



Land Use and Building Department

Findings of Fact and Conclusions of Law

Application: Comprehensive Plan Amendment 2026-01

Hearing Dates: April 30, 2026, and May 28, 2026

BEFORE THE ELMORE COUNTY PLANNING AND ZONING COMMISSION

In the matter of a Comprehensive Plan	)	CPA-2026-01
Amendment to update the 2014 Elmore	)	
County Comprehensive Plan with Envision	)	FINDINGS OF FACT AND
Elmore County Comprehensive Plan.	)	CONCLUSIONS OF LAW
_____	)	

In Re: Comprehensive Plan Amendment 2026-01 ("CPA-2026-01"): This matter having come before the Planning and Zoning Commission of Elmore County, Idaho (the "**Commission**"), on April 30, 2026 and May 28, 2026, for a public hearing and continued hearing, held pursuant to public notice as required by law on a request from Elmore County ("**County**"), for a Comprehensive Plan Amendment 2026-01 (the "**Proposal**") applicable to all unincorporated lands of the County. The County encompasses approximately 3,101 square miles, approximately 29,000 residents, and is located in southern Idaho between Ada and Twin Falls counties.

The Elmore County Board of County Commissioners ("**Board**") authorized the Land Use and Building Department ("**Department**") on March 15, 2024, to initiate the Envision Elmore County Comprehensive Plan through a County-initiated Comprehensive Plan Amendment. CPA-2026-01 represents the overall update of the County's 2014 Comprehensive Plan and reflects changing growth patterns and policy response to development pressures in the proposed Envision Elmore County Comprehensive Plan. After extensive community outreach efforts, the Commission conducted a duly noticed public hearing for the proposal on April 30, 2026, and continued the hearing to May 28, 2026, to allow for additional review time, public testimony, and revisions. On the May 28th continued hearing, Staff presented revisions to the Proposal in response to the Idaho Department of Fish and Game ("IDFG") comments, no one had signed up to testify, and after deliberation, the Commission closed the hearing and record, and moved to recommend approval of the Envision Elmore County Comprehensive Plan to the Board—by a vote of 6-0-0.

FINDINGS OF FACT

If any of these findings of fact are deemed to be conclusions of law, they are incorporated into the Conclusions of Law section. The following findings shall be based upon the Proposal, Staff analysis, and procedural recommendations of the Department, and the record.

1) The Commission finds that Proposal is comprised of:

- a) The Board's authorization to initiate the Envision Elmore County Comprehensive Plan on March 15, 2024; and
- b) Supplemental information reports, letters, exhibits, documentation, drafts, and memoranda submitted for the Proposal in response to questions from the Department staff, or contract employees of the Department (the “**Staff**”) or the Commission in connection with Proposal material submitted to the Commission.

2) The Commission finds that the Applicant is:

Elmore County, Idaho.

3) The Commission finds the following facts as to the procedural matters pertaining to the Proposal:

- I. In accordance with §7-3-16(A)1 of the Elmore County Zoning and Development Ordinance (“**Zoning Ordinance**”), the Commission conducted a public hearing on April 30, 2026, and continued it to May 28, 2026, to allow for all interested persons to have an opportunity to be heard.
- II. The Commission conducted four (4) joint public workshops with the Comprehensive Plan Advisory Committee to develop the details of the Proposal on October 23, 2025; January 15, 2026; February 12, 2026; and March 12, 2026.
- III. In accordance with §7-3-16(A)2 of the Zoning Ordinance, the Department published a notice of the public hearing in the Mountain Home Newspaper on April 15, and April 22, 2026.
- IV. In accordance with §7-3-16(A)3 of the Zoning Ordinance, the Proposal was posted on the Department's website on April 24, 2026.
- V. In accordance with §7-3-16(A)4 of the Zoning Ordinance, the Department sent out agency notifications to all political subdivisions providing services within Elmore County, at least fifteen (15) days prior to public hearing.
- VI. The Commission opened the public hearing on April 30, 2026, and received verbal and written information regarding the Proposal from Staff and offered the opportunity to testify to the public and agencies. No one had signed up to testify. The Commission continued the hearing to May 28, 2026, to allow for additional review time, public testimony, and revisions.
- VII. The Commission reopened the public hearing on May 28, 2026, and received a Staff presentation where one additional written comment was received for the Proposal from IDFG. No one had signed up to testify. After reviewing Staff's proposed changes in response to IDFG's comments, the Chairperson closed the public hearing, the Commission deliberated and the Commission moved to

recommend approval of CPA-2026-01 to the Board. The Commission's decision on the Proposal is as set forth below.

