and is a source of power generated at Bliss Dam and C.J. Strike Dam. It provides boating, fishing, and hunting as well as being a scenic attraction. The middle portion of the Snake River is a working river and it is the prime source of water for irrigated agriculture in the County. The County has a few hot water artesian wells and springs. Several geothermal wells are being used for irrigation in the Snake River Plains area. Hot water springs can be found along the front range and on the Boise River.

In the late 1970's the Central District Health Department made the recommendation that no development or building be allowed northeast of Mountain Home without an U.S. Geological Survey of the soils because of potential contamination of ground water supplies. Pollution is not the only threat to the ground water source. Lowering the water level through use in excess of recovery is another threat that must be taken into account in planning. A U.S. Geological Survey prepared in cooperation with the Idaho Department of Water Resources in December of 1977 makes the following summary and conclusion:

"Development of the ground-water resources in the Mountain Home plateau area has caused water level decline in several places, the largest of which are south of Mountain Home, where water levels have declined more than 20 feet in the past nine years. Although the total amount of water in storage in the aquifers may be considerable, it has not yet been determined. Present well-hydrography data indicate that additional large-scale ground water development will probably result in increased long-term water-level declines, which may result in economically prohibitive pumping lifts and use of excessive amounts of energy. Therefore, it seems that large-scale new agricultural development on the plateau would depend heavily on the availability of surface water."

In Elmore County, recharge of ground water systems is dependent on water from the Boise River Basin, runoff from adjacent mountains, and precipitation. In the 1994, Elmore County Comprehensive Plan, the area near the I-84 Fairfield interchange was designated as a groundwater recharge protection area. Development restrictions are still needed in this area to protect groundwater quality and quantity.

Water Goal 1

To protect, develop, and maintain the quality and quantity of our water resource.

Water Goal 2

Provide land development incentives for water conservation and water quality protection.

Water Objectives:

1. Encourage land management and development of soil and water resources for economic growth of the County.
2. Continue working with the Central District Health Department to control and prevent sewage and solid waste pollutant problems in the County.
3. Coordinate with the State Water Resources staff to monitor areas of declining groundwater levels and take necessary action to halt such lowering before it becomes critical, including recharging from stream sources.
4. Encourage the use of natural landscaping in order to conserve water. Encourage re-vegetation in disturbed areas.
5. Water quality should be protected and preserved in all proposed developments.
6. Consider a future study to determine the possibility of designating an "Area of Critical Concern" along the Snake River corridor through Elmore County.
7. Work with the Idaho Department of Water Resources and seek approval to study and construct necessary water development projects in the Boise River drainage system in order to transfer water into arid portions of Elmore County.
8. Continue to work with those federal, state, local and private officials that affect the upstream water quality and quantity of the Snake River to protect water quality and quantity for Elmore County residents and water users.
9. Provide land development incentives such as density transfer or increased development densities when measurable water conservation features are incorporated into new development projects.
10. Continue to protect the Mountain Home Aquifer recharge area and evaluate development proposals on a case by case basis to ensure groundwater protection.

Forests

Most of the timber in the County is on federal land. There are less than 20,000 acres of private lands that could be classified as timberlands. Within the Boise National Forest, there are visible signs of tree damage due to disease and insect invasions. Federal land management agencies have failed to take action to reduce disease and insect related tree kill, which has lead to dead fuel for wildfire. During the summers of 2012 and 2013 much of the County sustained substantial damage from forest fires. The summer of 2013 was devastating to the County with over eighty structures on private property lost in the Elk Complex Fire.

Based on lessons learned from earlier fires, it is crucial that fire-fighting agencies develop a Fire Management Plan to protect Elmore County from devastating range and forest fires. It is imperative that such a plan be used in a true "multiple use system" that encourages timber production, livestock grazing and recreation.

Forest Goal 1

To manage the forests so they remain in a continuously productive state, without degradation of the soil, water and air resources, range and wildlife resources, and scenic and recreation value for the benefit of the greatest number of people.

Forest Goal 2

Reduce, harvest and eliminate dead fuels within forests.

Forest Goal 3

Implement forest management practices that properly harvest and manage forests to reduce the risk of wildfire, protect private property and increase economic opportunities within the County.

Forest Objectives:

1. Encourage proper multiple-use management, which includes timber production and grazing.
2. Work with local, State and Federal land agency officials to provide open access to public lands during all seasons.

Rangeland

Rangeland is generally divided into winter, spring/fall, and summer range depending upon elevation and location. Over 65% of land in Elmore County is classified as rangeland. The Bureau of Land Management (BLM) and Forest Service administer the majority of the public lands in the County. Range fires occur frequently in the Snake River Plains during summer. When this happens the land is usually seeded with select grasses in the fall so better forage cover is obtained.

Rangeland Goal 1

To improve the range resources of Elmore County.

Rangeland Objectives:

1. Encourage management that will increase the production of feed for livestock and wildlife.
2. Encourage reclamation that will decrease the amount of run-off and erosion.
3. Work with public and private land managers and encourage range fire rehabilitation practices, which include grasses and shrubs to enhance the forage base of the County's rangeland.
4. Support preparation, adoption and implementation of a wildfire Management Plan for Elmore County.

Fish and Wildlife

The diverse landscape and varied land uses within Elmore County has resulted in a variety of fish and wildlife habitats, ranging from dry low-elevation shrub-steppe habitats on the Snake River Plain to alpine meadows in the South Fork Boise Mountains. These habitats support a broad array of fish and wildlife species. Wildlife-based recreation (fishing, hunting, wildlife viewing, etc.) are important to Elmore County residents not only for recreation, but as an important economic driver. Elmore County draws people from throughout the United States who come here to participate in wildlife-based recreation, particularly hunting and fishing. For instance, mule deer hunting in the Bennett Mountains is one of the most highly coveted hunts in Idaho and the South Fork Boise River below Anderson Ranch Reservoir contains one of southern Idaho's premier wild trout fisheries, drawing thousands of anglers each year. Elmore County not only contains some of Idaho's preeminent outdoor opportunities, but also offers an amazing variety. From waterfowl hunting along the Snake River to big game hunting in the Sawtooth Wilderness, from low elevation warm-water panfish to high mountain trout, Elmore County is truly a destination for outdoor enthusiasts.

Our close proximity to Idaho's largest population center in the Treasure Valley presents both opportunities and challenges for natural resource management in Elmore County. Undoubtedly, the majority of people recreating in Elmore County originate in the Treasure Valley and the economic benefits brought to the County as a result are substantial. Like much of southern Idaho, the County has experienced the pressures of urban and suburban growth and development which can sometimes challenge the needs of fish and wildlife. As local populations continue to grow, challenges and opportunities for Elmore County will grow as well.

Sagebrush-grassland communities dominate the low elevation slopes and benches of canyons and interior plains of Elmore County. In portions of the County, sagebrush communities have been lost and fragmented due to urban and agricultural development, wildfire, exotic annual grass invasions, and noxious weed infestations. The wide-scale loss of sagebrush habitat has adversely affected populations of several wildlife species that are dependent on large, healthy stands of sagebrush for their survival. Sagebrush obligate wildlife found in Elmore County includes species of conservation concern like greater sage-grouse. In addition, an impressive number of wildlife is seasonally dependent on sagebrush habitats including wintering mule deer and elk and fawning and wintering pronghorn. The Bennett Mountain area of Elmore County supports one of the highest densities of wintering mule deer in Idaho.

Most of the federally designated Snake River Birds of Prey area lies within Elmore County. Over 482,000 acres of nesting and hunting grounds are home to around 800 pairs of hawks, owls, eagles and falcons. In all, 24 species of raptors seasonally use the canyon for nesting, hunting, and wintering.

Forested communities occupy a good portion of Elmore County, ranging from sparsely stocked low-elevation forests found in the foothills to heavily timbered stands found in the upper elevations of the South Fork, Middle Fork, and North Fork Boise River watersheds. These communities provide highly productive habitat for a number of native wildlife including elk, mule deer, Cooper's hawks, northern goshawks, dusky and ruffed grouse, flammulated owls, and a variety of woodpeckers, song birds, and small mammals. Mid and upper elevation forested communities are often interspersed with mountain shrub communities characterized by a diversity of shrubs like mountain big sagebrush and bitterbrush and lush understories of native grasses and forbs. Mountain shrub communities provide important winter habitat for elk and mule deer, brood rearing habitat for sage-grouse, and nesting and foraging habitat for a variety of song birds and small mammals.

A sizable portion of Elmore County is dominated by irrigated agriculture. Grain stubble, fence rows, canal and ditch banks, rock out-crops, and other unfarmable areas often provide ideal habitat for popular upland game birds like ring-necked pheasant and gray partridge. In addition, a number of native wildlife, including species of conservation concern, are often associated with irrigated agriculture and private Conservation Reserve Program (CRP) lands including northern harriers, short-eared owls, western burrowing owls, and long-billed curlews. Residual grain and winter wheat also provide an important, high energy food source for wintering waterfowl throughout the County.

Natural vegetation along rivers, streams, lakes, and reservoirs (known as riparian areas), which encompass a small and dwindling portion of the landscape in western North America, are biologically diverse and productive systems. For example, of the 243 bird species that breed in Idaho, 46% (113) use riparian areas for nesting. In addition, rivers and small streams and their associated riparian areas provide important movement corridors for large and small animals like mule deer and muskrat, and provide spawning and rearing habitat for wild trout and other native fish species. Trees and shrubs are an extremely important component of healthy, productive riparian systems. They provide nest sites, roost sites, and cover for a variety of native birds like bald eagles and wood ducks and mammals like mountain cottontail and beaver, and improve fish habitat by contributing woody debris and providing shade. A number of species of conservation concern in Idaho are dependent on riparian habitats for breeding, nesting, and foraging like Swainson's hawks, snowy egrets, and Townsend's big-eared bats.

The Middle and South Fork Boise Rivers, Snake River, Anderson Ranch, Lucky Peak, and Arrowrock reservoirs, and other sources of surface water provide important nesting and brood rearing habitat, migratory resting areas, and winter habitat for a wide variety of waterfowl, shore birds, and wading birds. Surface water habitats in Elmore County also provide important resting areas and winter habitat for large flocks of migratory waterfowl, shore birds, and wading birds. A number of species of conservation concern in Idaho are associated with this habitat type and reside either seasonally or year-round in Elmore County.

Rivers and streams upstream from Lucky Peak and Arrowrock reservoirs contain excellent populations of redband trout, mountain whitefish, and bull trout. Brook trout, redband trout, and cutthroat trout occur in some tributary streams. The Middle Fork Boise from the North Fork confluence up to Atlanta Dam is prized for wild trout. The South Fork Boise River between Arrowrock Reservoir and Anderson Ranch Dam was the first designated quality trout stream segment in southwestern Idaho, and remains a premier wild trout fishery. Redband trout and mountain whitefish make up the majority of the fish caught in the South Fork. Alpine lakes within the Boise River drainage provide anglers with a variety of fishing opportunity. Rainbow trout, cutthroat trout, or brook trout are found in many lakes. Arctic grayling and golden trout provide fishing opportunities in a few alpine locations.

Popular reservoir fishing in Elmore County exists at C.J. Strike, Lucky Peak, Arrowrock, Anderson Ranch, Mountain Home, and Little Camas. Lucky Peak and Anderson Ranch reservoirs provide smallmouth bass, rainbow trout, and kokanee. Little Camas Reservoir is a very productive hatchery trout fishery. C.J. Strike, Lucky Peak, Arrowrock, and Anderson Ranch reservoirs are annually among the most heavily fished reservoirs in Idaho.

White sturgeon, a species of conservation concern in Idaho, is found in varying numbers throughout the Snake River from Shoshone Falls downstream. The best sturgeon population, however, occurs in the free flowing river section above C.J. Strike Reservoir, where they are successfully reproducing. Trout habitat in the main Snake River is currently poor to fair throughout most of the free flowing reaches of Elmore County. It is best in the section upstream of King Hill, where large amounts of spring flow are discharged into the Snake River from the Snake River Plain aquifer. Species of trout present include rainbow trout, brown trout, cutthroat trout, and rainbow trout x cutthroat trout hybrids. Areas with warmwater fisheries are fairly numerous in the main Snake River and minor tributary drainages. Major warm water species present in the Snake River and surrounding waters are largemouth and smallmouth bass, bluegill, brown bullhead, channel catfish and yellow perch.

Fish and Wildlife Goal 1

Carefully balance the needs of fish and wildlife with the desire to grow the economy of the County through traditional methods of development.

Fish and Wildlife Goal 2

Recognize the economic contributions that fish and wildlife-based recreation contribute to Elmore County.

Fish and Wildlife Goal 3

Sustain the fish and wildlife habitats necessary to provide quality fish and wildlife-related recreation.

Fish and Wildlife Goal 4

Recognize that fish and wildlife are public resources to be managed for the benefit of all and promote ongoing proper management of fish and wildlife resources.

Fish and Wildlife Objectives:

1. Request public agency input on proposed land and water development projects potentially impacting fish and wildlife habitat.
2. Consider ordinances and conditions of approval aimed at avoiding and mitigating adverse impacts to fish and wildlife resources as a result of development.
3. Encourage protection of water quantity and quality and multiple uses that are complementary to fish and wildlife populations.
4. Encourage and promote the proper management of fish and wildlife resources.
5. Work with private and public stakeholders to encourage and promote fish and wildlife-based recreation in Elmore County.
6. Consider a future study to determine the possibility of designating an "Area of Critical Concern" along the Snake River corridor through Elmore County.
7. Encourage and support continuation of the multiple-use land and wildlife management concept within the Birds of Prey area to insure future livestock and agricultural uses together with military training uses and wildlife hunting and feeding grounds.
8. Insist that re-seeding and re-vegetation occurs on land affected by wildfire as soon as possible after the fire damage.

Mineral Resources

Gold and silver mining played an important part in the history and development of Elmore County. Besides gold and silver, other known minerals occurring in quantities sufficient to expect future development are molybdenum, antimony, lead, and quartz. Gold occurs both in ore and as free gold in gravel among the streams. Most of the mining that took place historically was placer mining.

Sand and gravel are abundant in some parts of the County, but entirely absent in others. There are a few private operations that mine basalt lava rock, sand and gravel. The rest are open pit operations managed by the state highway department and local highway districts. Care should be taken that such operations do not become nuisances.

