



# Land Use and Building Department

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## Staff Report to the Planning and Zoning Commission

**Hearing Date:** March 13, 2025,

**Date Report Compiled:** March 5, 2025

**Agenda Item:** Final Plat for Greenwood Subdivision Workshop

**Applicant:** Dedly Orelus  
4509 E Vineyard Way  
Nampa, ID 83686

**Case Number:** FP-2025-02

**Staff:** David Abrahamson, Planner  
James Roddin, Staff  
Johnny Hernandez, Staff  
Angie Micheals, Contract Engineer  
Abbey Germaine, Contract Attorney for Elmore County

**Zoning:** Agricultural (AG)

**Parcel Number:** RP04S07E076355

**Property Size:** 4.01 acres

### **BACKGROUND:**

Final Plat Application (FP-2023-02) (case number was changed to FP-2025-02) was turned in on August 18, 2023. Plat complies with Conditional Use Permit by Elmore County. Final Plat has no substantial changes from approved Preliminary Plat and complies with Title 50, Chapter 13 Idaho Code. Applicant mailed out Neighborhood Meeting Letters on June 30, 2023, for 1,000-foot radius giving time and date of meeting. Applicant conducted the required neighborhood meeting on July 13, 2023. Preliminary plat was accepted on August 18, 2023, and required fees were paid. Department deemed the application was complete and put the application on the Public Hearing for October 11, 2023. Public Hearing Notices were mailed out to landowners within the 1,000 feet radius of the property on October 11, 2023. Public Notices were mailed out to the agencies on September 29, 2023. Public Hearing Notice was sent to the Mountain Home News for publication on October 11, 2023.

**Mitra Mehta-Cooper**  
Director

**Dave Abrahamson**  
Planner

**Vacant**  
Planner I

**Vacant**  
Planner II

**Johnny Hernandez**  
Building Official

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**James Roddin**  
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**Karl Holt**  
Code Enforcement

**Sandra Nuner**  
Permit Technician

**Alyssia Nieto**  
Admin Assistant

Site was posted on October 19, 2023. Planning and Zoning Commission approved the Preliminary Plat with 9 Conditions of Approval.

The surrounding uses of the property are the following:

- North: Agricultural Farming
- East: Residential Trailer Park / Agricultural Zoned AG
- South: Residential / Agricultural Zoned AG
- West: Residential / Agricultural Zoned AG

## **Required Findings for Preliminary Plat**

### **1. Design conforms to the standards established in this Ordinance; and**

The proposed preliminary platform is substantially in conformance with the standards established in this Ordinance by proposing a 34' wide easement providing access to the three 1-acre lots in the agriculture base zone. The design meets the adequate setbacks within the City Area of Impact, drainage maintained onsite, and appropriate covenants, restrictions, shared well, and road maintenance agreements in place to sustain the small subdivision.

*Upon review by the agencies, the proposed preliminary plan is in conformance with the required design set forth in this ordinance.*

### **2. The design complies with the required improvements established in this ordinance: and**

The proposed grading and internal road designs have been received by the Mountain Home Rural Fire Department, Elmore County Ambulance Director, and Elmore County Engineer to ensure required road improvements and perpetual emergency access are designed to meet international fire code requirements of the staff report. The design complies with the requirements of this Ordinance, to ensure further compliance, the project is required to submit as built drawings for required improvements to receive final approval by the County Engineer.

*Roads have been inspected by Mountain Home Rural Fire District, Elmore County Ambulance Director, and Elmore County Engineer and meets the requirements of this Ordinance.*

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

The proposed subdivision is located within the City of Mountain Home Cities Area of Impact overlay zone. As a result, Ordinance 7-2-27(A) grants the Director the authority to use the City of Mountain Home residential setbacks in a platted subdivision in the City Area of Impact. Therefore, the owner revised the application to meet the residential setback requirements of 20' front/street facing, 15' rear, and 10' sides. The owner has amended their preliminary plat designs to meet this requirement.

*Applicant has made changes to the subdivision CCR's on the setbacks to meet this condition with 20' feet from front property line, 15' feet from rear property line, and 10' feet from the side property line.*

- 4. The designs conforms to the topography and natural landscape features analysis as required by this Chapter and the Master Site Plan, where the design demonstrates consideration for the location and function of land uses and structures to achieve this purpose; and**

The proposed subdivision does not contain slopes greater than 10% or 15%, the Application topography onsite is relatively flat between 1% and 4% grade. The site is not located within a flood zone and there is no vegetation on site considering the parcel has historically been farmland. Upon review of the owner's natural feature's analysis and master site plan, the Department has determined that design meets this finding.