4) The Commission finds the proposed Comprehensive Plan Amendment request as follows:

Envision Elmore County Comprehensive Plan is needed in response to steady population growth and increased interest in development, driven by regional economic expansion along the Interstate 84 corridor.

5) The Commission finds the following facts and circumstances pertaining to the Site:

A. Site: Unincorporated lands in Elmore County, Idaho

B. The "Owner" of the Site: Various

C. Applicant's Right to the Site: A political subdivision of the State of Idaho, that represents Elmore County residents.

6) The Commission finds the Envision Elmore County Comprehensive Plan responds to changing growth patterns throughout the County and unprecedented large-scale residential, commercial, industrial, and energy proposals at the western border.

7) The Commission finds the existing services and access are as follows:

The following facts concerning services and infrastructure are not in dispute, and are adopted as findings of fact in the Commission's Findings of Fact and Conclusions of Law (FC):

1. Public lands comprise approximately 73 percent of the County, with the remaining 27 percent is privately owned;
2. Three Independent Highway Districts - Mountain Home, Atlanta, and Glenns Ferry - manage roads and provide transportation systems in the entire unincorporated areas of Elmore County;
3. Five Independent Fire Districts - Mountain Home, King Hill Rural, Grand View, Oasis, and Atlanta - provide limited fire protection to some parts of unincorporated Elmore County;
4. Elmore County Sheriff and Ambulance Services provide law enforcement and emergency response services to all unincorporated areas of Elmore County;
5. Two Groundwater Management Areas - Cinder Cone Butte and Mountain Home - overlap in the western Elmore County; and
6. Central District Health ensures water and sewer services and infrastructure in Elmore County.

- 8) **The Commission finds the following are among the relevant and applicable statutes, ordinances, and land use regulations for consideration of the Proposal:**
- A. Elmore County 2014 Comprehensive Plan, adopted as Resolution 562-15 on January 20, 2015 (the “Comprehensive Plan”); and
 - B. Zoning Ordinance adopted as Ordinance 2018-03 on May 18, 2018, and all amendments thereof; and
 - C. Idaho Local Land Use Planning Act, § 67-6501 et seq.; and
 - D. Other applicable local, state, and federal laws and regulations.
- 9) **The Commission finds the following regarding the Comprehensive Plan.**
- A. That CPA-2026-01 will result in amending the Comprehensive Plan Future Land Use Map (Map 4).
 - B. That CPA-2026-01 will result in a comprehensive overhaul of the 2014 Comprehensive Plan with Envision Elmore County Comprehensive Plan.
- 10) **The Commission finds the following regarding the Zoning Ordinance.**
- A. The Elmore County Zoning and Development Ordinance adopted through Ordinance 2018-03 on May 18, 2018, and all amendments thereof, is the document governing the Site.
 - B. In order to approve CPA-2026-01, the required findings pursuant to §7-3-16(A) shall be made.
- 11) **The Commission finds that the Idaho State Code Section 67-6508 provides the following guidance in consideration of a Comprehensive Plan.**

PLANNING DUTIES. It shall be the duty of the planning or planning and zoning commission to conduct a comprehensive planning process designed to prepare, implement, review, and update a comprehensive plan, hereafter referred to as the plan. The plan shall include all land within the jurisdiction of the governing board. The plan shall consider previous and existing conditions, trends, compatibility of land uses, desirable goals and objectives, and desirable future situations for each planning component. The plan with maps, charts, and reports shall be based on the following (18) components as they may apply to land use regulations and actions unless the plan specifies reasons why a particular component is unneeded.

