



Land Use and Building Department

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Application: CUP-2025-26

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Staff Report to the Planning and Zoning Commission

Meeting Date: January 22, 2026

Date Report Compiled: January 16, 2026

Agenda Item: Conditional Use Permit to subdivide one 20-acre parcel into one 15- and 5-acre parcel

Applicant: Virginia Reeves

Case Number: CUP-2025-26

Associated Case Numbers: PP-2025-09

Staff: Andrew Meek, Planner II

Location/Site: 5650 SW Wombat Way, Mountain Home, ID 83647

Zoning: Agriculture (AG)

Parcel Numbers: RP04S06E147900

Property Size: 20 acres

BACKGROUND:

Conditional Use Permit No. 2025-26 (CUP-2025-26) intends to subdivide a 20 acre parcel, assessor's parcel number RP04S06E147900 (the "Site"), located within the Agriculture (Ag) zone, into two (2) parcels, one at 15 acres and one at 5 acres to place a manufactured home on ("Applications"). The Site is located at 5650 SW Wombat Way, Mountain Home, ID 83647.

The Site is abutted by Ag zones on all sides. A common way of locating the property is to head West from the center of Mountain Home on Airbase Rd. At the intersection of Airbase Rd and State Highway 51, head south for 3 miles. Turn onto SW Hamilton Rd and go for 0.5 miles and then turn onto SW Wombat Way and the property will be at the end (Exhibit 1).

CUP-2025-26 is subject to review pursuant to Elmore County Zoning and Development Ordinance 2018-03 ("Zoning Ordinance") Title 7, Chapters 2, 3, and 9. A Preliminary Plat needs to be submitted after the approval of the CUP per Zoning Ordinance §7-9-5, within 12 months or with a one-time extension if longer than 12 months. The Applicant had a pre-application meeting with the Land Use and Building

Director pursuant to Zoning Ordinance §7-3-2(A) on June 6, 2025. At this time, the Department allowed the Applicant to combine processing of the Preliminary Plat application concurrently with the CUP pursuant to Zoning Ordinance §7-3-2(C).

The Applicant sent a neighborhood meeting notification within a thousand-foot (1000') radius of the proposed site on June 13, 2025, to notify neighbors of the pre-application neighborhood meeting (Exhibit 2). The Applicant then held the meeting on June 28, 2025, at the Site (Exhibit 3), per §7-3-3 of the Zoning and Ordinance. On June 30, 2025. The Applicant submitted their CUP and PP applications and required four-hundred-dollar (\$400) fee for the CUP and four-hundred-seventy (\$470) for the PP, site map, and the required agency signatures (Exhibit 4). Upon reviewing the applications, on July 25, 2025, the Department sent the Applicant a preliminary acceptance letter along with emails to appropriate agencies for review. After the agency review process, an acceptance letter was sent to the Applicant on December 30, 2025, setting a public hearing for January 22, 2026.

The public hearing notice was mailed to affected agencies and landowners within a thousand feet (1000') of the property on January 13, 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 January 7, 2026, 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 January 13, 2025, per Zoning Ordinance §7-3-5(B) (Exhibit 8).

SURROUNDING USES

North: Ag
East: Ag
South: Ag
West: Ag

EXHIBITS OF RECORD

1. Preliminary Plat Map
2. Neighborhood Meeting Letter
3. Neighborhood Meeting Sign-In Sheet
4. Applications
5. Acceptance Letters
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 7-9-7:

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.

The proposed large lot residential subdivision supports property owner rights and affordable and rural development objectives of Elmore County, 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 and 10-1-18 and staff finds the proposed use is consistent with the standards found in 7-9-4. The proposed subdivision will be consistent with the development goals of Elmore County and will have adequate setbacks from all permanent structures as required in the Zoning Ordinance.

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 purpose of the Ag district is to preserve and protect the supply of agriculture and grazing land in Elmore County until development is appropriate. This district will also control the infiltration of urban development and other uses into agriculture areas, which will adversely affect agricultural operations. Uses that are compatible with farming, ranching, grazing, forest products, and limited mining may be considered in this district. Residential land use is allowed in the Ag zone subject to site development standards and compatibility with agricultural operations. 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.

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.

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
- Mountain Home 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 Environmental Quality

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 lots, with some vacant agriculture lands. Surrounding the proposed Site are primarily agriculture/residential lots that have varying lot sizes of 5-40 acres. Therefore, this area is surrounded by rural 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 vacant agriculture land with single family dwelling neighbors. Furthermore, the preliminary plat application will require additional construction protocols that the Applicant will need to adhere to and 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 of SW Wombat Way, which is a private road. The private road will remain under the responsibility of nearby landowners.

Fire Protection – The property is within Mountain Home Rural Fire District (MHRFD) and they have reviewed the application with no issues.

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 Application has been transmitted to all applicable agencies. Their comments are integrated into the proposed conditions to ensure that this Application meets all applicable standards and requirements. 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 this application have been notified 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 Application. 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. The Applicant intends to have a manufactured home placed on the proposed lot which would increase traffic and noise potentially. 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 CUP-2025-26 to proceed forward with a residential subdivision in the Agriculture zone.

PROPOSED CONDITIONS OF APPROVAL

1. A Conditional Use Permit (CUP-2025-26) shall be granted to the Applicant, Virginia Reeves, to subdivide an existing 20-acre parcel, RP04S06E147900, into a 15-acre and 5-acre parcel.
2. The CUP approval shall be limited to one (1) year, in which the Applicant shall apply for a Preliminary Plat and receive approval thereof. If a Preliminary Plat is not approved within that year, then the Applicant will be required to reapply for the Conditional Use Permit.
3. CUP-2025-26 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.
4. The CUP approval shall be contingent upon the Applicant obtaining all certificates, permits, and other approvals required by Federal, State, or Local authorities.
5. 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.
6. The Applicant shall construct, maintain, and operate the project site in compliance with all federal, state, and local regulations at all times.
7. The Applicant shall ensure that all property taxes are kept current.
8. Failure to comply with any of the above conditions of approval may result in the revocation of CUP-2025-26.

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