



## Land Use and Building Department

520 East 2nd South Street, Mountain Home, Id. 83647  
Phone: (208) 587-2142 ext. 502 Fax: (208) 587-2120  
www.elmorecounty.org

**Vacant**  
*Director*

**Johnny Hernandez**  
*Building Official*

**Colton Janousek,**  
*Building Inspector*

**Josh Proffit**  
*Building Inspector*

**David Abrahamson,**  
*Planner I*

**Andrew Meek**  
*Planner II*

**Matt Gouchner**  
*Code Enforcement*

**James Roddin**  
*Admin Manager/Interim  
Director*

**Sandra Nuner**  
*Permit Technician*

**Alyssa Nieto**  
*Administrative Assistant*

### Staff Report to the Planning and Zoning Commission

**Hearing Date:** August 28, 2025

**Date Report Compiled:** August 8, 2025

**Agenda Item:** Conditional Use Permit to subdivide one 9-acre lot from an existing 40-acre parcel within the City of Glens Ferry Area of Impact.

**Applicant:** John Hafen

**Case Number:** CUP-2025-12 and PP-2025-03

**Staff:** Andrew Meek, Planner II

**Location/Site:** 495 N Millennium Lane, Glens Ferry Idaho 83623

**Zoning:** Agriculture (AG) within the City of Glens Ferry Area of Impact

**Parcel Numbers:** RP05S09E257800A

**Property Size:** 40 acres

**Applicant:**

John Hafen

**Parcel Number:**

RP05S09E257800A

**Land Use & Zone:**

Agriculture (Ag)

**Applicable County  
Codes:**

Title 7, Chapters 2,3,  
and 9

Title 10, Chapter 1

Title 11, Chapter 2

**BACKGROUND:**

Conditional Use Permit No. 2025-12 (CUP-2025-12) and Preliminary Plat No. 2025-03 (PP-2025-13) intend to subdivide a 40 acre parcel, assessor's parcel number RP05S09E257800A (the Site), located within Agriculture (Ag) zone, into two (2) parcels, one at 9 acres and the second one at 31 acres. The Site is in the City of Glens Ferry's Area of Impact. The Site is located at 495 N Millenium Lane, Glens Ferry ID 83623.

The Site is abutted by Ag zones on all sides and is in Glens Ferry's Area of City Impact. A common way of locating the property from Mountain Home is to head East on I-84. Continue for about 26 miles until you reach Exit 121 for Glens Ferry, and turn right onto E 1<sup>st</sup> Avenue. Follow this road, then turn right onto N Bannock Street. From here, head up N Bannock Street, then turn left onto W Ball Park Dr and follow it until it curves left into N Millennium Ln.

CUP-2025-12 is subject to review pursuant to Elmore County Zoning and Development Ordinance 2018-03 ("Zoning Ordinance") Title 7, Chapters 2, 3, and 9; as well as Title 11, Chapter 2 for the Glens Ferry Area of Impact and finally Title 10, Chapter 1, which states a CUP must be approved before a parcel can be divided. The Applicant had a pre-application meeting with the Land Use and Building Director

pursuant to Zoning Ordinance §7-3-2(A) on January 6<sup>th</sup>, 2025. At this meeting, the Director allowed the Applicant to process a Conditional Use Permit and Preliminary Plat applications concurrently pursuant to Zoning Ordinance §7-3-2(C). PP-2025-03 is subject to review pursuant to Zoning Ordinance Title 10 Chapter 1,

The Applicant sent a pre-application neighborhood meeting notification to neighbors within a three-hundred-foot (300') radius of the proposed site on February 11<sup>th</sup>, 2025, to notify neighbors of the pre-application neighborhood meeting (Exhibit 2). The Applicant then held the meeting on February 11<sup>th</sup>, 2025, at the Site (Exhibit 3), per §7-3-3 of the Zoning and Ordinance. On March 10<sup>th</sup>, 2025. The Applicant submitted their CUP application and required four-hundred-dollar (\$400) fee, site map, and the required agency signatures (Exhibit 4). Upon reviewing the application, on May 19<sup>th</sup>, 2025, the Department sent the Applicant an acceptance letter, advising the Applicant of the date, time, and location of their public hearing on July 24<sup>th</sup>, 2025 (Exhibit 5). However, due to a transfer of files between the previous Planner and the current Planner, there was a miscommunication on the part of the current Planner and the public hearing was pushed to the current August 28<sup>th</sup>, 2025, date and the Applicant was advised accordingly.