Finding:

The Commission conducted a comprehensive planning process after the Board initiated Envision Elmore County Comprehensive Plan in 2024. The planning

process included three public workshops in Pine, Mountain Home, and Glenns Ferry in Fall of 2024, followed by three Comprehensive Plan Advisory Committee Meetings in Fall of 2024 through Spring of 2025, and four Joint Public Workshops with the Advisory Committee in Winter of 2025 through Spring of 2026 to prepare a public hearing draft of the Proposal.

As can be seen in Attachment 1, the Proposal includes all land within Elmore County's jurisdiction. Considering existing conditions and growth trends in Chapter 2, the Envision Elmore County Comprehensive Plan proposes three distinct regions in response to the County's natural and built environments - West, North, and East. The Commission considered existing conditions and the Envision Elmore County framework for the 18 state-mandated components within these regions.

Required Component	West Region	North Region	East Region
Property Rights	X	X	X
Population	X	X	X
School Facilities and Transportation	X	X	X
Economic Development	X	X	X
Land Use	X	X	X
Natural Resources	X	X	X
Hazardous Areas	X	X	X
Public Services, Facilities, and Utilities	X	X	X
Transportation	X	X	X
Recreation	X	X	X
Special Areas or Sites		X	X
Housing	X	X	X
Community Design	X	X	X
Agriculture	X	X	X
National Interest Electric Transmission Corridors			
Public Airport Facilities	X		
Implementation	X	X	X
Water Availability and Quality	X	X	X

The Proposal, through three regions, guides context sensitive future land use decisions through vision, goals, and objectives of Chapters 4 and land use map, designations, overlays, policies, and implementation priorities of Chapter 5 of the Envision Elmore County Comprehensive Plan. Therefore, the Commission found that the Proposal considers previous and existing conditions, trends, compatibility of land uses, desirable goals and objectives, and desirable future situations for the

18-planning components discussed through maps, charts, and reports of the Proposal.

12) The Commission finds that the Idaho State Code Section 67-6509 provides the following guidance in consideration of a Comprehensive Plan.

“RECOMMENDATION AND ADOPTION, AMENDMENT, AND REPEAL OF THE PLAN.

(1) The planning or planning and zoning commission, prior to recommending the plan, amendment, or repeal of the plan to the governing board, shall conduct at least one (1) public hearing in which interested persons shall have an opportunity to be heard. At least fifteen (15) days prior to the hearing, notice of the time and place and a summary of the plan to be discussed shall be published in the official newspaper or paper of general circulation within the jurisdiction. The commission shall also make available a notice to other papers, radio, and television stations serving the jurisdiction for use as a public service announcement. Notice of intent to adopt, repeal, or amend the plan shall be sent to all political subdivisions providing services within the planning jurisdiction, including school districts and the manager or person in charge of the local public airport, at least fifteen (15) days prior to the public hearing scheduled by the commission”.

Finding:

Please refer to Finding # 3 above.

13) The Commission finds the required procedural findings pertaining to a Comprehensive Plan Amendment per §7-3-16(C) are met.

Finding:

Please refer to Finding # 3 above.

CONCLUSIONS OF LAW

Based on the aforementioned findings of fact, the Commission concludes that the proposed CPA-2026-01 has complied with the following legislative documents governing the proposal:

- A. Elmore County 2014 Comprehensive Plan, adopted as Resolution 562-15 on January 14, 2014; and
- B. Zoning Ordinance adopted as Ordinance 2018-03 on May 18, 2018, and all amendments thereof; and
- C. The Local Land Use Planning Act, Idaho Code § 67-6501 et seq.; and

D. Other applicable local, state, and federal laws.

Based on the Findings and Conclusions, the Commission recommends approval of CPA-2026-01 to the Board of County Commissioners, finding CPA-2026-01 complies with the requirements of the Elmore County Zoning Ordinance, Comprehensive Plan, Local Land Use Planning Act, and other applicable local, state, and federal laws.

Dated this 18th day of June 2026

COMMISSION VOTE:

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

Patti Osborn, Chair

ATTEST:

James Roddin, Director