Mineral Resources Goal 1

To develop the County's mineral resources with minimum adverse impact to the environment or area land uses.

Mineral Resource Objectives:

1. Promote erosion control measures that will keep detrimental silts out of streams.
2. Promote procedures that minimize the unfavorable visual impact of mining operations and that protect the natural terrain and special sites/areas from being destroyed.
3. Take actions to ensure proper land reclamation practices following mining or milling operations.
4. Locate extraction and processing activities in areas that are compatible with surrounding areas and communities.

Air Quality Goal 1

To protect air quality levels and to ensure that future air quality levels meet or exceed state and/or federal standards.

Air Quality Objectives

1. Encourage types of economic development in the County, which can manage pollution to ensure a clean environment.
2. Evaluate proposed land uses in relation to air circulation patterns and adjoining land uses.
3. Encourage heavy industrial uses to locate in the Simco Road District.
4. Locate industries, which generate fumes, gasses, odors, and particulate discharge in areas of the County where air quality can be managed and protected for area residents.
5. Detailed engineering studies and technical analysis will be required on any heavy industrial activities in the County.
6. Require dust control and dust abatement actions in communities where dust issues are present.

Scenic Areas Goal 1

To promote the preservation of natural scenic areas for the use and benefit of both present and future generations.

Scenic Area Objectives

1. Encourage the preservation of scenic areas for their natural beauty.
2. Natural areas should be preserved through proper planning and /or density transfer procedures or development rights transfer procedures.
3. Encourage development in localities that will not degrade scenic areas within the County.
4. Create incentives in the Zoning and or Subdivision ordinance to achieve development that protects scenic areas but allows for economic use of land.

Federal / State / County Natural Resources Coordination Goal 1

Elmore County calls upon the federal and state natural resource management agencies to coordinate in advance, with the Board of Elmore County Commissioners, any proposed actions which will impact either the federally or state managed lands in Elmore County because of the relationship between public land actions and the corresponding impact on private land properties plus the historically developed custom and culture of the County.

Federal / State / County Natural Resources Coordination Goal 2

Implement land management practices that greatly reduce the risk of wildfire, including harvesting of timber and grazing.

Federal / State / County Natural Resources Coordination Objectives

1. Federal and State natural resource management agencies must coordinate their agency actions with the Board of Elmore County Commissioners by providing to the Board in a timely manner, prior to taking official action, a report on the proposed action, the purpose, objectives and estimated impacts of such action and the economic impact.
2. Create a Federal / State / County Natural Resources Coordination Committee comprised of county residents, consultants and County Officials to monitor proposed federal and state agency actions and insure ongoing interagency coordination with the Elmore County Board of Commissioners.



Chapter 7 - Hazardous Areas

Hazardous Areas are portions of the County that warrant attention and where development should be controlled by Conditional Use Permits or should possibly even be restricted. The major factors, which distinguish hazardous designation, are associated with potential for human accidents, personal injury and loss of life, or limitations of normal activity. There are numerous hazardous areas in the County; however, with preparation and caution, the public can generally use them. The exceptions are the Mountain Home Air Force Base, which is a restricted military facility; the Union Pacific Railroad Mainline Corridor, which is also a restricted use facility; the Mountain Home Airport; and County landfills which have restricted access. The Simco Road District may also contain hazardous sites or areas because of potential heavy industrial development. Another beautiful but potentially hazardous area is the shear canyon walls along the South Fork of the Boise River near Prairie.

A flood hazard ordinance has been adopted by the Elmore County Commissioners in compliance with the Federal Emergency Management Agency (FEMA). This ordinance provides control measures with effective enforcement provisions in flood prone areas. FEMA maps are on file in the Elmore County Land Use and Building Department office. Map #10 in the map appendix is an overall flood hazard map of the County.

Hazardous Areas Goal 1

To ensure the safety of residents and the protection of property.

Hazardous Area Objectives:

1. Recognize that the Simco Road District may be a suitable location for waste handling and processing, and industrial activities, subject to detailed engineering studies and technical analysis which document environmental and land use compatibility.
2. Discourage development in or near natural hazardous areas, such as airports, power line corridors, electrical substations, flood plains, unstable soil areas and steep slopes, high velocity wind and storm prone areas, except for industries, which may require these conditions.
3. Discourage development near solid waste disposal areas unless it is an ancillary use.
4. Conduct further studies to determine if any other areas of the County should be considered hazardous. Create and update a countywide hazard map.



Chapter 8 - Public Services, Facilities and Utilities

Major elements in developing land use plans are public utilities, namely water and sewer facilities, communications, power, gas and also road development / access. Sewer facilities and roadways in and around the incorporated areas are the most critical since they are more costly to construct and maintain. With urban densities, approved waste treatment facilities are required for public health purposes.

Water Supply and Distribution

Mountain Home, Glenns Ferry, King Hill, Atlanta, and the Mountain Home Air Force Base have their own municipal water supply system with adequate water for existing population. County residents depend upon individual wells for potable water supplies. Some subdivisions have a central water supply, which is shared by all lot owners within the development. In recent years there has been an increased strain on the aquifers within Elmore County. Future growth must take into consideration that there may be limited water availability.

Sewage Facilities

Mountain Home, Glenns Ferry, and the Mountain Home Air Force Base each have public waste treatment facilities. Unincorporated areas of the County have individual septic tanks and drain fields, or in a few cases, joint collector/treatment systems. Both the Mountain Home and Glenns Ferry systems are large enough to accept moderate projected growth. Areas outside the cities have to develop waste treatment by:

- 1) Annexing into the city and acquiring sewer service.
- 2) Developing with low enough density to allow individual septic tanks and drain fields.
- 3) Developing package treatment systems.
- 4) Forming a sewer district and constructing facilities.

Communications

Seven private companies provide telephone and Internet service to Elmore County. Television and radio signals are received from Boise, Nampa, and Twin Falls. Cable TV is also available in the County. Four newspapers are published locally within the County. Post Offices are located in Glenns Ferry, Hammett, Mountain Home Air Force Base, and Mountain Home. The western part of the County has mail delivery service direct from Boise. Mail delivery for the balance of the County is processed in Mountain Home.

Power

The Idaho Power Company supplies electrical power to a major part of the County. A private power company supplies power to the Atlanta area. Map #11 in the map appendix shows the location of major power lines within the County.

Gas

Natural gas is available in Glenns Ferry and Mountain Home areas plus the Mountain Home Air Force Base, supplied by Intermountain Gas Company. Propane is supplied to Atlanta and other outlying areas in the County by two private companies. Map #11 in the map appendix shows the location of major gas lines within the County.

Public Safety:

The Cities of Glenns Ferry and Mountain Home have their own fire departments. There are five rural fire districts in the County. These are located in the Chattin Flats area near Grandview, around the City of Mountain Home, King Hill, Atlanta and Oasis. Map #7 in the map appendix shows the location of fire districts within the County. Mountain Home Air Base has its own firefighting crew and equipment for on-Base fires. The Mountain Home Air Base has consistently provided firefighting assistance to Elmore County residents even outside of the base boundary demonstrating their good will and community support.

The City of Mountain Home has a certified police department. The Air Base has a security police force. County residents rely on the Elmore County Sheriff Department for law enforcement. Deputies are located in Mountain Home, Glenns Ferry, and the Pine/Featherville area. A deputy is in Atlanta and Prairie on a part time basis. Elmore County also has a well-managed Emergency Enhanced 911 system in place including updated addressing and mapping records. Map #12 in the map appendix shows the defined locations used by public safety entities within the County.

Public Health

Public health services are available in the County. The Department of Health and Welfare has offices in Mountain Home that provide a full range of services. The Central District Health Department has a Senior Environmental Health Specialist who works very closely with the County on environmental issues such as sanitation, solid waste disposal, water and food safety, and air pollution. It is vital for the County to maintain a good working relationship with the Senior Environmental Health Specialist. Public health nurses provide services such as public immunization, school nursing, health clinics, aid and home care to senior citizens, and many other services.

Mountain Home has a number of dentists and doctors and a fully staffed hospital and nursing home. There is a fully staffed Hospital at the Mountain Home Air Force Base. A health center is located in Glenns Ferry. Elmore County and Mountain Home have a full time ambulance service and volunteer EMT services are available throughout the County.

Solid Waste

Solid waste is collected at central sites located in Pine, Hammett, King Hill, Atlanta, Mountain Home and Glenns Ferry. Additional centralized pick-up sites are needed throughout the County. Collections are taken to the Elmore County landfill for waste management. The City of Mountain Home operates a recycling service that is available to County residents.

Hazardous Waste

There are no approved hazardous waste disposal sites in Elmore County. There is an approved hazardous waste disposal site in Owyhee County that can be accessed through Elmore County.

Public Education

There are three school districts located totally within Elmore County. District 192, located in Glenns Ferry, maintains a high school, junior high and elementary school. District 193 located in Mountain Home has an elementary school in Atlanta and Pine plus elementary, junior and senior high schools located in Mountain Home. Prairie, District 191, has only an elementary school; high school students must go out of the district. Some Elmore County students go outside of the County to attend schools in District 365 in Owyhee County. Map #2 in the map appendix shows the locations of School Districts within the County.

Most students go out of the County for higher education; however, selected college degree courses and degree programs are available at Mountain Home Air Force Base where the public is invited to participate. Public owned libraries are maintained in Mountain Home, Glenns Ferry, Atlanta, Pine and Prairie.

Community Services

Public services, facilities, and utilities comprise the core infrastructure that creates a community. Without these services, communities could not grow and develop. Elmore County residents have demonstrated a strong desire to improve public services, facilities, and utilities that would allow continued growth and enhance the quality of life throughout the County. The following goals and objectives are incorporated into the Elmore County Comprehensive Plan to address citizen desires.

Public Services Goal 1

Protect and maintain Elmore County's quality lifestyle by enhancing existing public safety and public services, facilities, and utilities; and by promoting and developing new services, facilities, and utilities, where needed, to encourage compatible growth and development.

Public Services Goal 2

Elmore County strives to work in partnership with all utility providers that serve the Elmore County to provide reliable services that meet existing demands and future growth. In order to balance the interests of providing quality utility services, utility designs must minimize their impact on public health, safety and welfare, community aesthetics and the integrity of the Elmore County's residential neighborhoods.

Public Services Goal 3

Support the development of public utility facilities to meet public needs.

Public Service Objectives - Water Supply and Distribution

1. Encourage and promote water conservation to protect local water resources.
2. Encourage and promote water development projects on the Snake River and other watersheds, which enhance the County's agricultural industry and the longevity of Mountain Home Air Force Base.
3. Support water development and conservation projects on the Boise River and other watersheds within the County.
4. Guide growth to areas of the County where there is adequate water for development.
5. Encourage new residential development to connect to existing central water systems, which can be expanded.

Public Service Objectives - Waste Treatment Facilities

1. In cases where sewage disposal systems are to be considered, they should be accepted only after a thorough study by local health authorities has shown that no possibility of surface or subsurface pollution exists.
2. Encourage and promote development of heavy industrial facilities in the Simco Road District to provide a core area for industrial services and utilities.

Public Service Objectives - Communication

1. Encourage development of advanced technology in communication systems throughout the County.
2. New or additional communication towers may not be approved if other facilities are available for use.
3. Elmore County will seek to cluster communication facilities rather than disburse facilities throughout the County.
4. Continue to support the E911 system and upgrade the mapping system as needed.
5. Support development of a US Post Office in the Pine / Featherville Community.
6. Support expansion of communication infrastructure to accommodate growth.

Public Service Objectives - Electrical Power

1. Work with Idaho Power Company to promote the development of energy services and public facilities to meet public needs.
2. Encourage the enhancement of the electric system capacity and reliability.
3. Encourage the enhancement of the capacity and reliability of renewable energy resources
4. Encourage the multiple-use of utility corridors by utility providers.
5. Support siting of utility to ensure that they connect to similar facilities in adjacent jurisdictions.
6. Recognize the need for long-range planning and build out of electrical infrastructure as detailed in the Eastern Treasure Valley Electrical Plan (ETVEP), developed by a local Community Advisory Committee. See Map #11A in the map appendix for the conceptual locations of future electrical infrastructure.
7. Recognize that the ETVEP is a conceptual plan and is the first step in planning for new and upgraded transmission lines and substations. Each project will still require jurisdictional approval and will be subject to the public siting process.
8. Support longer term (10 to 15-year) conditional use permits to enable utilities to purchase sites well in advance of needing to build the facility.
9. Support siting of utility corridors within identified or designated transportation corridors and allow the appropriate placement of electric facilities on public rights-of-way.
10. Support the protection of wetlands and other critical areas and recognize that electric facilities sometimes must cross these areas, and that access is essential for repair and maintenance of the facilities.
11. Recognize other types and sources of energy beyond the existing electrical infrastructure have a role to play in the future of Elmore County (e.g. solar, wind, gas).
12. Promote conservation of energy through support of public education, incentives and other tools that encourage conservation.
13. Recognize Idaho Power's obligations to serve all of its customers. The Idaho Public Utilities Commission (IPUC) provides a forum, available to the city and the general public, for consideration and

determination of matters involving appropriate levels of service and the allocation of costs associated with providing that service.

14. Consider adopting and implementing guidelines and standards for energy conservation practices.

15. Incorporate energy conservation requirements as approval criteria for planned communities and planned unit developments.

16. Create and use incentives for energy-efficient design in private development and construction.

17. Partner with Idaho Power to develop and promote sustainability programs for new construction and development as well as for existing businesses and homes.

18. Encourage the enhancement of the capacity and reliability of renewable energy resources.

19. Recognize that the community of Atlanta is on separate electrical grid and support electrical service development in the area.

Public Service Objectives - Gas

1. Encourage and promote a natural gas company to develop reliable industrial capacity gas service to the Mayfield and Simco Road District plus other areas within the County.

Public Service Objectives - Public Safety

1. Seek additional deputies for the Elmore County Sheriff's Department to provide frequent assistance to residents in all Communities within the County.

Public Service Objectives - Public Health

1. Encourage and promote enhancement of the rural health and public health nurse programs for all of the communities in Elmore County.

2. Continue to support expansion of the Central District Health Department programs for all of the communities in Elmore County.