*This condition has already been met as stated above.*

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

The proposed subdivision does not propose a use that would cause undue damage, hazard, or nuisance to persons in the vicinity of the proposed use have dwelling units and accessory dwelling units on parcels ranging from 1 to 10 acres within the general vicinity. Furthermore, the proposed CCR's restricts future lot owners to standards more restrictive than the Zoning Ordinance to prohibit activities that would otherwise cause undue damage, hazard, or nuisance to property owners in the general vicinity. Additional land uses, structures, and subterranean development will be subject to the Greenwood Estate's HOA, Zoning Ordinance, and State regulations prior to receiving approval. Staff has determined this finding is met.

*This condition has already been met as stated above.*

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

The owner provided the Department with an alternative driveway after submitting their application to ensure principle and potential accessory dwelling units meet the minimum design requirements of Chapter 10-8-4. Alternative plans recommend the private driveway providing access to lots 1 and 2 be 26' feet wide with a 3' setback from the lot lines. The alternative drive accessing lot 4 proposes a 20' wide road and 5' swale break. The internal street system has been reviewed and meets the internal street system design specified in this ordinance.

*The final plat does show the private road lot 1 and 2 is 34' feet wide and private drive to lot 4 is 25' feet wide. This meets and exceeds the condition.*

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

The proposed subdivision had dedicated approximately 5,676 sq. ft. to the public as open space along the south side of lot 3 facing SE Hamilton Road. The dedicated space is along a public right of way; therefore, open space is easily accessible via pedestrian and/or bicycle pathways and meets the required finding for community open space areas.

*This condition has already been met as stated above.*

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

**The proposed** 1-acre lots meet the City of Mountain Home requirements City Area of Impact setbacks on the preliminary plat. The plat does not propose double facing lots and provides access to all lots by way of a private common driveway. Each private driveway is designed to provide enough width to meet emergency service requirements as well as the adequate number of dwelling units, both principle and accessory. The proposed subdivision meets the base zone dimensional standards set forth in Chapter 10-1-5, 10-1-6, 10-1-7, 10-1-9 and the conditions of approval of CUP-2022-16

*This condition has already been met as stated above.*

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

**A) Applicable Comprehensive Plan(s): and**

The proposal is within the City of Mountain Home suburban vicinity and meets the community goals established in the 2014 Elmore County Comprehensive Plan. The proposed subdivision will provide housing that is harmonious with the existing rural lifestyle by proposing 1-acre lots while providing housing development within the Area of City Impact.

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

The proposed subdivision offers future residents 1-acre sized lots which are consistent in size with abutting parcels an existing homestead along SE Hamilton Rd.

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

The proposed subdivision achieves adequate land use balance by offering large 1-acre parcels to allow future homeowners.

**c. Land Use Objective 12- Encourage and support land use proposals that are constant with the community design objectives of all communities and districts within the County.**

The proposed subdivision is consistent with the objective and community design goals of Suburban Mountain Home set forth in the amended 2014 Comprehensive Plan

**d. Housing Objective 9 – Support new housing developments near, adjacent to, or with Areas of City Impact.**

The proposed subdivision supports new single family housing options within the City of Mountain Home City of Impact Area.

**B) The future acquisitions maps; and**

The City Area of Impact Map indicates the parcel may be annexed into the City of Mountain Home in the future.

**C) Any applicable Area of City Impact Ordinances including applicable: and**

Ordinance Chapter 7-2-27 (A) footnote #4 allows the county to adopt City setback requirements when a platted subdivision is being located within the City of Mountain Home City of Impact Area. The owner has adopted City of Impact Area setback requirements for 20' front 15' rear, 10' sides for single family dwellings.

**D) Other pertinent Ordinance as applicable.**

Private Road/Driveway Title 10 Chapter 8 of Elmore County Zoning Ordinance, which is a condition of approval

**Section 10-1-20 B – Final Plat**

**A) The final plat is in substantial conformance with the preliminary plat: and**

The final plat is in conformance with the preliminary plat. Applicant has made adjustments that staff has made to preliminary plat and changed their setbacks to mirror the City of Mountain Home's setbacks.

**B) All conditions of the approved preliminary plat have been satisfied.**

All conditions of approval have been met and satisfied. The Elmore County Staff approves the Greenwood Estates Subdivision