



Land Use and Building Department

2280 American Legion Blvd, Mountain Home, Id. 83647

Phone: (208) 587-2142 ext. 502 Fax: (208) 587-2120

www.elmorecounty.org

Application: PP-2025-09

Staff Report to the Planning and Zoning Commission

Meeting Date: January 22, 2026

Date Report Compiled: January 16, 2026

Agenda Item: Preliminary Plat to subdivide one 20-acre parcel into one 15- and 5-acre parcel

Applicant: Virginia Reeves

Case Number: PP-2025-09

Associated Case Numbers: CUP-2025-26

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:

Preliminary Plat No. 2025-09 (PP-2025-09) intends to subdivide a 20 acre parcel, assessor's parcel number RP04S06E147900 (the Site), located within Agriculture (Ag) zone, into two (2) parcels, one at 15 acres and one at 5 acres ("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).

The Planning and Zoning Commission ("Commission") will review an associated conditional use permit - CUP-2025-26 - in a duly noticed public hearing prior to considering this preliminary plat application. Approval of CUP-2025-26 would allow the Commission to review and consider this application. 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.

James Roddin
Director

Johnny Hernandez
Building Official

Colton Janousek,
Building Inspector

Josh Proffit
Building Inspector

David Abrahamson,
Planner I

Andrew Meek
Planner II

Matt Gochnour
Code Enforcement

James Roddin
Admin Manager/Interim
Director

Sandra Nuner
Permit Technician

Liz Elliott
Administrative Assistant

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 fee, site map, and the required agency signatures (Exhibit 4). Upon reviewing the application, 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 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 reviewed under Zoning Ordinance Title 10, Chapter 1 to ensure that the design conforms to the standards established in this subdivision development ordinance. PP-2025-09 is owned by the Applicant in its entirety. The Application proposes development in one phase. The Application is reviewed by Elmore County Engineer 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 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. 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 not located in an applicable overlay district and thus is not subject to any standards.

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 provided Preliminary Plat takes into account the contours of the parcel in question as well as all easements as well as the location of the well and septic system.

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. The Applicant intends to place a manufactured home on the proposed lot.

Property owners within the vicinity of the proposed use have inactive agriculture land or single family residences on parcels ranging from 5 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: The Preliminary Plat provided by the Applicant shows that the proposed lots will have access off an already established private drive, SW Wombat Way, which also has other residences at the end of the lane. There is an established Road Maintenance Agreement with the owners on this section of SW Wombat Way that was recorded in 2021.

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 private drive, SW Wombat Way, 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 Preliminary Plat provided by the Applicant does provide dimensional standards. The plat does not propose double facing lots and provides access to all lots by way of a private common road. The Preliminary Plat also shows the location of driveways and access/utility easements along the property. With said Preliminary Plat, it is determined that the proposed subdivision meets the base zone dimensional standards set forth in §§10-1-5, 10-1-6, 10-1-7, and 10-1-9.

9 The overall plan is in conformance with:

i. The applicable Comprehensive Plan(s); and

The proposal 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 one 5-acre lot while providing housing within Elmore County.

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 for additional housing on one 5-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.

ii. The future acquisition maps; and

The proposed parcels are not located in an Area of City Impact and would not be annexed in the near future.

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

The proposed parcels are not located in an Area of City Impact and would not have any Impact Ordinances apply to them.

iv. Other pertinent Ordinances as applicable.

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 potential conditions of approval, complies with the foregoing requirements. Subject to evidence being presented at the public hearing that would change Staff's analysis above, Staff recommends **approval** of Preliminary Plat PP-2025-09 for a 2-lot subdivision in the agriculture (AG) zone.

Should the Commission consider approving this Application, staff would recommend the following conditions of approval be included:

PROPOSED CONDITIONS OF APPROVAL

1. The Applicant will receive a valid CUP with conditions prior to the approval of the Preliminary Plat.
2. Preliminary Plat approval shall be limited to one (1) year, in which the applicant shall apply for a Final Plat. If the final plat is not recorded at that time, then the Applicant will be required to reapply for the Conditional Use Permit and Preliminary-Plat application.
3. Prior to applying for a Preliminary Plat, the Applicant shall receive approval from the Mountain Home Rural Fire District for acceptable fire access to the proposed lots and other improvements necessary for fire protection and suppression.
4. The Applicant shall develop a Private Road/Driveway for ingress and egress from the Site and the Private Road/Driveway shall comply with Title 10 Chapter 5 ("Public and Private Roads").
 - a. Applications for Private Roads and Driveways must be submitted to the Land Use Building Department prior to the Preliminary Plat approval.
 - b. All private roads and driveways shall be in a 30' roadway easement.
5. The driveway width to the proposed lot will be 20' wide.
 - a. If the Applicant intends to share the currently existing driveway on the neighboring parcel, as indicated in the submitted Preliminary Plat, the Applicant will notify the Department as a legally recorded road maintenance agreement has been provided.
6. The Applicant shall provide an engineering report and test holes data to Central District Health and determine well and septic location, limited to one (1) year.
7. Each lot will construct a turnaround for emergency service vehicles prior to the issuance of any building permits.
 - a. The Applicant will indicate to the Department the general location of the proposed dwelling in relation to an existing fire turnout, as indicated in the Preliminary Plat, and will work with the Department on adjusting said turnout if necessary.

8. 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.
9. The Applicant shall obtain any applicable permits for any structures and/or other permittable projects on the property to include any required state permits and a sign building permit.
10. The Applicant shall ensure all property taxes are kept current.
11. The Applicant shall construct, maintain, and operate the project site in compliance with all federal, state, and local regulations at all times.
12. Failure to comply with any of the above conditions of approval may result in the revocation of the Preliminary Plat.

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