Public Service Objectives - Solid Waste

1. Develop solid waste disposal policies and procedures based upon analyzing:

- a. effects on the environment.
- b. growth patterns and existing population areas
- c. land use requirements
- d. transportation costs

2. Work with local officials and continue to develop and maintain approved solid waste disposal landfills and programs that meet ongoing disposal needs in every Community within the County.

3. Designate new solid waste collection and transfer stations when necessary.

4. Take actions to ensure reliable, scheduled solid waste pick-up service for all Communities in Elmore County.

5. Work with local officials and residents to establish an approved solid waste recycling program to meet the needs of every Community within the County.

Public Service Objectives - Hazardous Materials and Waste

1. Recognize that the Simco Road District may be a suitable location for hazardous material handling and waste processing industrial activities, subject to detailed engineering studies and technical analysis which document environmental and land use compatibility.
2. Continue to work with citizens, landowners, business and government officials to locate hazardous materials and waste facilities, which are compatible with the surrounding environmental setting and land use.

Public Service Objectives - Public Education

1. Continue to support higher educational services within the County and at the Mountain Home Air Force Base.
2. Continue to support and enhance the elementary schools at Prairie, Pine, and Atlanta and all schools within Elmore County.
3. Encourage and support local school improvement projects, which strengthen educational and cultural programs.
4. Encourage expansion of the higher education programs at the Mountain Home Air Force Base.

Public Service Objectives – Airports

1. Support the City of Mountain Home's Airport Layout Plan Update.
2. Support the use and improvement of the Glenns Ferry Airport.

Chapter 9 - Transportation

Elmore County is served by an interconnected system of highway, rail, bus, and street traffic facilities. The system generally provides adequate service to meet current needs for moving people and goods within and beyond the County with the exception of roads in the mountainous communities.

Highway, Road, and Street Systems:

Interstate Highway I-84 traverses the southern part of the County from northwest to southeast, serving the Simco District, City of Mountain Home, City of Glenns Ferry, Hammett and King Hill areas. Mountain Home has three exits from I-84. There are also I-84 exits at Simco Road, Cold Springs, Hammett, Glenns Ferry, Paradise Valley and King Hill. Each exit provides adequate on-off ramps for easy access with the exception of the Cold Springs Exit and the west Glenns Ferry exit, which has ramp limitations. The County has been working with the Idaho Department of Transportation to upgrade the ramps with limitation. The Interstate provides the main route for truck transportation to the eastern and northwestern parts of the U.S., with good connections to Salt Lake City, Portland, Seattle, and points beyond.

State Highway 20 traverses Elmore County and goes through the mountains to Camas Prairie and on east where it intersects with Highway 75 that goes to Hailey, Sun Valley, and into the Salmon River country. Highway 20 continues through Idaho to West Yellowstone, Montana. State Highway 67 starts at Mountain Home and ends at Mountain Home Air Force Base. This is a four-lane road designed for highway speed access to the Air Base.

State Highway 51 starts at the southeastern edge of Mountain Home on Highway 67 and traverses the County south to the Snake River, to Bruneau in Owyhee County and on to Elko, Nevada. Highway district and Forest Service roads are designed and located so that there is good seasonal access throughout the County. Numerous County arterial and major access roads need to be improved and paved to meet future growth and traffic safety needs.

Map #13 in the Map Appendix provides transportation information within the County.

Bus Transportation: Commercial bus service is available through Greyhound Bus Company. Charter buses can be rented in Boise.

Rail Service: Elmore County is served by the main line of the Union Pacific Railroad, with sidings at Mountain Home, Glenns Ferry, Hammett and the Idaho Waste Site.

Air Service: There is no scheduled public air service in Elmore County; however, scheduled commercial service is available in Boise. The City of Mountain Home maintains a 4,650 foot paved lighted airfield runway and some airport facilities west of the City along Highway 67. The City of Glenns Ferry maintains a 3,000 foot paved airstrip. There are rural landing strips located at Prairie, Pine, Atlanta and on the Middle Fork Road near Phifer and Swanholm Creeks.

Local Highway Districts: Within Elmore County there are three Local Highway Districts; Atlanta, Glenns Ferry and Mountain Home Districts. Map #6 in the Map Appendix shows a breakdown of Highway District Boundaries within the County.

Transportation Goal 1

To provide a comprehensive improved safe transportation and circulation system that will accommodate present and future needs of the County including residential, commercial, industrial and public development.

Transportation Goal 2

To provide safe, all-weather roadways constructed to an engineering standard in all new developments, with access to every parcel or lot in the development without land locking any parcel.

Transportation Goal 3

Safe roadways in Elmore County will include properly engineered and constructed improvements such as adequate lane widths, turning lanes, passing lanes, driveway approaches, intersections, signage and drainage facilities to ensure safe traffic and access operations.

Transportation Goal 4

To help each of the Highway Districts in Elmore County create and adopt a uniform set of road standards as to facilitate all-weather road construction throughout all areas and Communities of Elmore County.

Transportation Objectives:

1. When new development occurs adjacent to existing development the transportation system should be improved and extended into the newly developing area.
2. Improve the Mountain Home and Glenns Ferry airports and seek funding to update airport Master Plans and airfield improvements.
3. Encourage the Local Highway Technical Assistance Council to provide technical support to all Highway Districts in Elmore County to achieve a uniform set of paved roadway construction standards.
4. Encourage the development of bicycle and pedestrian paths as needed in new and existing development.
5. Support and pursue funding to improve Simco Road for commercial traffic and designated hazardous waste traffic.
6. Support expansion of the west Glenns Ferry I-84 interchange to allow full traffic use with complete on and off ramps.
7. Encourage and pursue development of an industrial capacity railroad siding in the Simco Road District.
8. Work with each of the three Highway Districts in the County to adopt flexible roadway design and construction standards for paved roadways to help developers and realtors better understand the road building process and associated costs.
9. Encourage and pursue improvement of roads, which access Rocky Bar and Atlanta plus the Elmore County side of Arrowrock Reservoir.
10. Support a new I-84 interchange at Tipanuk with full on and off ramps.
11. Work with the Mountain Home Highway District and other districts to conduct joint public hearings and meetings with County Officials to help citizens understand the road-building process and associated costs / benefits.

12. Support a new signalized intersection and signage at the Air Base Highway and Grand View Highway intersection.
13. Support development of a full facility rest stop on Highway 20 at the Pine/Featherville Road junction with turn lanes and signage.
14. Support development of a full-use industrial railroad siding in the Simco Road District to stimulate economic development and industrial expansion.
15. Support further development of railroad sidings within Elmore County to promote additional economic development.
16. When necessary, limit the approaches to major roadways to enhance traffic safety.



Chapter 10 - Recreation

Elmore County has a wide range of recreational opportunities. Almost a million acres of the County lie in mountainous terrain where fishing, hunting, boating, water-skiing, camping, hiking, riding, exploring, climbing, cross country skiing, and snowmobiling are available. The nearest snow skiing facilities are at Soldier Mountain in Camas County to the east and Bogus Basin above Boise to the north. Sun Valley, one of the country's favorite ski resorts, is about a hundred miles from Mountain Home.

The Sawtooth Mountains, located in the northern region of the County and a part of the Sawtooth National Recreation Area, provide backpacking, hiking, climbing, and fishing. Abundant trails and breath-taking scenery afford the traveler a never-to-be-forgotten experience. Motorized vehicles are restricted in this area. The North, Middle, and South Forks of the Boise River provide hunting, fishing, camping, river floating, and outstanding scenery. Public campgrounds (Forest Service and BLM) along these streams are heavily used. Commercial trailer parks and motels are also available in the area.

Anderson Ranch Dam on the South Fork of the Boise River is one of the favorite spots for boating, fishing, and water-skiing. Boat launching ramps are available. There are also areas where boats can be put in the water without launching ramps. Trout, small-mouthed bass, and kokanee salmon are the main fish in the reservoir. Little Camas Reservoir is a popular fishing and float-tubing area. Mountain Home Reservoir, used for irrigation storage, is regularly stocked with fish by the Idaho Fish and Game Department under an agreement with the Mountain Home Irrigation District.

Over half of Arrowrock Reservoir is in the County, but this irrigation storage reservoir is subject to rapid drawdown, which limits boating, and fishing to early summer use. All boat ramps are across the lake in Boise County. Motorbike riding on the terraces below the high water line is popular after the water level is lowered. The upper end of Lucky Peak Reservoir is also partly in Elmore County. This reservoir is used heavily for boating, skiing, fishing, camping, and picnicking; however, there are no road entrances to the reservoir from Elmore County. The C.J. Strike Reservoir, located on the Snake River between Elmore and Owyhee Counties, is a popular area for boating, water skiing, fishing, hunting, and camping. The Snake River, which flows across the entire width of the County, is paradise to outdoor enthusiasts.

Snowmobiling and cross-country skiing are very popular winter recreational activities. The area from Little Camas Reservoir east to the County boundary has become one of the more favored locations. Those who like country that is more mountainous go farther north to Pine, Featherville, Prairie, Fall Creek and Atlanta.

The Cities of Mountain Home and Glens Ferry sponsor recreational activities throughout the year, but more intensely in the summer. All ages are involved, and many types of activities are available: swimming, golfing, basketball, tennis, and numerous handicrafts. Local school districts assist by making available indoor and outdoor facilities for this program.

The accessible mountain areas within Elmore County are prime locations for recreational home sites. Development of recreational and summer home sites continues to be an ongoing process in Pine, Featherville, Prairie, Fall Creek, and Atlanta.

The areas receiving the most recreational use are along the South, Middle, and North Forks of the Boise River. The County's prime recreation area is located upstream from Arrowrock Dam along the South Fork of the Boise River. The area below Anderson Ranch Dam is heavily used by rafters, fly fisherman and campers. The stretch of the river from Anderson Ranch Dam upstream through Featherville has the greatest potential for impact resulting from the concentration of people and the use of the recreational facilities along the river.

The Middle Fork of the Boise River is being used at about the same participation rate as the South Fork, but the use on the North Fork is less than a quarter of that amount. Most of the private land on the Middle Fork is around Atlanta. The North Fork area is primarily public land. The plans of the Forest Service in these areas are to maintain the scenic and recreational qualities as much as possible with emphasis on mixed-usage.

Recreation Goal 1

Promote the development of adequate recreational facilities and the concept of multiple use management on all public lands, streams, and rivers in Elmore County.

Recreation Goal 2

Promote the development of public and private recreational facilities in each of the Communities within Elmore County.

Recreation Objectives:

1. Encourage developments that will maintain the aesthetic and scenic value of the area with the least possible disturbance to soil, vegetation, and water.
2. Encourage development of additional campsites, parking, and boating facilities in the South, Middle, and North Forks of the Boise River plus the Snake River and C.J. Strike Reservoir, Anderson Ranch Reservoir and the slack waters of Arrow Rock Reservoir.
3. Encourage private, federal, state, and local interest to provide and maintain adequate access and sanitary utilities for recreational sites.
4. Encourage equitable draw down of water levels of Anderson Dam consistent with irrigation and multiple-use management needs.
5. Encourage and support improved access to Arrowrock Reservoir and development of campsites, parking, and boating facilities on the Elmore County side of the reservoir.
6. Work with the Idaho Department of Transportation and the appropriate highway districts to improve signage to all recreational areas within Elmore County.
7. Support development of an off roadway multi-use pathway between Pine and Featherville for year-round recreational use. Also, support development of an off roadway multi-use pathway in the Communities of Fall Creek, Prairie, and Atlanta for year-round recreational use to promote tourism and economic development.
8. Support the State's recognition of the "Idaho Centennial Trail".
9. Support recreation programs of the Recreation District's within Elmore County.
10. Maintain a recreation zone to facilitate recreation and tourism development plus stimulate community development and attract investment in the Communities of Atlanta, Pine, Featherville, Fall Creek and Prairie.
11. Support and promote the Idaho-Oregon Snake River Water Trail.



Chapter 11 - Special Areas or Sites

Special Area or Sites in Elmore County are given the special planning designation of "Areas of Critical Concern." There are areas within the County that constitute special areas or sites that warrant detailed review and attention. Any development proposal in an Area of Critical Concern should be controlled by special use permits or should possibly be restricted. These areas have been identified by citizens and the Planning and Zoning Commission and recommended to the Elmore County Commissioners for special consideration.

In addition to Areas of Critical Concern there are numerous historical areas that are certainly special to local residents. Some historical sites in the County have been destroyed or disturbed. Old buildings in Rocky Bar that were of great interest and played a significant part in the early history of the County have been demolished in the past few years. Development, farming, and wind erosion have erased portions of the Old Oregon Trail. The Idaho State Historical Society is encouraging citizens to protect what remains of the Old Oregon Trail. It is also believed that there are many unmarked graves along the Old Oregon Trail. The northern part of the County is spotted with old cemeteries and graves. Through the years, many of these graves have become overgrown and markers have disintegrated with age or have been destroyed. **IDAHO CODE §§ 27-501 through 27-504** was implemented in 1984 for the protection of graves. It is unlawful to disturb or desecrate graves.

Throughout Elmore County are significant nesting, reproduction, and feeding grounds for wildlife and waterfowl. Generally, these areas are also special recreation and hunting areas for outdoor enthusiasts. All waterways, lakes, reservoirs, and water structures in Elmore County are special areas because of the limited water supply for wildlife, agricultural, domestic, and recreational uses.

Areas of Critical Concern

Areas of Critical Concern within Elmore County include land on both sides of the South Fork of the Boise River (reservoirs included) and part of the Fall Creek and Smith Creek drainage. These special areas contain the critical winter and summer range for wildlife as well as summer range for livestock. Within these areas some soils are classed as highly erosive and there are slopes that are too steep for active use.

The Simco Road District is also an area of critical concern since it is designated for heavy industrial development. This area is suitable for heavy industrial uses, however, a detailed conditional use permit process based on engineering/planning analysis must be used to insure compatible development and safe environmental management practices.

The Middle Snake River is a "Working River" which does not exclude agricultural, energy production, and recreation uses. This portion of the Snake River should remain in multiple-use Working River status. The county's "Areas of Critical Concern" designation does not apply to the Snake River within Elmore County at this time. Further study is needed to consider this possible planning designation for the Snake River.