The public hearing notice was mailed to affected agencies and landowners within three-hundred feet (300") of the property on August 18<sup>th</sup>, 2025, per ordinance §7-3-4 of the Zoning Ordinance (Exhibit 6). The notice of public hearing was published in the Mountain Home News on August 13<sup>th</sup>, 2025, as required by Zoning Ordinance §7-3-5(A) (Exhibit 7). The notice of public hearing was posted on the property of the Applicant on August 18<sup>th</sup>, 2025, per Zoning Ordinance §7-3-5(B) (Exhibit 8).

### **SURROUNDING USES**

North: Ag - Inactive Agriculture Land  
East: Ag – Inactive Agriculture Land  
South: Ag – Single Family Dwelling with active agriculture  
West: Ag – Inactive Agriculture Land

### **EXHIBITS OF RECORD**

1. Preliminary Plat Map
2. Neighborhood Meeting Letter
3. Neighborhood Meeting Sign-In Sheet
4. Application
5. Acceptance Letter
6. Agency and Nearby Property Notification
7. Newspaper Public Hearing Notice
8. Site Posting
9. Agency Comments

### **THE ELEVEN STANDARDS FOR CONDITIONAL USES PERMIT PER SECTION 7-9-10**

1. **The proposed use shall, in fact constitute a Conditional Use as determined in Chapter 2, Table 7-2-26 (B), Elmore County Land Use Table, as contained in this Ordinance;**

**Staff Response:** The Applicant is proposing a Conditional Use Permit to subdivide one (1) lot from the existing parcel. The current zoning, Ag, allows for one dwelling per 40 acres,

however, the zone allows properties to be subdivided into smaller lots through a Conditional Use Permit according to Table 7-2-26-(B).

2. **The proposed use shall be in harmony with and in accordance with the Elmore County Comprehensive Plan and this Ordinance;**

**Staff Response – Comprehensive Plan:** The proposal is in harmony and accordance with the following objectives and goals of the 2014 Elmore County Comprehensive Plan.

*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 Objective #4: Land use laws and decisions should avoid imposing unnecessary conditions or procedures on development approvals which cause an unreasonable increase in housing costs.*

*Private Property Rights Objectives #7: The property owners shall not use their property in a manner that negatively impacts upon the surrounding neighbors or neighborhoods.*

*Private Property Rights Objectives #8: The property owners shall be responsible for maintaining their property in the best possible condition as circumstances allow.*

*Private Property Rights Objectives #9: The proposed owners must recognize they are only temporary stewards of the land and shall preserve and maintain their property for the benefit of future generations.*

*Private Property Rights Objectives #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.*

*Private Property Rights Objectives #13: Elmore County will take appropriate measures to enforce all nuisance ordinances to protect quality of life and property rights.*

**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.*

**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.*

*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.*

*Suburban Glenns Ferry Vicinity Land Use Goal #1*

*Encourage new development to comply with the County Comprehensive Plan and City of Glenns Ferry Comprehensive Plan.*

*Suburban Glenns Ferry Vicinity Land Use Goal #2*

*New development must blend and complement the existing rural lifestyle in the area.*

*Suburban Glenns Ferry Vicinity Transportation Goal #1*

*Maintain a road improvement standard for any development within the Suburban Glenns Ferry area.*

*Suburban Glenns Ferry Vicinity Community Design Goal #1*

*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.*

*Suburban Glenns Ferry Vicinity Community Design Goal #2*

*Land areas near Glenns Ferry but beyond the 2-mile radius should be preserved for agricultural and Ag related developments.*

The proposed large lot residential subdivision supports property owner rights and affordable and rural development objectives of Elmore County as well as the Suburban Glenns Ferry Vicinity community design, transportation, housing, and land use goals of the 2014 Comprehensive Plan. Therefore, staff concludes that the proposed use is in harmony with the Comprehensive Plan.

**Staff Response – Ordinance:**

The proposed subdivision is reviewed per standards established in Zoning Ordinance §§ 7-9-4, 10-1-18, and 11-2-4 and staff finds the proposed use is consistent with those standards. The proposed subdivision will be consistent with the development goals of Elmore County and Glenns Ferry and will have adequate setback from all permanent structures as required in the Zoning Ordinance. The Applicant has submitted a proposed site plan to demonstrate compliance with Conditional Use Permit standards. The proposal is conditioned to ensure compliance with its requirements.

3. **The proposed use complies with the purpose statement of the applicable base zone and with the specific use standards as set forth in this Chapter 2 Title 7;**

**Staff Response:** The purpose statement for Agriculture (AG) base zone is found in Zoning Ordinance §7-2-5(A), providing:

The agriculture base zone is applied to most unincorporated areas of Elmore County and allows for a variety of land uses with a Conditional Use Permit when deemed appropriate.

