



Elmore County Land Use and Building Department

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****Supplemental Staff Report to the Planning and Zoning Commission*** **Hearing Date July 15, 2025**

Meeting/Hearing Date: July 15, 2025

Date Supplemental Report Compiled: 07-14-2025

Agenda Item: Appeal of Elmore County Land Use and Building Department
Administrative Decision for Boundary Line Adjustment Application (BLA-2025-04)

Applicant: Eric Howard

Case Number: BLA 2025-04

Staff: Rafael Sanchez, Contract Planner

Location/Site: Section 22, Township 5 South, Range 10E, B.M., Idaho

Zoning: Agricultural (AG)

Parcel Numbers: RP05S10E226025: 19.97 Acres
RP05S10E226400: 48.19 Acres

SUMMARY:

*This Supplemental Staff Report provides the necessary amendments to the Analysis and Basis of Denial and Appeal sections submitted to the Planning and Zoning Commission as part of the Staff Report dated July 7, 2025. These changes are made as a result of:

- 1) Staff's review of the submitted Staff Report in which the County Engineer identified a misinterpretation of Section 10-4-4(E) the Elmore County Zoning and Development Ordinance.

*This Supplemental Staff Report amends and supplements that Staff Report dated July 7, 2025. All information and exhibits not otherwise amended or supplemented herein this Supplemental Staff Report remain unchanged and continue to be the recommendation of Staff.

SUPPLEMENTAL INFORMATION:

(~~red strikethrough~~ means removed text and red underlined means added text)

Analysis and Basis for Denial

Item #3 is amended as follows:

3. ~~Finding #6 cannot be made. As per section 10-4-4 (E) of the Ordinance “the property boundary adjustment shall not constitute a relocation of property. For the purpose of this chapter, the “relocation of a property” shall be defined as relocating any property line greater than sixty (60%) percent of the properties’ width or length, whichever is less restrictive as recorded or documented prior to the property line adjustment”. The line adjustment proposes to adjust the southern boundary line of Parcel RP05S10E226025. The existing southern boundary measures at 1339.40 feet, using this figure as the width of the property, the calculated 60% allowed for a boundary adjustment is 803.64 feet. The boundary adjustment proposes a boundary line relocation of the southern property line. The BLA application proposes 870 feet of the existing boundary line be relocated as per documentation provided by the applicant (see exhibit 4). Because the proposed 870 foot adjustment exceeds the 60% boundary line relocation limit this proposal constitutes a relocation of property, and as such Finding #6 cannot be made. See Figure A below for calculation.~~

FIGURE A:

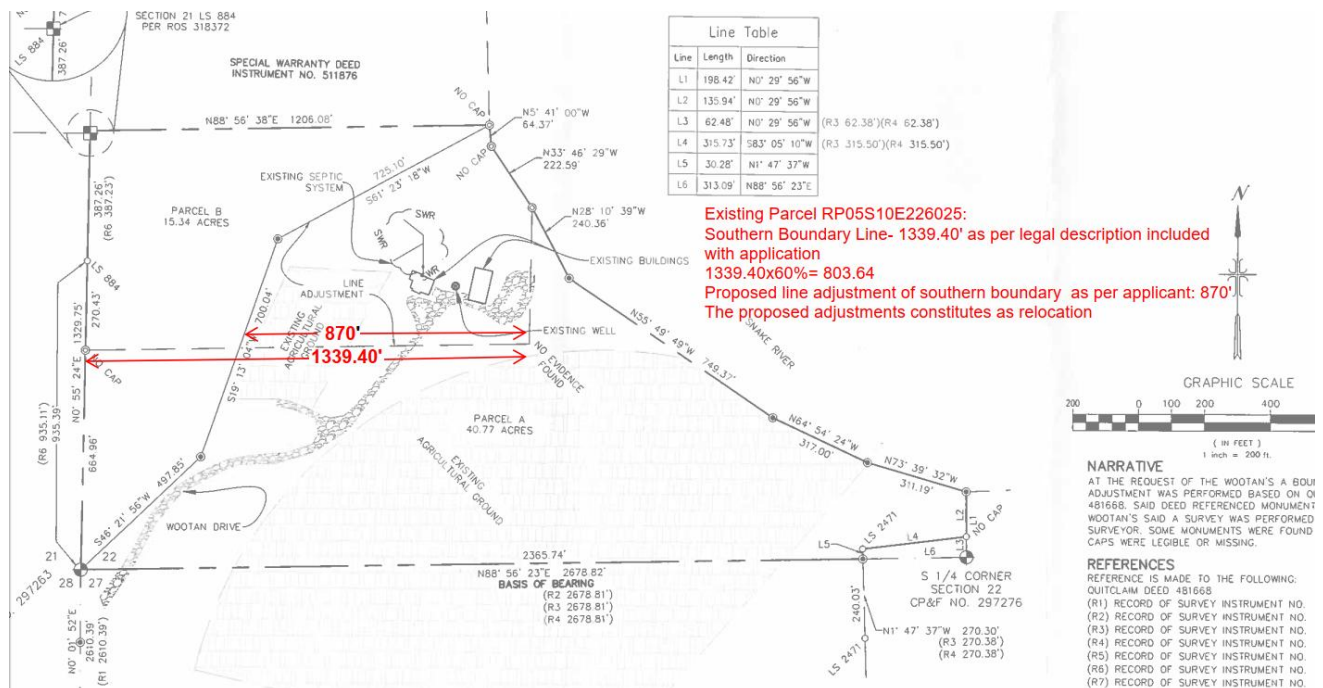


Figure A shall be removed from the record.

APPEAL

Item #3 is amended as follows:

3. Appellant Argument #3- The application of 10-4-4(E) has been applied in an arbitrary manner with no clear definition on how this ordinance is to be interpreted. An example of how I have interpreted this ordinance is attached. Appellant's example is included in Figure B below.

- ~~• Staff Response: Appellants own interpretation and example offer evidence for why the width of the parcel would be in compliance, however the example that the Appellant has provided does not offer the correct measurement for the width of existing Parcel RP05S10E226025. As shown in Figure A above, when calculating the 60% line adjustment limit using the width of Parcel RP05S10E226025, the proposed southern boundary relocation of Parcel RP05S10E226025 exceeds the 60% line adjustment limit.~~
- Staff Response: After review from the County Engineer and County Surveyor, Staff finds that Section 10-4-4(E) of the Ordinance was misinterpreted and incorrectly applied as it pertains to this project.