The area near the I-84 Fairfield Interchange is of great concern to both the City of Mountain Home and the County. This is a groundwater recharge area, which supplies water for agricultural and domestic use for county residents. It supplies water to the City of Mountain Home via deep wells. Development in this and other sensitive groundwater recharge areas may be controlled using geotechnical and hydrological studies on a case-by-case basis to demonstrate that there will be little or no impact on current and future water supplies. In addition, this area is important to the growth of the City of Mountain Home because this is the only area where city utilities are available north of Interstate 84.

These areas all have a major impact on the County in that they contribute to the quality of life, the commerce and to historical and natural resources. Special consideration is necessary when evaluating development proposals in these areas.

Areas of Critical Concern Goal 1

To protect and preserve the unique features and land characteristics in these areas that has been designated for additional consideration.

Areas of Critical Concern Goal 2

To implement a special land use review and hearing procedure following the CUP process to fully evaluate any development proposals in any Area of Critical Concern.

Areas of Critical Concern Objectives:

1. Discourage encroachment on lands that contain important feeding grounds for wildlife.
2. Encourage preservation of summer range for livestock within the recreation area.
3. To the extent possible, preserve the historical and natural resources within Areas of Critical Concern.
4. Monitor and regulate development north of the I-84 Fairfield Interchange to ensure the protection and preservation of the groundwater recharge area.
5. Recognize all areas of critical concern and promote better management of the soils, water, and environment.
6. Recognize that the Simco Road District may be suitable for heavy industrial development and work to reserve this area for active industrial use without incompatible encroachment.
7. Support additional study of the Snake River corridor and work with citizens to determine a possible Area of Critical Concern designation along the Snake River in the future.
8. Develop and administer a special permit evaluation procedure for all development applications within any "Area of Critical Concern".

Special Area Goal 1

To preserve special sites within the County and encourage multiple-use management of special areas.

Special Area Objectives:

1. Continue to identify and monitor the use of special areas such as historic, architectural, archeological, ecological, and scenic sites.
2. Encourage the preservation of identified or newly discovered special areas and sites.
3. Discourage development in special sites or areas that is not compatible with the environmental setting or character of the area.
4. Encourage and support a Countywide Historic Preservation Committee to coordinate special site designations with state and federal agencies.

Chapter 12 - Housing

Housing types and occupancy rates made major changes from 1990 to 2000. The number of total housing units increased by 24% during this ten-year period. The City of Mountain Home added 1,217 dwelling units from 2004 to 2014. Elmore County added 2,536 dwelling units from 2004 to 2014. Data presented in Table #8 presents Elmore County's dwelling units for 1980, 1990, 2000, 2004 and 2014.

Table #8
Elmore County Comprehensive Plan
Historical and Current Dwelling Units

Year	1980	1990	2000	2004	2014
Total Housing Units	8,055	8,430	10,527	10,883	13,419

Source: Idaho Department of Commerce, 2004 Elmore County Comprehensive Plan, City of Mountain Home, Elmore County Land Use and Building Department.

Land values are projected to remain affordable in Elmore County throughout the near term planning period. Land affordability and availability will continue to drive an increase in Elmore County housing production during the next 15 years. There will also be an increase in Elmore County households occupied by people who work in Ada County but reside in Elmore County due to affordable land and housing costs. This trend may increase during the next 10 year planning period.

Housing projections are presented in Table #9. The demographic projections contained within this Comprehensive Plan, a 3% increase, indicates that during the next ten years, 4,626 new, permanent dwelling units.

Table #9
Elmore County Comprehensive Plan
2030 Forecast Housing Units

Year	2005	2010	2014	2020	2025	2030
Total Housing Units	11,140	12,750	13,419	15,557	18,045	20,752

Source: 2004 Elmore County Comprehensive Plan, City of Mountain Home, Elmore County Land Use and Building Department

Adequate housing is a critical need in Elmore County. Even though most of the new housing development is expected to occur within or adjacent to incorporated communities, there are many residents who prefer rural living and enjoy a small acreage in the county.

Currently there are 229 homes or 1.71% for sale within Elmore County.

The following goals and objectives support citizen desires for good housing opportunities throughout Elmore County.

Housing Goal 1

To set aside adequate areas for housing that will accommodate present and anticipated residential growth and to implement zoning as a way to safeguard property rights and quality of life.

Housing Goal 2

Adequate affordable housing should be available throughout the County to meet the needs of all socio-economic backgrounds, such as the elderly, disabled and low, middle, upper income groups.

Housing Goal 3

To provide for a variety of housing types and developments to meet market demand.

Housing Objectives:

1. Land in the County that is contiguous with residential areas in Cities should be used for residential development and for the future growth of the city.
2. New subdivision developments located within the Impact Area around the cities require County approval before development occurs unless otherwise specified in a negotiated Area of City Impact Agreement.
3. Encourage public knowledge and awareness of zoning regulations and information in order to protect residential districts from intrusion of incompatible land uses.
4. Rehabilitate and clean up existing problem areas through citizen awareness, education, and enforcement of the appropriate ordinances.
5. Continue to work with Mountain Home Air Force Base regarding housing needs on the Base and within the County.
6. Discourage residential development in prime agricultural areas throughout the County.
7. Seek to minimize the conflicts between new housing developments and existing agricultural operations by designating areas for suburban housing preference and areas for agricultural preference.
8. Encourage residential Planned Unit Developments (PUD) to achieve residential clustering and conservation of agricultural and rural lands.
9. Support new housing developments near, adjacent to or within Areas of City Impact.
10. Discourage new housing development that is removed from Areas of City Impact and is located in productive or prime agricultural areas.
11. Maintain a cluster development ordinance that allows for some housing outside of hazardous areas while maintaining prime agricultural land and open space.



Chapter 13 - Community Design

Community design is the process of defining and identifying desirable elements of land use and facilities within a community. The process of evaluating land use alternatives and development patterns is a major focus of community design. Effective community development can be implemented through zoning and subdivision regulations plus planning and citizen involvement.

Within Elmore County, there are two incorporated Cities, eleven Unincorporated Communities and one District. The Mountain Home Air Force Base has the characteristics of a city but it is also a Community because of unincorporation, size and setting. These areas are shown below in Table #10.

Table #10
Elmore County Comprehensive Plan
City, Community, and District Planning Designation

Name	Planning Designation
Mountain Home	City
Glenns Ferry	City
King Hill	Unincorporated Community
Hammett	Unincorporated Community
Prairie	Unincorporated Community
Featherville	Unincorporated Community
Fall Creek	Unincorporated Community
Tipanuk	Unincorporated Community
Oasis	Unincorporated Community
Atlanta	Unincorporated Community
Mayfield	Unincorporated Community
Chattin Flats	Unincorporated Community
Pine	Unincorporated Community
Simco Road	District
Mountain Home Air Force Base	Military Installation

Source: 2004 Elmore County Comprehensive Plan and Elmore County Land Use and Building Department.

County officials originally visited each of these Cities, Communities and District during 2002 and 2003 to ask residents what type of growth and development, if any, they wanted to occur in their respective communities. The Elmore County Planning and Zoning Commission along with Elmore County Land Use and Building Department staff conducted community meetings in 2013 at the following locations:

Agency Meeting – 5/15/13 – American Legion Hall
 Mountain Home Vicinity – 6/19/13 – American Legion Hall
 Oasis / Tipanuk Communities – 7/10/13 – Oasis Volunteer Fire District Firehouse
 Pine / Featherville / Atlanta / Rocky Bar / Fall Creek Communities – 7/31/13 – Pine Senior Center
 Prairie Community – 9/12/13 – Prairie Community Hall
 Mayfield / Simco Road – 9/25/13 – Lord Ranch
 Glenns Ferry / Hammett / King Hill Communities – 10/23/13 – Glenns Ferry City Hall
 Planning and Zoning Commission Work Session – 1/15/14 – American Legion Hall

The information presented in the following Community Design Objectives resulted from meetings with County residents who shared their opinions and desires with County Officials.

Specific Community Design Objectives

Within this Elmore County Comprehensive Plan are additional specific Community Design Objectives for the communities of Hammett, King Hill, Prairie, Pine, Featherville, Fall Creek, Atlanta, Tipanuk, Chattin Flats, Mayfield, Simco Road, the Air Force Base Vicinity and suburban areas around Mountain Home and Glenns Ferry. These Community Design Objectives are shown on the following pages.

Please refer to the City of Mountain Home Comprehensive Plan and the City of Glenns Ferry Comprehensive Plan for specific information regarding community design planning in these cities and Areas of City Impact boundaries.

Suburban Mountain Home Vicinity

Community Design Concept - Suburban Mountain Home Vicinity General Statement of Community Goals

1. Private Property Rights

- Suburban Mountain Home residents desire that all ordinances implementing this plan will protect private property rights.

2. Population

- Anticipate moderate to rapid residential growth and population increase due to available land for development and proximity to the City of Mountain Home and urban services.

3. School Facilities and Transportation

- Continue to support development that will enhance not detract from any schools that serve the Suburban Mountain Home vicinity.

4. Economic Development

- Encourage and support the continuation and expansion of the Mountain Home Air Force Base.
- Encourage and support the continuation and expansion of the Mountain Home Economic Development office and business recruitment programs.
- Encourage development that is sustainable and adds to the economic diversity of the area.
- Encourage development that is funded by developers with minimal impact to the existing tax payers.

5. Land Use

- Encourage new development to comply with the County Comprehensive Plan.
- Continue the land use and density restrictions currently in place for the Mountain Home Aquifer Water Recharge Area.
- Recognize that residential development should occur near the City of Mountain Home...but new development must blend and complement the existing rural lifestyle in the area.
- Development within this area must minimize residential conflicts with agricultural operations and animals.
- Dust control would be a necessary approval criterion for any new development in this area.
- Animal Units should be reevaluated in this area to better reflect the small parcel developments.
- Any new Planned Community should not have a negative impact or be detrimental on the economic and housing viability of Mountain Home.

6. Natural Resources

- Protect the Mountain Home Aquifer Water Recharge Area from incompatible land use encroachment and development to preserve community drinking water.

7. Hazardous Areas

- In any area deemed hazardous by County Officials, require a Conditional Use Permit procedure as a method of controlling or limiting development

8. Public Services, Facilities and Utilities

- Support development of centralized community utilities such as sewer and/or water to serve new clustered developments in the suburban areas.
- Do not force urban type services on existing developments unless requested by residents.
- Incorporate dust control in all new development projects.
- Develop a new large signage posting procedure to notify residents of land use changes, development applications and hearings.

9. Transportation

- Create a road improvement standard for any development within the Suburban Mountain Home area to prevent dust problems and allow all-weather usage.
- Improve local roads.

10. Recreation

- Work with the State, BLM and Forest Service and other Federal agencies to make more land accessible and available for public recreation, especially during summer and fall seasons.

11. Special Areas or Sites

- Support year-round access to public lands for recreational use.
- Protect the Suburban Mountain Home rural areas from incompatible land use encroachment and development to preserve its special setting as a premier suburban and hobby farm environment.

12. Housing

- Promote new affordable housing and rehabilitation of existing homes for residents of all income levels.

13. Community Design

- Encourage and support the continuation and expansion of the Mountain Home Air Force Base.
- Encourage and support the continuation of suburban residential land uses and hobby farms within an approximate 2-mile radius outside the City of Mountain Home. Land areas near Mountain Home but beyond the 2-mile radius should be preserved for agricultural and Ag related developments.

14. Implementation

- Develop a new large signage posting procedure to notify residents of land use changes, development applications and hearings.
- Work with the City of Mountain Home to revise and update the Area of City Impact Agreement.

Suburban Glenns Ferry Vicinity

Community Design Concept - Suburban Glenns Ferry Vicinity

General Statement of Community Goals

1. Private Property Rights

- Suburban Glenns Ferry residents desire that all ordinances implementing this plan will protect private property rights.

2. Population

- Encourage residential growth and population increase due to available land for development and proximity to the City of Glenns Ferry and urban services.

3. School Facilities and Transportation

- Continue to support development that will enhance not detract from any schools that serve the Suburban Glenns Ferry vicinity.

4. Economic Development

- Encourage and support the continuation and expansion of the Southwest Idaho Rural Economic Development Board ("SWIRD") and business recruitment programs.
- Complete a study of existing rail siding to expand economic development.

5. Land Use

- Encourage new development to comply with the County Comprehensive Plan and City of Glenns Ferry Comprehensive Plan.
- New development must blend and complement the existing rural lifestyle in the area.
- Development within this area must minimize residential conflicts with agricultural operations and animals.
- Dust control would be a necessary approval criterion for any new development in this area.
- Animal Units should be reevaluated in this area to better reflect the small parcel developments.

6. Natural Resources

- Protect any aquifer recharge area from incompatible land use encroachment and development to preserve community drinking water.
- Protect the Snake River corridor from any incompatible land uses.

7. Hazardous Areas

- In any area deemed hazardous by County Officials, require a Conditional Use Permit procedure as a method of controlling or limiting development

8. Public Services, Facilities and Utilities

- Support development of centralized community utilities such as sewer and/or water to serve new clustered developments in the suburban areas.
- Do not force urban type services on existing developments unless requested by residents.
- Incorporate dust control in all new development projects.

9. Transportation

- Maintain a road improvement standard for any development within the Suburban Glenns Ferry area.
- Improve local roads.
- Upgrade I-84 exits so Glenns Ferry will have two complete on and off ramp exits.

10. Recreation

- Work with the State, BLM and Forest Service and other Federal agencies to make more land accessible and available for public recreation, especially during summer and fall seasons.

11. Special Areas or Sites

- Support year-round access to public lands for recreational use.
- Protect the Suburban Glenns Ferry rural areas from incompatible land use encroachment and development to preserve its special setting as a premier suburban and hobby farm environment.

12. Housing

- Promote new affordable housing and rehabilitation of existing homes for residents of all income levels.

13. Community Design

- Encourage and support the continuation of suburban residential land uses and hobby farms within an approximate 2-mile radius outside the City of Glenns Ferry.
- Land areas near Glenns Ferry but beyond the 2-mile radius should be preserved for agricultural and Ag related developments.

14. Implementation

- Develop a new large signage posting procedure to notify residents of land use changes, development applications and hearings.
- Work with the City of Glenns Ferry to renegotiate the Area of City Impact Agreement.