The proposed subdivision is located in the City of Glenns Ferry Area of Impact in Elmore County. Per the Zoning Ordinance and negotiated Area of Impact Agreement with the City of Glenns Ferry, Elmore County has notified the city staff of all pre-application and development-related meetings for this proposal as outlined in §11-2-9. The City of Glenns Ferry has “no comments” for the proposed Conditional Use Permit and Preliminary Plat. The use is surrounded by active and inactive Ag land as well as approved and proposed residential subdivisions. The proposal has followed all applicable procedural requirements of the Ag zone for a Conditional Use Permit and notified the city staff about all meetings for the proposal. Therefore, this finding is met.

4. **The proposed use shall comply with all applicable County Ordinances;**

**Staff Response:** The proposal is reviewed per standards established in Zoning Ord. §§ 7-2-26(B) and 7-9-4 and conditioned to meet safe access, services, setback, and permit requirements of Elmore County for a subdivision. Furthermore, the proposed subdivision application was transmitted to the following Elmore County agencies to ensure compliance with applicable County Ordinances. Their comments are incorporated in the Conditions of Approval.

- Elmore County Sheriff
- Elmore County Ambulance Service
- Elmore County Engineer
- Elmore County Assessor
- Elmore County Treasurer
- Glenns Ferry Home Highway District
- The City of Glenns Ferry
- King Hill Rural Fire District

5. **The proposed use shall comply with all applicable State and Federal regulations;**

**Staff Response:** State and Federal agencies were notified of this Application. Their comments are integrated in the proposed conditions to ensure that this Application meets all applicable state and federal requirements.

- Central District Health
- Idaho Department of Water Resources
- Idaho Department of Environmental Quality
- Idaho Department of Lands
- Idaho Fish and Game

6. **The proposed use shall be designed, constructed, operated, and maintained in such a way as to be harmonious and appropriate in appearance with the existing or**

**intended character of the general vicinity; and that such use shall not change the essential character of said area;**

**Staff Response:** This proposal is surrounded by private residential, active agriculture lots. Surrounding the proposed Site are primarily agriculture/residential lots that have varying lot sizes. Therefore, this area is surrounded by low-density housing developments and is suitable for diverse housing types. Therefore, the proposed subdivision is harmonious and appropriate in appearance with the existing or intended character of the general vicinity.

Aesthetically, the proposed use will not change existing views from the west, east, north, or south. The Application, with the proposed Conditions of Approval, will be operated and maintained in such a way as to be harmonious and appropriate in appearance with the existing and intended character of the general vicinity and will not change the essential character of the area.

**7. The proposed use shall not be hazardous or disturbing to existing neighboring uses or impede their normal development;**

**Staff Response:** The proposed subdivision is surrounded by dry grazing land with single dwelling neighbors. Furthermore, the preliminary plat application will require additional construction protocols that the Applicant will need to adhere to address any future neighborhood concerns.

**8. The proposed use shall be served adequately by available public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewer, or that the person responsible for the establishment of the proposed conditional use shall be able to provide adequately any such services;**

**Staff Response:** The proposed use is served by the following public facilities:

Highways/Roads – The proposal takes access off W Ball Park Dr via a private, shared-access road, Millenium Ln. W Ball Park Dr is maintained by Glenns Ferry Highway District. The private road will remain under the responsibility of nearby landowners.

Fire Protection – The property is within King Hill Rural Fire District. (KHRFD) and they have reviewed the application.

Drainage Structures – No drainage structures for the proposed use are planned or required at this time.

Refuse Disposal – The Applicant will be responsible for obtaining and maintaining appropriate refuse disposal.

Water/Sewer –The proposed subdivision will have private wells and septic systems which will be reviewed and approved by Central District Health (CDH).

The proposed CUP have been transmitted to all applicable agencies. Their comments are integrated into the proposed conditions to ensure that this Application meets all applicable standards and requirement. Therefore, the proposed use, will be adequately served by available public facilities and services such as highways, streets, law enforcement, fire protection, and emergency services.

9. **The proposed use shall not create excessive additional requirements at public cost for public facilities and services and the proposed use shall not be detrimental to the economic welfare of the County;**

**Staff Response:** All on-site improvements necessary to support the proposed use will be funded by the Applicant.

Agencies that could potentially be impacted by these Applications have been notified; Idaho Transportation Department and Elmore County EMS have provided comments, and all applicable requests have been included in the Conditions of Approval. The Applicant of the proposed subdivision will be financially responsible for developing the Site as indicated in the Applications. The proposed use shall be developed in a manner that will not create excessive additional requirements at public cost of public facilities and services.