King Hill Community

Community Design Concept - King Hill Community General Statement of Community Goals

1. Private Property Rights

- King Hill residents desire that all ordinances implementing this plan will protect private property rights.

2. Population

- Anticipate slow residential growth and encourage new County residents to live and work in King Hill.

3. School Facilities and Transportation

- Continue to support development that will enhance not detract from any schools that serve the King Hill community.

4. Economic Development

- Continue to support and solicit new business to locate in King Hill that enhances the livability of the community.

5. Land Use

- Encourage new development to comply with the County Comprehensive Plan. Create a rural residential zone and commercial zone for King Hill to avoid conflicts with agricultural developments.

6. Natural Resources

- Protect the community from incompatible land use encroachment and development. Promote the Snake River as a "working river" and continue a multiple use management policy.

7. Hazardous Areas

- In any area deemed hazardous by County Officials, require a Conditional Use Permit procedure as a method of controlling or limiting development

8. Public Services, Facilities and Utilities

- Continue to maintain and upgrade the community water systems to allow high quality drinking water at low cost.
- Improve the trash collection site for King Hill.

9. Transportation

- Improve local streets and request the ITD to upgrade signage indicating driving directions to King Hill.

10. Recreation

- Develop a community park along the Snake River to serve community residents and attract visitors. Work with the State, BLM and Forest Service and other Federal agencies to make more land accessible and available for public recreation, especially during summer and fall seasons.

11. Special Areas or Sites

- Consider a future study to evaluate an "Area of Critical Concern" or other appropriate designation along the Snake River to consider special development and land use review procedures.

12. Housing

- Promote new affordable housing and rehabilitation of existing homes for residents of all income levels.

13. Community Design

- Continue to encourage development that supports the small community/town atmosphere of King Hill.

14. Implementation

- Continue to plan community activities that are needed for growth but also protects the "quality of life" in King Hill.



Hammett Community

Community Design Concept - Hammett Community General Statement of Community Goals

1. Private Property Rights

- Hammett residents desire that all ordinances implementing this plan will protect private property rights.

2. Population

- Anticipate rapid residential growth due to available, subdivideable land and irrigation water. Encourage new County residents to live and work in Hammett.

3. School Facilities and Transportation

- Continue to support development that will enhance not detract from any schools that serve the Hammett community.

4. Economic Development

- Continue to support and solicit new business to locate in Hammett that enhances the livability of the community.
- Look at rail siding to promote economic diversity and development.
- Support the expansion of existing wineries in the area.

5. Land Use

- Encourage new development to comply with the County Comprehensive Plan.
- Create a rural residential zone, a light industrial zone and a commercial zone for Hammett to avoid conflicts with agricultural developments.

6. Natural Resources

- Protect the Hammett rural and community areas from incompatible land use encroachment and development.
- Promote the Snake River as a "working river" and continue a multiple use management policy.

7. Hazardous Areas

- In any area deemed hazardous by County Officials, require a Conditional Use Permit procedure as a method of controlling or limiting development

8. Public Services, Facilities and Utilities

- Continue to expand the electrical systems throughout the community and outlying areas at reasonable cost.

9. Transportation

- Improve local streets and roadways.
- Upgrade road signage as needed.

10. Recreation

- Develop a community park along the Snake River to serve community residents and attract visitors.
- Work with the State, BLM and Forest Service and other Federal agencies to make more land accessible and available for public recreation, especially during summer and fall seasons.

11. Special Areas or Sites

- Consider a future study to evaluate an "Area of Critical Concern" or other appropriate designation along the Snake River to consider special development and land use review procedures.
- Request community input on the location of future wind farms so they do not negatively affect the views of Hammett.

12. Housing

- Promote new affordable housing and rehabilitation of existing homes for residents of all income levels.

13. Community Design

- Continue to encourage development that supports the small community/town atmosphere of Hammett.

14. Implementation

- Continue to plan community activities that are needed for growth but also protects the "quality of life" in Hammett.



Prairie Community

Community Design Concept - Prairie Community General Statement of Community Goals

1. Private Property Rights

- Prairie residents desire that all ordinances implementing this plan will protect private property rights.

2. Population

- Anticipate steady residential growth due to available, subdivideable recreation land and proximity to Mountain Home and Boise.
- Anticipate an increase in tourism-related population and development.

3. School Facilities and Transportation

- Continue to support development that will enhance not detract from the Prairie Community School District.

4. Economic Development

- Support new highway signage to give identity to Prairie Community.
- Support increased tourism-related services and new community jobs resulting from tourism developments.
- Upgrade electrical systems to ensure adequate energy for economic and community development.
- Call on federal agencies to better manage surrounding forest lands by harvesting timber to promote economic development.

5. Land Use

- Encourage new development to comply with the County Comprehensive Plan.
- Allow for recreation or residential zones for Prairie to reflect the actual type of subdivision development that will occur in the future.
- Call on federal agencies to adopt land management policies that reduce the risk of wildfire that potentially damage private property.
- Allow the sustainable harvest of timber from surrounding federal lands to promote economic development and further protect private property from wildfires.
- Request federal agencies salvage timber after wildfires and support the timely re-vegetation of wildfire affected areas.

6. Natural Resources

- Protect Smith Creek and all waterways and the Prairie rural and community areas from incompatible land use encroachment and development.
- Support advanced wildfire-fighting capability to protect the area from wildfire damage.
- Encourage re-vegetation to occur after all wildfires.
- Encourage and support mining and timber harvest to develop and continue in the Prairie area.

7. Hazardous Areas

- In any area deemed hazardous by County Officials, require a Conditional Use Permit procedure as a method of controlling or limiting development

8. Public Services, Facilities and Utilities

- Continue to expand the electrical systems to get three-phase or at least adequate power throughout the community and outlying areas at reasonable cost.
- Support creation of a community fire district including a heated building for fire equipment and an ambulance.
- Support upgrading telephone and internet service.
- Support the addition of a cell tower in the Prairie area to give upgrade cell coverage to the area.
- Enhance the solid waste pick-up service with predictable schedules, additional dumpsters with lids.
- Support any improvements for emergency management or response.

9. Transportation

- Support a decomposed granite improved road standard for the community.
- Require all new development to be served by improved, all-weather roads to every lot or parcel.
- Request ITD to place signage at I-84 and other State highways identifying routes to Prairie.
- If desired by local residents, support the advertising of the Smith's Prairie landing strip to promote special tourism/recreation opportunities.

10. Recreation

- Develop a community park within the community to serve community residents and attract visitors.
- Allow for increased camping opportunities within the area.

11. Special Areas or Sites

- Support year-round access to public forest service lands.
- Work with the US Forest Service to open gates in the area and allow Prairie residents the opportunity to access public lands, especially during summer and fall seasons.

12. Housing

- Allow for recreation/tourism subdivision developments to stimulate primary and second-home development.
- Promote new affordable housing and rehabilitation of existing homes for residents of all income levels.

13. Community Design

- Continue to encourage development that supports the small community/town atmosphere of Prairie.

14. Implementation

- Continue to plan community activities that are needed for growth but also protects the "quality of life" in Prairie.



Pine, Featherville and Fall Creek Communities

Community Design Concept - Pine, Featherville

and Fall Creek Communities

General Statement of Community Goals

1. Private Property Rights

- Pine, Featherville and Fall Creek residents desire that all ordinances implementing this plan will protect private property rights.

2. Population

- Anticipate rapid and steady residential growth due to tourism demand and proximity to Mountain Home and Boise.
- Anticipate an increase in tourism-related development, which will attract more visitors and residents.

3. School Facilities and Transportation

- Continue to support development that will enhance not detract from the Pine / Featherville Community School.

4. Economic Development

- Support new highway signage along I-84 and Highway 20 to give identity and visitor directions to the Pine, Featherville and Fall Creek Communities.
- Support increased tourism-related services and new community jobs resulting from tourism and recreation oriented developments.
- Upgrade electrical systems to ensure adequate energy for economic and community development.

5. Land Use

- Encourage new development to comply with the County Comprehensive Plan.
- Allow for a recreation zone for Pine and Featherville and Fall Creek to reflect the actual type of tourism developments that will occur in the future.
- Look into opportunities for enhanced recreational vehicle use.
- If necessary, create a commercial zone in each community core to allow and encourage business development.
- Encourage land swaps with federal agencies to create developable land parcels for tourism related services.
- Consider a corridor between Pine and Featherville to allow for snowmobile travel in winter.

6. Natural Resources

- Protect the Anderson Ranch Reservoir, the South Fork of the Boise River and all waterways in the Pine / Featherville / Fall Creek community areas from incompatible land use encroachment and development.
- Support advanced wildfire-fighting capability to protect the area from wildfire damage.
- Re-vegetation to occur after all wildfires.
- Encourage and support mining and timber harvest to develop and continue in the Pine / Featherville / Fall Creek areas.

7. Hazardous Areas

- In any area deemed hazardous by County Officials, require a Conditional Use Permit procedure as a method of controlling or limiting development

8. Public Services, Facilities and Utilities

- Establish a new zip code for the three communities.
- Develop a new US Post Office to serve the Communities.
- Continue to expand the electrical systems to get reliable three-phase power throughout the community and outlying areas at reasonable cost.
- Support creation of a community fire district including a heated building for fire equipment and an ambulance.
- Upgrade to a modern, centralized community solid waste transfer facility.
- Create a system of recreational trails for year-round use.
- Support expansion of services to accommodate summer/winter residents and visitors.
- Support upgrading telephone service.
- Seek to install a community sign/message board near the entrance to each community to provide useful information.
- Support upgrading cell phone service in the area.

9. Transportation

- Require all new development to be served by improved, all-weather roads to every lot or parcel.
- Request ITD to place signage at I-84 and State Highway 20 identifying routes to Pine and Featherville and Fall Creek.
- Support new trails and use of existing roads for snowmobiles.
- Create a full service rest stop with turn lanes at the junction of Pine/Featherville Road and Highway 20.
- Support placement of guardrails near Lime Creek to improve driver safety.
- Pursue additional recreational opportunities with the airstrip in Pine.

10. Recreation

- Develop a community park within each community to serve community residents and attract visitors.
- Develop recreation facilities along the South Fork of the Boise River.
- Support development of an off-road multiple-use pathway between Pine and Featherville and Fall Creek to accommodate bicyclists, pedestrians, horses, and snowmobiles.
- Support additional camping facilities in the area.

11. Special Areas or Sites

- Protect the South Fork of the Boise River watershed to preserve water quality.
- Support year-round access to public forest service lands.
- Work with the US Forest Service to open gates in the area and allow Pine and Featherville residents the opportunity to access public lands, especially during summer and fall seasons.
- Realize that flood zones are a potentially hazardous area for development and ensure all development done in flood zones complies with all Federal, State and County regulations.

12. Housing

- Promote well designed subdivisions and housing that retains the aesthetic value of the area.
- Create a special overlay zone if necessary for Pine and Featherville, which allows recreation/tourism subdivision developments to stimulate primary and second-home development.
- Promote new affordable housing and rehabilitation of existing homes for residents of all income levels.

- Realize that secondary dwellings are necessary in the area for tourism.
- Help subdivisions maintain CC&R's.

13. Community Design

- Continue to encourage development that supports the tourism and recreation atmosphere of Pine and Featherville and Fall Creek.

14. Implementation

- Continue to plan and monitor activities that are needed to allow growth and that will protect the Pine/Featherville area.
- Continue to plan community activities that are needed for growth but also protect the "quality of life" in Pine, Featherville and Fall Creek.



Tipanuk Community

Community Design Concept - Tipanuk Community General Statement of Community Goals

1. Private Property Rights –

- Tipanuk residents desire that all ordinances implementing this plan will protect private property rights.

2. Population

- Anticipate steady and moderate residential growth due to available, subdivideable land and proximity to Mountain Home and Boise.
- Anticipate an increase in rural ranchette related population and development.

3. School Facilities and Transportation

- Continue to support development that will enhance not detract from the schools which serve Tipanuk residents.
- Identify and enhance several convenient school bus stops in the community for Tipanuk students.

4. Economic Development

- Support new highway signage to give identity and directions to the Tipanuk Community.
- Support new jobs in Mountain Home to help Tipanuk residents with employment.
- Upgrade electrical systems to ensure adequate energy for economic and community development.

5. Land Use

- Encourage new development to comply with the County Comprehensive Plan.
- Consider dust control and dust abatement in all land use decisions within the community.
- Maintain a Five- (5) acre minimum lot size overlay zone for the Tipanuk Community.
- Maintain a road improvement standard for the Tipanuk Community.

6. Natural Resources

- Protect all waterways and drains within the Tipanuk from incompatible land use encroachment and development.
- Support advanced wildfire-fighting capability to protect the area from wildfire damage.
- Re-vegetation to occur after all wildfires.

7. Hazardous Areas

- In any area deemed hazardous by County Officials, require a Conditional Use Permit procedure as a method of controlling or limiting development

8. Public Services, Facilities and Utilities

- Continue to expand the electrical systems to get three-phase power throughout the community and outlying areas at reasonable cost.
- Support creation of a rural Fire Protection District to protect the Tipanuk Community.
- Create conveniently located household waste pickup sites for local residents.

9. Transportation

- Maintain road improvement standards for the community.

- Require all new development to be served by improved, all-weather roads to every lot or parcel.
- Request ITD to place signage at I-84 and other State highways identifying routes to the Tipanuk.
- Support development of a new full interchange on I-84 to serve the Tipanuk Community.
- Request the Mountain Home Highway District to master plan a new public road in the Community to improve access between Ditto Creek Road and old Highway 30 and I-84 at Simco Road using an east / west roadway alignment along a section line.

10. Recreation

- Develop a community park within the area to serve community residents and attract visitors.
- Support a Multi-purpose community facility to include fire substation, park and community center in one central location.

11. Special Areas or Sites

- Support year-round access to public lands.
- Work with the State, BLM and Forest Service and other Federal agencies to make more land accessible and available for public recreation, especially during summer and fall seasons.

12. Housing

- Maintain a special five (5) acre minimum lot size overlay zone to allow subdivisions within the community while keeping a rural feel with low-density development.
- New construction shall be put on notice that Tipanuk is outside of a fire district and fire suppression services may not be available.

13. Community Design

- Continue to encourage development that supports the small community/family atmosphere of Tipanuk.
- Support placing "Tipanuk" on Federal, State and local maps for identity.

14. Implementation

- Continue to plan community activities that are needed for growth but also protects the "quality of life" in the Tipanuk.
- Support citizens of Tipanuk in the creation of a fire district.



Atlanta Community

Community Design Concept - Atlanta Community General Statement of Community Goals

1. Private Property Rights

- Atlanta residents desire that all ordinances implementing this plan will protect private property rights.

2. Population

- Anticipate slow residential growth due to tourism demand and proximity to Boise.
- Anticipate an increase in tourism-related development, which will attract more visitors and residents.

3. School Facilities and Transportation

- Continue to maintain the Atlanta Community School building and Library as a community center and public use facility. Promote this building as a group reservation facility to bring new visitors and business to Atlanta.

4. Economic Development

- Support upgrading and widening of the Atlanta Road along the Middle Fork of the Boise River to stimulate travel and increase safety for residents and visitors.
- Support increased tourism-related services and new community jobs resulting from tourism and recreation oriented developments.
- Upgrade electrical systems to ensure adequate energy for economic and community development.

5. Land Use

- Encourage new development to comply with the County Comprehensive Plan.
- Allow for a Recreation Overlay Development Zone for Atlanta to reflect the actual type of tourism developments that will occur in the future.
- Allow and encourage new business development within the Atlanta Community.
- Encourage land swaps with federal agencies to create developable land parcels for tourism related services.
- Utilize the Conditional Use Permit (CUP) procedure to evaluate and process land development applications in Atlanta.

6. Natural Resources

- Protect the Middle Fork of the Boise River and all waterways and the Atlanta rural and community areas from incompatible land use encroachment and development.
- Support advanced wildfire-fighting capabilities to protect the area from wildfire damage.
- Re-vegetation to occur after all wildfires.
- Encourage and support mining and timber harvest to develop and continue in the Atlanta area.

7. Hazardous Areas

- In any area deemed hazardous by County Officials, require a Conditional Use Permit procedure as a method of controlling or limiting development.

8. Public Services, Facilities and Utilities

- Continue to expand the electrical systems to get power throughout the community and outlying areas at reasonable cost.
- Support the development of alternate energy systems in Atlanta to allow business growth.
- Encourage Elmore County Officials to help fund the Atlanta Community fire and public safety services with County funding.
- Upgrade to a modern, centralized community solid waste transfer facility.
- Seek to install a community sign/message board near the entrance to the community to provide useful information.
- Support development of a community drinking water system.

9. Transportation

- Support a decomposed granite improved road standard for the community.
- Require all new development to be served by improved, all-weather roads to every lot or parcel.
- Create a system of multiple-use trails to accommodate summer recreation and winter snowmobiling for residents and visitors.

10. Recreation

- Enhance the community park within the community to serve community residents and attract visitors.
- Develop recreation facilities along the Middle Fork of the Boise River.
- Support development of an off-road multiple-use pathway between Atlanta and the power dam to accommodate bicyclists, pedestrians, horses, and snowmobiles.

11. Special Areas or Sites

- Protect the Middle Fork of the Boise River watershed to preserve water quality.
- Support year-round access to public forest service lands.
- Work with the US Forest Service to open gates in the area and allow Atlanta residents the opportunity to access public lands, especially during summer and fall seasons.

12. Housing

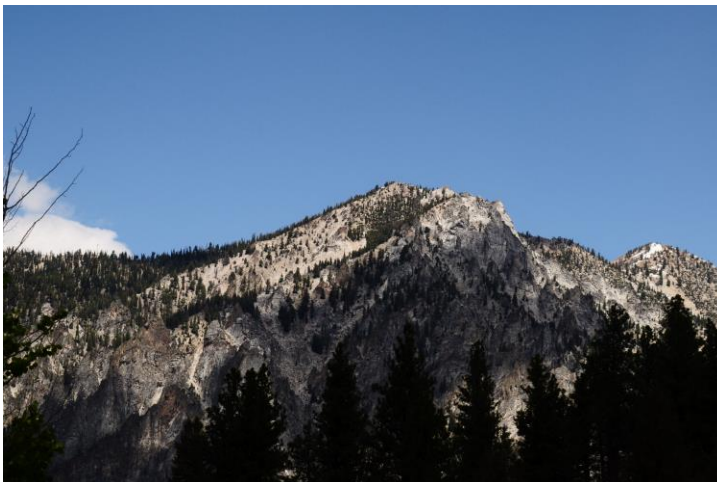
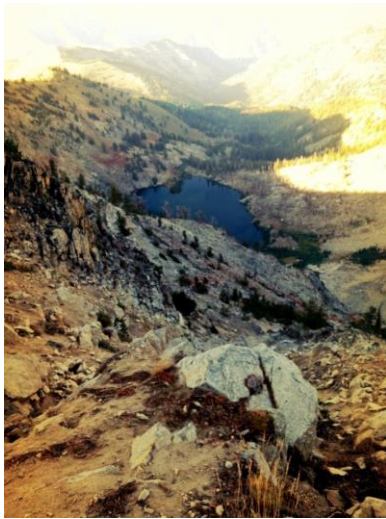
- Promote well designed subdivisions and housing that retains the historical and aesthetic value of the community area.
- Allow for a special Overlay Resort Development Zone for Atlanta, to stimulate recreation/tourism subdivision developments and related businesses.

13. Community Design

- Create a Recreation Overlay Development Zone for Atlanta to reflect the actual types of tourism developments that will occur in the future.
- Allow and encourage new business development within the Atlanta Community.
- Encourage land swaps with federal agencies to create developable land parcels for tourism related services.
- Continue to encourage development that supports the historical atmosphere of Atlanta.

14. Implementation

- Continue to plan and monitor activities that are needed to allow growth that will protect the Atlanta Community area.
- Continue to plan community activities that are needed for growth but also protect the "quality of life" in Atlanta.



Mayfield Community

Community Design Concept - Mayfield Community General Statement of Community Goals

Background

A planned community (Mayfield Townsite) was approved in 2011. Specific goals and objectives for this development are attached to the Comprehensive Plan as addendum #1. Development for Mayfield Townsite has failed to proceed at this time and the County is unsure if development will commence. Development on the scale and magnitude of Mayfield Townsite will have a great impact to the area. It is recommended that the County analyze this section of the Comprehensive Plan, along with the approvals of any planned community, on an annual basis so the plan can stay current with development trends in the Mayfield Community.

1. Private Property Rights

- Mayfield residents desire that all ordinances implementing this plan will protect private property rights.

2. Population

- Anticipate slow residential growth due to 10-acre minimum lot size overlay requirement.
- If Mayfield Townsite proceeds, development potential will increase corresponding to an increased population growth for the Community.

3. School Facilities and Transportation

- Continue to support development that will enhance not detract from any schools that serve the Mayfield community.

4. Economic Development

- Continue to support and solicit new business to locate in Mayfield and Simco Road areas, which enhances the livability of the community.

5. Land Use

- Encourage new development to comply with the County Comprehensive Plan.
- Analyze if PC / PUD developments are truly the desired form of development for the area.
- Consider alternative cluster developments to preserve open space, grazing and prime agriculture land.
- Consider dust control and dust abatement in all land use decisions within the community.

6. Natural Resources

- Protect creeks, drains and washes within the Mayfield rural and community areas from incompatible land use encroachment and development.
- Protect the foothills from wildfire and incompatible land use development.
- Encourage re-Vegetation to occur after wildfire.

7. Hazardous Areas

- In any area deemed hazardous by County Officials, require a Conditional Use Permit procedure as a method of controlling or limiting development

8. Public Services, Facilities and Utilities

- Continue to encourage development of community water systems to conserve water but allow multiple connections for efficiency.
- Support development of a modern, centralized community solid waste transfer facility.
- Seek to install a community sign/message board near the entrance to the community to provide useful information.
- Continue to expand the electrical systems to get three-phase power throughout the community and outlying areas at reasonable cost.

9. Transportation

- Support an improved gravel road and paved road standard for the community.
- Require all new development to be served by improved, all-weather roads to every lot or parcel.
- Improve local access.
- Request the Mountain Home Highway District to continue road improvements for year-round use.

10. Recreation

- Work with the BLM and Forest Service to open gates in the area and allow Mayfield residents the opportunity to access public lands, especially during summer and fall seasons for recreation.
- Support a Multi-purpose community facility to include fire substation, park and community center in one central location.

11. Special Areas or Sites

- Support year-round access to public lands for recreational use.

12. Housing

- Promote new affordable housing and rehabilitation of existing homes for residents of all income levels.

13. Community Design

- Continue to encourage development that supports the small community/rural atmosphere of the Mayfield Community.

14. Implementation

- Continue to plan community activities that are needed for growth but also protects the "quality of life" in Mayfield.

Simco Road District

Community Design Concept - Simco Road District General Statement of Community Goals

1. Private Property Rights

- Simco Road District residents desire that all ordinances implementing this plan will protect private property rights.

2. Population

- Anticipate very slow residential growth due to the heavy industrial zoning within the district.

3. School Facilities and Transportation

- Continue to support development that will enhance not detract from any schools that serve the Simco Road District.

4. Economic Development

- Continue to support and solicit new business industries to locate in Simco Road District to provide economic development opportunities for the County.

5. Land Use

- Encourage new development to comply with the County Comprehensive Plan.
- Continue to locate Heavy Industry in the Simco Road District.
- Continue the current "M2" zone within the district.
- Allow CAFO developments on a case-by-case basis.
- The intent of the Simco Road District Heavy Industrial Zoning is to reserve land for heavy industry and job creation following a detailed CUP procedure.
- Consider dust control and dust abatement in all land use decisions within the community.

6. Natural Resources

- Protect creeks, drains and washes within the Simco Road District rural areas from incompatible land use encroachment and development.
- Protect the foothills and rangeland from wildfire and incompatible land use development.
- Re-Vegetation to occur after wildfire.

7. Hazardous Areas

- In any area deemed hazardous by County Officials, require a Conditional Use Permit procedure as a method of controlling or limiting development

8. Public Services, Facilities and Utilities

- Continue to encourage development of community water systems to conserve water but allow multiple connections for efficiency.
- Seek to install a community sign/message board near the entrance to the community to provide useful information.
- Continue to expand the electrical systems to get three-phase power throughout the Simco Road District and outlying areas at reasonable cost.

9. Transportation

- Support continued upgrading and paving of Simco Road.
- Support an improved road standard for the District.
- Require all new development to be served by improved, all-weather roads to every lot or parcel. Support a new I-84 interchange at Tipanuk to provide additional access to I-84 for the Simco Road District.
- Improve local access.
- Request the Mountain Home Highway District to continue road improvements for year-round use.

10. Recreation

- Work with the BLM and federal officials to allow Simco Road District residents the opportunity to access public lands, especially during summer and fall seasons for recreation.

11. Special Areas or Sites

- Support year-round access to public lands for recreational use.

12. Housing

- Promote rehabilitation of existing homes for residents of all income levels.

13. Community Design

- Continue to encourage development that supports the rural rangeland atmosphere of the Simco Road District.

14. Implementation

- Continue to plan community activities that are needed for growth but also protects the "quality of life" in Simco Road District.

Chattin Flats Community

Community Design Concept - Chattin Flats Community

General Statement of Community Goals

1. Private Property Rights

- Chattin Flats residents desire that all ordinances implementing this plan will protect private property rights.

2. Population

- Anticipate slow residential growth and encourage new County residents to live and work in Chattin Flats and Grand View.

3. School Facilities and Transportation

- Continue to support development that will enhance not detract from any schools that serve the Chattin Flats community.

4. Economic Development

- Continue to support and solicit new business to locate in Chattin Flats and Grand View areas, which enhance the livability of the community.

5. Land Use

- Encourage new development to comply with the County Comprehensive Plan.
- Consider dust control and dust abatement in all land use decisions within the community.
- Maintain a ten (10) acre minimum lot size overlay zone for the Chattin Flats Community for areas that may develop below the canyon rim.
- Create a road improvement standard for new development within the Chattin Flats Community to prevent dust problems and better manage dust issues.

6. Natural Resources

- Promote the Snake River as a "working river" and continue a multiple use management policy.
- Protect the Chattin Flats rural and community areas from incompatible land use encroachment and development to preserve natural land resources.

7. Hazardous Areas

- In any area deemed hazardous by County Officials, require a Conditional Use Permit procedure as a method of controlling or limiting development.

8. Public Services, Facilities and Utilities

- Support development of a modern, centralized community solid waste transfer facility near Rawlins Ranch Road on the BLM property.
- Seek to install a community sign/message board near the entrance to the community to provide useful information.

9. Transportation

- Pave the Big Foot Bar Road to the end of the public road to accommodate truck traffic and residents.

- Support continued upgrading and paving of Simco Road.
- Improve local roads and request the ITD to upgrade the Air Base Road/Grand View intersection to include a signal and better signage.
- Support a community identification sign along the Grandview Highway so visitors know when they are in the Chattin Flats Community.
- Support an improved road standard for the District.
- Require all new development to be served by improved, all-weather roads to every lot or parcel.

10. Recreation

- Develop a regional park along the Snake River to serve community residents and attract visitors.

11. Special Areas or Sites

- Support year-round access to public lands for recreational use.
- Consider a future study to evaluate an "Area of Critical Concern" designation along the Snake River to consider special development and land use review procedures.

12. Housing

- Promote new affordable housing and rehabilitation of existing homes for residents of all income levels.

13. Community Design

- Continue to encourage development that supports the small community atmosphere of Chattin Flats.

14. Implementation

- Continue to plan community activities that are needed for growth but also protects the "quality of life" in Chattin Flats.
- Consider an Area of City Impact agreement with the City of Grandview.

Oasis Community

Community Design Concept - Oasis Community

General Statement of Community Goals

1. Private Property Rights

- Oasis residents desire that all ordinances implementing this plan will protect private property rights.

2. Population

- Anticipate steady and moderate residential growth due to available, subdividable land and availability of the Oasis Fire District and proximity to Mountain Home and Boise.
- Anticipate an increase in rural ranchette related population and development.