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

**Staff Response:** The proposed subdivision may involve uses, activities, processes, materials, equipment, and conditions of operation detrimental to some people, surrounding property or the general welfare by reason of added traffic, noise, smoke, fumes, glare or odors. However, the Conditions of Approval associated with this CUP will ensure that those impacts are mitigated or reduced.

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

**Staff Response:** The proposed site does not contain a natural or scenic site of major importance. The Department has not received any comments from the neighboring properties that express a concern for destruction, loss or damage of a natural or scenic feature of importance. Therefore, this finding is met.

## **STAFF RECOMMENDATION**

The proposed use, along with proposed conditions, complies with the requirements of the Elmore County Zoning Ordinance. Based on the evidence presented at the public hearing and staff's analysis above, staff recommends **approval** of the proposed CUP-2025-12 to proceed forward with a residential subdivision in the Agriculture zone.

## **PROPOSED CONDITIONS OF APPROVAL**

1. A Conditional Use Permit (CUP-2025-12) shall be granted to the Applicant, John Hafen, to subdivide an existing 40-acre parcel, RP05S09E257800 into two parcels of 9 and 31 acres.
2. CUP-2025-12 shall comply with all requirements of Title 7 Chapter 2 ("Zoning") Chapter 9 ("Conditional Use Permit"), and Title 10 Chapter 1 ("Subdivision") of the Elmore County Zoning and Development Ordinance 2018-03.

3. The approval shall be contingent upon the Applicant obtaining all certificates, permits, and other approvals required by Federal, State, or Local authorities.
4. Applicant shall develop a Private Road for ingress and egress from the Site and the Public Road shall comply with Title 10 Chapter 5 ("Public and Private Roads").
  - a. Applications for private roads must be submitted to the Land Use Building Department.
  - b. All private roads shall be in a 60' roadway easement.
5. The roadway width shall be 26' and surfaced with 3" of asphalt. Roadside ditches and pipes shall be sized in accordance with Title 10 Chapter 5 ("Public and Private Roads").
6. Prior to applying for a Preliminary Plat, the Applicant shall have a written agreement with the Glenns Ferry Highway District for maintenance of all public roads. If an agreement with the Glenns Ferry Highway District is not possible, a legally binding Road Maintenance Agreement between the two property owners will be required.
7. Should an accessory dwelling be pursued in the future on proposed Lot 1, the applicant may be subject to a private driveway application for the County Engineer's review.
8. Prior to applying for a Preliminary Plat, the Applicant shall receive approval from the King Hill Rural Fire District for acceptable fire access to the proposed lots and other improvements necessary for fire protection and suppression.
9. Prior to any site improvement, the Applicant shall obtain applicable permits for structures and/or other improvements from the Land Use and Building Department and County Engineer.
10. Applicant shall construct, maintain, and operate the project site in compliance with all federal, state, and local regulations at all times.
11. Applicant shall ensure that all property taxes are kept current.
12. Applicant shall comply with all local, state, and federal laws and regulations.
13. Failure to comply with any of the above conditions of approval may result in the revocation of the approval.

**THE NINE STANDARDS FOR PRELIMINARY PLAT PER SECTION 10-1-20(A):**

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

**Staff Response:** This Application is being reviewed after an approval of CUP-2025-12 per Title 7, Chapter 2, and being reviewed under Zoning Ordinance Title 10, Chapter 1 to ensure that the design conforms to the standards established in this subdivision development ordinance. PP-2025-03 Site is owned by the Applicant in its entirety. The Application proposes development in one phase. The Application is reviewed by Elmore County Engineer and Surveyor in addition to Department staff review to ensure that the design conforms to the standards established in the Zoning Ordinance. In conclusion, the necessary application and review will be triggered by the Department as and when improvements are proposed within the Site, and those will be subject to all standards and



requirements of this Zoning Ordinance. Therefore, the proposed preliminary plat and all future development within it will conform to standards established in this ordinance.

**2. The design complies with the required improvements established in this Ordinance; and**

**Staff Response:** The proposed grading and internal road designs have been reviewed by the King Hill 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. 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.

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

**Staff Response:** The proposed subdivision is located within the City of Glenns Ferry Area of Impact. All applications and appendices for this Preliminary Plat have been submitted to the City of Glenns Ferry for review and comment per Title 11, Chapter 2, Elmore County/City of Glenns Ferry Area of City Impact Agreement, of the Zoning Ordinance.