3. School Facilities and Transportation

- Continue to support development that will enhance not detract from the schools which serve Oasis residents.
- Identify and enhance several convenient school bus stops in the community for Oasis students.

4. Economic Development

- Support new highway signage to give identity to the Oasis Community and Oasis Rural Fire District.
- Support new jobs in Mountain Home to help Oasis residents with employment.
- Upgrade electrical systems to ensure adequate energy for economic and community development.

5. Land Use

- Encourage new development to comply with the County Comprehensive Plan.
- Require dust control and dust abatement in all land use decisions within the community.
- Maintain a Five- (5) acre minimum lot size overlay zone for the Oasis Community.
- Create a road improvement standard for new development within the Oasis Community to prevent dust problems and better manage dust issues.

6. Natural Resources

- Protect Ditto Creek and all waterways and drains within the Oasis rural and community areas from incompatible land use encroachment and development.
- Support advanced wildfire-fighting capability and land management practices to protect the area from wildfire damage.
- Re-vegetation to occur after all wildfires.

7. Hazardous Areas

- In any area deemed hazardous by County Officials, require a Conditional Use Permit procedure as a method of controlling or limiting development.

8. Public Services, Facilities and Utilities

- Support the Oasis Fire District.
- Create conveniently located household waste pickup sites for local residents.
- Continue to expand the electrical systems to get three-phase power throughout the community and outlying areas at reasonable cost.

9. Transportation

- Maintain a road improvement standard for the community.
- Require all new development to be served by improved, all-weather roads to every lot or parcel.
- Request ITD to place signage at I-84 and other State highways identifying routes to Oasis.
- Support development of a new full interchange on I-84 to serve the Oasis and Tipanuk Communities.
- Request the Mountain Home Highway District to master plan a new public road in the community to improve access between Ditto Creek Road and Old Highway 30 and I-84 at Simco Road using an east / west roadway alignment along a section line.

10. Recreation

- Support a multi-purpose community facility to include fire station, park and community center.

11. Special Areas or Sites

- Support year-round access to public lands.

12. Housing

- Maintain a special five (5) acre minimum lot size overlay zone to allow subdivisions within the community while keeping a rural feel with low-density development.

13. Community Design

- Support placing "Oasis" on Federal, State and local maps for identity.
- Continue to encourage development that supports the small community/family atmosphere of Oasis.

14. Implementation

- Continue to plan community activities that are needed for growth but also protects the "quality of life" in Oasis.



Mountain Home Air Force Base and Orchard Training Range Vicinities.

Community Design Concepts

Air Force Base, Orchard Training Range and other Military Installations

Background

The Mountain Home Air Force Base and other military operations in and around Elmore County, Idaho are critical to local, regional, and state economies, generating nearly 12,000 jobs and nearly \$1 billion in direct and indirect economic activity annually. This activity also results in significant tax revenues that accrue to these entities. Elmore County has long realized the importance of military installations to the community and the nation. In the 1970's Elmore County implemented development and zoning restrictions to property surround the air base to limit residential encroachment. Many of these restrictions are still in place to today allowing for the support of future missions at the airbase.

Elmore County and Southwest Idaho is expected to experience economic and population growth in the future based on the extensive amount of open land, visibility and access afforded along the Interstate 84 corridor and continued development pressure in the southern portion of the Treasure Valley. As development interest and pressure continues to extend to the south and east of Boise and to the west of Mountain Home, a coordinated effort is needed to ensure growth is managed in a manner that allows the installations and their supportive training areas to achieve their many faceted roles in the nation's defense while remaining vital members of the local communities and major contributors to the regional and state economies.

The State of Idaho completed a Joint Land Use Study ("JLUS") in August of 2010. As part of the JLUS study it is recommended that the County implement some additional goals and policies for the Mountain Home Air Force Base and areas in Elmore County close to the Orchard Training Range. The goal of the JLUS is: "to protect the viability of current and future missions at Mountain Home Air Force Base, Mountain Home Range Complex, Gowen Field, and Orchard Training Area, while at the same time guiding growth, sustaining the economic health of the region, and protecting public health and safety." Elmore County was an active partner in the JLUS and a full copy of the JLUS can be viewed at the Elmore County Land Use and Building Department.

The JLUS has recommended that the following goals and objectives be adopted by Elmore County:

Military Installation Goal #1

Ensure that future land uses are compatible with the continued operation of Gowen Field, Orchard Training Area, Mountain Home AFB and Mountain Home Range Complex to avoid risk to life, property and the well-being of existing and future residents from hazards associated with fixed wing and rotary aircraft operations, artillery operations and training and air-to-air and air-to ground training.

Military Installation Goal #2

Provide opportunities for Elmore County, military installations, residents, industry, and agencies to collaboratively participate in all phases of the comprehensive planning, zoning and/or development review process.

Military Installation Goal #3

Mitigate encroachment issues associated with land uses and development.

Military Installation Objectives

1. Continue to support the roles of Gowen Field, Orchard Training Area, Mountain Home AFB, and the Mountain Home Range Complex as significant contributors to the economic base of the community, region and state.
2. Discourage development in areas where the risks to potential health and safety cannot be mitigated to an acceptable level.
3. Work with the respective military installation(s) to enhance the use of local and regional contractors and services, and to purchase material, equipment, and supplies from in-City or in-County sources. The County should identify and support development of businesses and suppliers to the military and their contractors that are compatible with the National Guard and/or Air Force.
4. Coordinate closely with those jurisdictions, agencies, organizations, and Native American tribal governments in and near the JLUS Study Area to ensure their policies and regulations are consistent with the County Comprehensive Plan, the Mountain Home AFB AICUZ, and the Idaho JLUS.
5. Assist property owners in proximity to Orchard Training Area, or Mountain Home AFB and those property owners within the Mountain Home Range Complex to increase their understanding of the installation's mission, potential impacts associated with military aviation operations, land use constraints, and potential mitigation measures to guide appropriate development proximate to these regional economic engines.
6. Development proposals shall be reviewed to determine their propensity to cause hazards for aircraft take offs and landings as well as in flight, including: uses that release any substance such as steam, dust and smoke into the air which would impair pilot visibility; uses that produce light emissions, glare or distracting lights which could interfere with pilot vision or be mistaken for airfield lighting; sources of electrical emissions which would interfere with aircraft communications or navigation; and uses which directly or indirectly attract birds or waterfowl to the extent that they would pose a danger to aircraft operation in the vicinity of Gowen Field, Orchard Training Area ("OTA"), Mountain Home AFB or the Mountain Home Range Complex.
7. Work with Gowen Field, OTA, Mountain Home AFB and Mountain Home Range Complex to establish an on-going formal consultation mechanism between the County and the proximate military installation (i.e. Idaho National Guard (Gowen Field and OTA), Air Force (Mountain Home AFB and Mountain Home Range Complex) on issues of mutual concern. This will include:
 - Early notification by the County to National Guard/Air Force or officials of development applications.
 - Early notification by Idaho National Guard or Mountain Home AFB to the County of potential changes in aircraft operations (patterns, number, type, etc.).
8. Provide notifications to the Idaho National Guard and Mountain Home AFB for review and comment on County discretionary land use actions to include, but not limited to, Comprehensive/Specific Plan amendments or updates, zone changes, tract maps, parcel maps, master plans, and conditional/special use permits.
9. Maintain close contact with their counterparts in other county/local jurisdictions to coordinate military compatibility planning and management activities.
10. Work with the Idaho National Guard and Mountain Home AFB officials in identifying strategies to meet the housing needs of military personnel during updates to the County's housing chapter (or housing subsection in the land use chapter) in their respective Comprehensive Plan.
11. Develop an enhanced Real Estate Disclosure Ordinance to ensure appropriate information about the missions and operations at Gowen Field, OTA, and Mountain Home AFB are fully disclosed at the earliest possible point in the interaction between realtor / real estate agent and a buyer or renter.

12. Elmore County, Idaho National Guard and Mountain Home AFB shall cooperate to provide County staff with on-going training opportunities to maintain their awareness of the latest technology and regulations concerning military compatibility issues.
13. The projected need for additional infrastructure and other municipal services by the Idaho National Guard and Mountain Home AFB should be considered in the development of new infrastructure master plans.
14. Review and address capital improvement plans (CIP) and master infrastructure plan projects that may impact the missions at Gowen Field, OTA and Mountain Home AFB. These plans should be reviewed on an annual basis or when an agency is updating their respective CIP or other plans. Coordination with the Idaho National Guard and/or Mountain Home AFB during these reviews will be conducted.
15. Require the dedication of aviation easements when development is proposed on property within any defined airport safety zones.
16. Require that specific plans, area plans, and other regional plans (either new plans or updates/revisions) in the Idaho JLUS Study Area specifically address compatibility issues involving the military, such as dark skies, water availability and quality, density, cluster development, and other development design issues.
17. Review and, to the greatest extent possible, take actions to implement the recommendations provided in the current and future Mountain Home AFB AICUZ studies.
18. All new development and substantial redevelopment in the County shall conform to FAR Part 77 height limits and developed to not pose a safety hazard to air operations in the region.
19. Ensure that future development includes provisions for the design of outdoor light fixtures to be directed / shielded downward and screened to avoid nighttime lighting spillover effects on adjacent land uses and nighttime sky conditions.
20. Continue to improve and maintain proper lighting at County facilities and assist in reducing undue nuisance light and glare spillage on adjoining areas.

General Statements of Community Goals

The following are additional General Statements and Community goals for the Mountain Home Air Force Base Vicinity:

1. Private Property Rights

- Air Force Base Vicinity residents desire that all ordinances implementing this plan will protect private property rights.

2. Population

- Anticipate very slow residential growth due to land use restrictions of the Air Base Hazard Zone and Air Force Base operations.

3. School Facilities and Transportation

- Continue to support development that will enhance not detract from any schools that serve the Air Force Base Community.

4. Economic Development

- Encourage and support the continuation and expansion of the Mountain Home Air Force Base.

5. Land Use

- Encourage new development to comply with the County Comprehensive Plan.
- Continue the land use and density restrictions currently in place for the Air Base Hazard Zone and Air Base Commercial Zone.
- Recognize that some development may be allowed on the commercial lots fronting on Air Base Highway on a case by case basis, with direct input from Air Base Officials.
- Consider dust control and dust abatement in all land use decisions within the community.

6. Natural Resources

- Protect the Air Base Vicinity rural and community areas from incompatible land use encroachment and development to preserve natural land resources.

7. Hazardous Areas

- In any area deemed hazardous by County Officials, require a Conditional Use Permit procedure as a method of controlling or limiting development

8. Public Services, Facilities and Utilities

- Support expansion of the Mountain Home Rural Fire Protection District boundary southward to include the residential and commercial properties in the Air Force Base vicinity.

9. Transportation

- Create a road improvement standard for any development within the Air Force Base Vicinity to prevent dust problems and allow all-weather usage.
- Improve local roads.
- Request the ITD to upgrade the Air Base Road/Grand View Road intersection to include a traffic signal and better signage for safety.
- New development, if allowed, should not have direct access to the Air Base Highway.

10. Recreation

- Support development of a regional park along the Snake River near Chattin Flats to provide additional recreation opportunities for residents and military visitors.

11. Special Areas or Sites

- Support year-round access to public lands for recreational use.
- Protect the Air Force Base Vicinity rural and community areas from incompatible land use encroachment and development to preserve its special setting as a premier military environment.

12. Housing

- Promote rehabilitation of existing homes for residents of all income levels.

13. Community Design

- Encourage and support the continuation and expansion of the Mountain Home Air Force Base.

14. Implementation

- Continue to plan community activities that are needed for growth but also protects the continuation and expansion of the Mountain Home Air Force Base.



Chapter 14 – Agriculture

Idaho Code § 67-6508 (n) states:

“An analysis of the agricultural base of the area including agricultural lands, farming activities, farming-related businesses and the role of agriculture and agricultural uses in the community.”

Agriculture is a driving force for the County and economic prosperity. Over 90% of the County is currently zoned agriculture and the future land use map (map #4 in the map appendix) shows the majority of land will continue to be agriculture in the future. Only 23% of the land within Elmore County is privately owned. The residents of Elmore County have shown a strong desire to maintain agricultural uses and lifestyles throughout the County. The County residents have also shown a desire to utilize the vast amounts of public lands for agricultural uses, including timber harvest and grazing.

Agriculture activities and businesses are diversified within the County. The University of Idaho Extension for Elmore County has provided information on the following agriculture uses and operations:

Potatoes

Elmore County is the largest potato growing area in southwest Idaho. In 2011 there were 7,100 acres of potatoes grown in the County. Approximately 85% of potatoes grown in the County are sold on contract to processors, while the remaining potatoes are sold on the open market as fresh produce. All potato crops are grown under sprinkler irrigation. Irrigation water is obtained from deep wells or by high lift pumps from the Snake River.

Sugar Beets

Sugar beets are an important agricultural commodity in Elmore County. In 2011, 6,200 acres of sugar beets were planted and harvested. Beets from the County are processed at the Amalgamated Sugar Plant in Nampa.

Alfalfa Hay

Elmore County hay yield per acre ranks among the highest of all counties in Idaho. In 2011, over 32,000 acres of hay were planted in Elmore County. The total harvested production was 149,000 tons. Most of the hay within the County is raised under irrigation. It is estimated that over 70% of hay produced in the County is shipped out of the County.

Beans

Beans grown in Elmore county are used for seed for both dry-edible and snap garden bean varieties. Main dry bean varieties include pinto, great northern, red Mexican and California pink. A variety of kidney and small white pea beans are also produced in limited quantities. In 2011, 2,700 acres of beans were harvested. Bean seed grown in the County is generally in greater demand because of its disease-free quality.

Other Agricultural Crops

According to 2011 crop statistics for the County, 12,700 acres of corn were planted for grain and silage. 1,500 acres of mint (spearmint and peppermint) were harvested and processed at a local distillery. Watermelon and cantaloupe are raised in the eastern and southern portions of the County and sold locally.

Vineyards

Since, 1988 two wineries, Cold Springs Winery and Carmela Vineyards, have been established in Elmore County. These wineries are at some of the highest elevations in the Pacific Northwest. A variety of grapes are produced on 81 acres in the County, including Cabernet Sauvignon, Chardonnay, Merlot, Cabernet Franc, Johannesburg Riesling, Pinot Gris, Viogner, Pinot Noir, Syrah and Tempranillo.

Cattle

Cattle represent a significant share of the agricultural economy of Elmore County. The total number of cattle in the County fluctuates from year to year depending upon a number of factors. Wildfires play a role in the amount of acres available for grazing from year to year. In addition, there is a major commercial feed lot that has a capacity for 150,000 head of cattle.

Dairy

Idaho is third in the nation for milk production. There are currently seven permitted dairies or CAFO's. The number of dairy cattle fluctuates from year to year depending upon the price of milk and available feed. The dairy products are largely sold outside the County, generating a large amount of outside money into the community.

Sheep

It is estimated that there are approximately 1000 sheep and lambs in Elmore County. Lambs are sold locally at livestock auction in the Treasure and Magic Valley regions.

Forests

According to the United States Department of Agriculture, there is a total of 783,196 forested acres in Elmore County. The majority of these acres are located on United States Forest Service property. Primary species of trees harvested in the County are ponderosa pine and douglas fir. Because of recent federal policies very little to no timber is harvested off of federal lands. This has led to the potential for devastating forest fires as the County experienced in 2012 and 2013. Timber harvest on private lands is also limited due to the costs of transporting timber to saw mills.

Agriculture Goal 1

Support existing agricultural operations within the County.

Agriculture Objectives:

1. Avoid encroachment of incompatible land uses near agricultural lands.
2. Support the expansion of existing agricultural operations within the County.
3. Support programs that diversify agricultural operations within the County, including but not limited to timber production.

Chapter 15 – National Interest Electric Transmission Corridors

A National Interest Electric Transmission Corridor corridor is a geographic region designated by the United States Department of Energy where electricity transmission limitations are adversely affecting American citizens. In 2005 the United States Congress granted the Department of Energy the authority to create these regions in an effort to speed the creation of more transmission capacity. Should state and local governments fail to issue permits allowing construction of new transmission, the Energy Policy Act of 2005 gives the Federal Energy Regulatory Commission the authority to issue a federal permit empowering a project director to exercise the right of eminent domain to purchase property needed to complete the project.

As of 2014 there are no National Interest Electric Transmission Corridors located within Elmore County. In the event a designation should take place the County should re-evaluate this chapter of the Comprehensive Plan and develop goals and objectives. Idaho Code § 67-6508 (P) states:

“After notification by the public utilities commission concerning the likelihood of a federally designated national interest electric transmission corridor, prepare an analysis showing the existing location and possible routing of high voltage transmission lines, including national interest electric transmission corridors based upon the United States department of energy's most recent national electric transmission congestion study pursuant to sections 368 and 1221 of the energy policy act of 2005. "High-voltage transmission lines" means lines with a capacity of one hundred fifteen thousand (115,000) volts or more supported by structures of forty (40) feet or more in height.”

Chapter 16 - Implementation

For the Comprehensive Plan to be an effective long-range development guide for Elmore County, implementation tools are necessary. This involves the acceptance and support of the plan on the part of citizens plus adoption and use of legal tools for land use control. The Comprehensive Plan should strive to be a guiding tool for all County ordinances.

As part of the adoption of the 2004 Comprehensive Plan, Elmore County adopted a new Zoning and Development Ordinance on May 13, 2009. This ordinance was subsequently amended on restated on March 21, 2012 and was amended on September 19, 2012 and July 23, 2014.

In addition to the Zoning and Development Ordinance, Elmore County may consider updates or amendments to several other planning tools, which may be necessary to implement the Comprehensive Plan. These planning tools are as follows:

Zoning Map

After adoption of the 2004 Elmore County Comprehensive Plan, the County adopted a Zoning Map for the entire County on May 13, 2009. The Map has been amended several times, most recently on May 13, 2013. The Zoning Map may need to be updated and must apply to the entire County and must comply with the Comprehensive Plan.

Design and Construction Standards

Elmore County should continue to use the International Building Codes for regulating building construction. The ordinances for building codes have been adopted and codified as part of the County's Zoning and Development Ordinance.

Special/Hazardous Area Permit

After adoption of the Plan, the County should consider developing a Special/Hazardous Area Use Permit procedure to evaluate development projects, which are proposed for location in hazardous or special areas, areas of critical concern, or for industrial development requests in the Simco Road District. This Special/Hazardous Area Use Permit process may be incorporated into the Elmore County Zoning Ordinance.

Conditional Use Permit

After adoption of the Elmore County Comprehensive Plan, the County should continue to reevaluate the current Conditional Use Permit procedure for streamlining and to look for zoning conflicts in the Land Use Table.

Planned Unit Developments (PUD), Planned Unit Development Districts (PUDD) and Planned Communities (PC).

The PUD, PUDD, and PC ordinances have been adopted into the Zoning and Development Ordinance. Based upon the testimony received from agencies and the public the County should consider if PUD, PUDD

and PC's are the best development tools for the County. At a minimum PUD, PUDD and PC's should not have any adverse impact to the existing communities and cities within the County.

Development Agreement (DA) Tool

The DA Ordinance has been adopted into the Zoning and Development Ordinance. The DA Ordinance is particularly useful when a written agreement is needed between the developer and the County to ensure things are constructed or developed properly or in accordance with a special set of requirements. The County should continue to utilize and update the Development Agreement procedure. Development Agreements are an important and useful tool used to implement a comprehensive plan.

Citizen Involvement Program

Citizen involvement and support is an important implementation tool in planning and has been strongly affirmed throughout the Elmore County Comprehensive Plan. The public should be aware, involved, and supportive of all of the County's planning decisions, and these decisions should be made from the public's input and guidance. Finally, the success of the Comprehensive Plan depends on flexibility and the reviewing and updating of the various components and through cooperation between local government and the public.

Area of City Impact Agreements

Elmore County officials should reevaluate the current *Area of City Impact Agreements* with the City of Glenns Ferry. The current Area of City Impact Agreement with the City of Mountain Home was adopted on November 22, 2010. The County should reevaluate and determine if a new or updated agreements is needed.

Plan Implementation Goal 1

Update existing County ordinances so they comply with the Elmore County Comprehensive Plan.

Plan Implementation Objectives

1. Continue to update the County Zoning and Development ordinance so it is straightforward and simple to understand and to administer.
2. Ensure the Conditional Use Permit system is clear and concise.
3. Work with citizens, developers, city officials, community leaders, and the Planning and Zoning Commission to develop ordinance updates that helps achieve land development that reflects the needs of Elmore County.
4. Develop and administer a Special / Hazardous Areas Permit Ordinance to facilitate growth and development in Elmore County.
5. Elmore County will take appropriate measures to enforce all nuisance ordinances to protect quality of life and private property rights.
6. Elmore County officials will periodically review all County nuisance ordinances and seek public input on revisions or actions needed to update the ordinances and ensure adequate enforcement of nuisance ordinances.

7. Elmore County officials should reevaluate the current *Area of City* Impact Agreements with the City of Glenns Ferry determine if a new agreement is needed. The current Area of City Impact Agreement between Elmore County and the City of Mountain Home may need to be updated and map amended.



Chapter 17 - Glossary

The following words, terms, and phrases are used in the 2014 Elmore County Comprehensive Plan. The explanations below are not necessarily legal definitions but they are general descriptions to better understand the terms used in the Plan. The Elmore County zoning ordinance contains a complete list of terms, words, and phrases including legal definitions. For more information concerning other words, terms, and phrases, please contact the office of the Elmore County Land Use and Building Department.

Air Contaminant - any fumes, smoke, particulate matter, vapor, gas, or any combination; but does not include water vapor or steam condensation.

All Weather Road - a public or private roadway that has been constructed to a standard which allows cars, trucks, school busses and emergency vehicles to use the roadway during any season, night or day.

Annexation - the legal inclusion of new territory into the corporate limits of a city.

Aquifer - a water-bearing layer of permeable rock, sand, and gravel. Wells are drilled into the aquifer to provide fresh drinking-quality water.

Arterial Streets - shall mean streets or highways, which are used primarily for fast or heavy traffic.

Buffers - certain types of land uses are inherently incompatible (due to noise, traffic generation, illuminated light glare, etc.) and must be shielded or separated from each other. There are a number of methods to achieve shielding or separation (buffering). Some of these methods are land use or distance separation (setbacks), the use of natural vegetation or fencing (screening), and building orientation and design (site planning).

City - an incorporated urban area. There are two cities in Elmore County; the City of Mountain Home and the City of Glenns Ferry.

Collector Streets - streets or roads which carry traffic from local streets to major arterial streets or highways and are designed to move traffic to parks, schools, and shopping centers serving neighborhoods.

Community - is not an incorporated city but it does have a settlement pattern comprising the characteristics of a small city, which includes residential densities and associated businesses and support facilities and services.

Community Values - consideration of the general moral, aesthetic, and cultural values of citizens in a community.

Community Park - means a city or county-owned park, which serves the recreational and open space needs of the community as a whole.

Conditional Use Permit - (also known as a Special Use Permit and Special Exception) a permit may be issued for those uses specifically listed in the zoning ordinance as "conditional" or "special", but only if standards set forth in the ordinance are satisfied.

Coordination between Federal / State / County Agencies - Elmore County calls upon the federal and state land management and natural resource management agencies to coordinate in advance, with the Board of Elmore County Commissioners, any proposed actions which will impact either the federally or

state managed lands in Elmore County because of the relationship between public land actions and the corresponding impact on private land properties plus the historically developed custom and culture of the County.

Contiguous - land that is directly adjacent to or touching another piece of land.

District - an unincorporated area with a recognizable settlement pattern comprised of sparsely placed farms, ranches or businesses located within a distinct area within Elmore County.

Dwelling - a building used exclusively for residential occupancy, including single-family dwellings, two-family dwellings, and multi-family dwellings, but not to include hotels, motels, tents, or other structures designed or used primarily for temporary occupancy.

Environmentally Compatible - enhances or protects the existing environment.

Environmental Setting - consideration of all components of the natural and man-made environment.

Exhaustible Resources (energy) - natural elements or areas which, when used up or completely consumed, are difficult if not impossible to replace. Examples of exhaustible areas and energy resources are: agricultural land, wildlife habitats, oil, natural gas, and coal.

Flood Plain - any land area susceptible to being inundated by water from any source. For flood plain planning and regulatory purposes, it is the area, which is subject to a one percent or greater chance of flooding in any given year (i.e. a hundred year flood).

Flood Fringe - the area adjacent to the floodway, which is susceptible to a gradual rise of floodwater to a specified level.

Floodway - the channel of a river or stream and the adjacent land areas that must be reserved in order to discharge a flood without cumulatively increasing the water surface elevation. It is the area, which during a one hundred year flood carries the greatest volume of water at the greatest velocity.

Frame Built Housing - conventional housing construction, built on site.

Impact Area - an area outside of the city limits where growth is likely to occur. This area is usually annexed into the city after development occurs. Impact areas are negotiated between city and county officials and defined on a map.

Infrastructure - the basic underlying framework for development, which generally includes water and sewer lines, power, energy sources, street improvements, and lighting.

Local Streets - streets that are used primarily for access to the abutting properties.

Lot - a parcel or tract of land.

Mixed Use - the development of different land uses such as, but not limited to, multi-family residential, light office, light commercial, light retail, light manufacturing, public, business services and entertainment. Mixed Uses must be planned and developed as a supporting; ancillary use to the principal residential uses in a rural residential/mixed use area.

Manufactured Housing - a transportable, single-family dwelling unit built on a permanent chassis or partial foundation system, which is suitable for year-round occupancy and contains the same water supply, waste disposal, and electrical conveniences as built-in-place housing. A manufactured home is designed to be transported on streets to the place where it is to be occupied as a dwelling unit and may or may not be attached to a permanent foundation.

On-site Waste Disposal Systems - septic systems or engineered package plants.

Performance and Design Standards - Performance standards are often applied to industrial zones placing limits on noise, dust, glare, smoke, odors, vibration, radioactivity, and so forth. Standards may also be applied to residential and commercial zones. The Planned Development (PD) concept makes use of performance standards to provide incentives for the developer to implement innovative designs.

Planned Development - a development project built according to a site plan approved by the city or county. Because of site plan review, a planned unit development may be designed to provide variety and diversity through a variation of normal development requirements.

Professional Office - an office for professionals such as lawyers, physicians, dentists, planners, architects, engineers, designers, musicians, accountants, artists, teachers, and others who through training are qualified to perform services of a professional nature.

Prime Agriculture/Range Land - areas of the County where there are productive soils and forage for profitable farm and ranch activities.

Project Impact Assessment - a project evaluation system composed of specific environmental, economic, social, and public services and facilities criteria which can be used to describe the positive and negative aspects of a particular proposals and that aids in the decision-making process.

Public Use - uses that are owned by and operated for the public by school districts or by city, county, state, or federal governments.

Quality of Life - often subjective, but it refers to all of the good points that make it pleasurable to live and work in Elmore County and its communities.

Residential Conversions - the change in use of a residential structure to another (usually more intense) residential use or a non-residential use (either retail commercial or service-oriented office).

Site Planning - the location of buildings and activities within a physical environment. A site plan includes shapes and location of buildings and structures, circulation and parking layouts, landscaping features, and numerous other design factors that related to the improvement of a parcel of land.

Strip Commercial and Industrial - a development pattern consisting of numerous lots fronting on a street in a continuous manner each with access to the street.

Shopping Center - a group of retail and service establishments located in a complex which is planned, developed, owned, or managed as a unit, with off-street parking provided on the property.

Transitional Land Uses - land uses which act as "buffers" between incompatible land uses. The traditional transitional hierarchy runs from industrial uses to retail commercial uses, to office uses, to high density residential, to medium density residential, to low density residential uses.

Urban Area - an urban settlement, which includes the characteristics of a city but may also include rural, semi-rural, agricultural, and other transitional types of undeveloped land.

Urban Fringe - the area between one of clearly urban characteristics and one of rural characteristics.

Urban Services - services, utilities, and facilities normally provided by Mountain Home and Glenns Ferry government which include police and fire protection; water, sewer, and electric utilities; schools, cultural, and recreational facilities.

Working River - multiple-use concept including economic, recreation, and development uses to harness the river for the benefit of citizens, yet managing the river to protect the environment.