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

**Staff Response:** The proposed subdivision does not contain slopes greater than 15%, the topography onsite is relatively flat. There is no vegetation onsite considering the parcel has historically been farmland.

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

**Staff Response:** The proposed subdivision does not propose a use that would cause undue damage, hazard, or nuisance to persons in the vicinity. Property owners within the vicinity of the proposed use have inactive agriculture land or single family on parcels ranging from 20 to 40 acres within the general vicinity.

**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**

**Staff Response:** Applicant provided the Department with a preliminary record of survey showing all lots will be accessed by a common driveway and will meet the requirements and use standards for Ordinance section §10-8-4.

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**

**Staff Response:** The lots will be accessed by a common driveway and is easily accessible via pedestrian and/or bicycle.

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

**Staff Response:**

The proposed 9.19 acre and 30.61 lots meet the Elmore County Ordinance guidelines for a preliminary- plat. The plat does not propose double facing lots and provides access to all lots by way of a private common driveway. The 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 §§10-1-5, 10-1-6, 10-1-7,10-1-9 and the conditions of approval of CUP-2025-12.

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

- i. **The applicable Comprehensive Plan(s); and**

The proposal is within the City of Glenns Ferry 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 9.19-acre lots while providing housing 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 application protects future use of agriculture land while allowing potential additional housing on the 31-acre parcel.

- 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 preserving existing agriculture land for future use.

- 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 Glenns Ferry Vicinity set forth in the amended 2014 Comprehensive Plan.

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

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

**ii. The future acquisition maps; and**

The City Area of Impact map indicates the parcel may be annexed into the City of Glenns Ferry in the future.

**iii. Any applicable Area of City Impact Ordinances including applicable; and**

The proposed application is in accordance with requirements within the City of Glenns Ferry area of impact. The City of Glenns Ferry has not provided comments for this proposal.

**iv. Other pertinent Ordinances as applicable.**

If an additional dwelling is proposed on Lot A, the property owner will need to comply with Private Driveway Title 10 Chapter 8 of Elmore County Zoning Ordinance. Any development activity on the current and future parcels will need to comply with Title 8 Chapter 2 of the Elmore County Code for Flood Damage and Prevention.

**STAFF RECOMMENDATION**

The proposed use, with the conditions of approval, will comply with the foregoing requirements. Subject to evidence being presented at the public hearing that would constitute facts with Staff's analysis above, Staff recommends **approval** of Preliminary Plat PP-2025-03 for a 2-lot subdivision in the agriculture (AG) zone subject to the following proposed conditions:

**PROPOSED CONDITIONS OF APPROVAL**

14. Preliminary Plat approval shall be limited to two (2) years, in which the applicant shall apply for a Final Plat. If the use has not commenced at that time, then the applicant will be required to reapply for the Conditional Use Permit and Preliminary-Plat application.
15. Applicant shall receive approval of street names from the Elmore County Street Naming Committee prior to signature of the final plat.
16. Applicant shall provide appropriate recorded access easements pertaining shared driveway prior to signature of the final plat per §10-1-12.
17. Applicant shall hire a licensed engineer to prepare a Drainage/Grading Plan. This plan shall at least include a discussion on details of existing and proposed site drainage and irrigation features, types of soils, existing and proposed grading, location of wells and septic, driveway improvements, etc.
18. Applicant shall provide an engineering report and test holes data to Central District Health and determine well and septic location.

19. Applicant shall receive approval from the King Hill Rural Fire District for acceptable fire access to the proposed lots and other improvements necessary for fire protection and suppression.
20. Applicant shall submit a private road/ driveway application prior to construction of the private road and driveway.
21. Each lot will construct a turnaround for emergency service vehicles prior to the issuance of any building permits.
22. Within any final plat encompassing floodplains, the Applicant shall demonstrate compliance with the Elmore County Flood Damage Prevention, Title 8 Chapter 2 of the Elmore County Code.
23. No construction or grading within the FEMA floodplain is allowed until a floodplain application is submitted and approved by the Land Use and Building Department.
24. No building permits for residential lots shall be issued until a final plat is recorded and parcel numbers have been issued by the County Assessor's Office.
25. Applicant shall provide a subdivision application, engineering report, and test hole report to Central District Health and determine well and septic location of prior to applying for a Final Plat.
26. Applicant shall obtain any applicable permits for any structures and/or other permissible projects on the property to include any required state permits and a sign building permit.
27. Applicant shall ensure all property taxes are kept current.
28. Applicant shall comply with all local, state and federal laws and regulations.
29. Failure to comply with any of the above conditions of approval may result in the revocation of the Preliminary Plat.