

**TITLE 11
ELMORE COUNTY AREA OF CITY IMPACT
ZONING AND DEVELOPMENT ORDINANCE**

CHAPTER 1 - ELMORE COUNTY/CITY OF MOUNTAIN HOME AREA OF CITY IMPACT

Sections:

- 11-1-1: City of Mountain Home Area of City Impact**
- 11-1-2: Statement of Purpose**
- 11-1-3: Consideration**
- 11-1-4: Ordinances and Comprehensive Planning Provisions Governing the Area of City Impact**
- 11-1-5: Procedures for Joint Review and Timeline for Actions**
- 11-1-6: Modification of Area of City Impact Requirements**
- 11-1-7: Enforcement**
- 11-1-8: Repeal of Conflicting Ordinances**
- 11-1-9: Effective Date**
- 11-1-10: Map of Area of City Impact**

Section 11-1-1 – City of Mountain Home Area of City Impact Boundary:

A. Mountain Home City Area of City Impact Boundary Map:

1. The Mountain Home Area of City Impact (herein this Title 1, referred to as “Area of City Impact”) is the area designated on the Mountain Home Area of City Impact Boundary Map, hereby fully incorporated by reference, copies of which are available for inspection at the Land Use and Building department and are provided by link at the end of this Chapter.
2. The Area of City Impact map was updated and adopted as follows:
 - a. Ordinance No. 2010-01, December 1, 2010.
 - b. Ordinance No. 2018-03, May 18, 2018.
 - c. Ordinance No. 2025-02, December 19, 2025.

Section 11-1-2 – Statement of Purpose:

The purpose of this section is to adopt, identify, and describe the geographical area of city impact for the city of Mountain Home, Idaho, and establish a map of such area. The area of impact, or urban fringe area is realizing, or will realize, development pressure that must be planned for in an orderly manner. Idaho Code § 67-6526 requires that counties establish areas of city impact within their geographical boundaries, as well as the regulations to be effective within the area of city impact.

It is the goal of the City of Mountain Home and Elmore County to coordinate on growth and development within the Mountain Home Area of City Impact and whereby the City of Mountain Home can be an active participant in the approval process due to the significant impact that development in the Area of City Impact will ultimately have on the City of Mountain Home.

Section 11-1-3 – Consideration:

The following factors, as established by Idaho Code 67-6526(4)(a) were considered by the Elmore County Planning and Zoning Commissions and governing bodies of the City of Mountain Home and Elmore County in establishing the Area of City Impact.

- A. Anticipated commercial and residential growth; and
- B. Geographic factors; and
- C. Transportation infrastructure and systems, including connectivity;
- D. Areas where municipal or public sewer and water are expected to be provided within five years; and
- E. Other service area boundaries.
- F. Further considerations include:
 - 1. Most efficient use of utilities;
 - 2. Best possible land use and growth patterns;
 - 3. Protect the environment, particularly ground water quality;
 - 4. Limit conflicts with airport, transportation corridors, wastewater disposal facilities, flood plain, and old landfill properties;
 - 5. Promote infill development and urban renewal;
 - 6. Preserve areas for industrial and commercial development with highway, rail, and airport access;
 - 7. Address geographic factors and topographical features which influence the direction of development, i.e., soil suitability and topography suitable for development of streets and extension of public services;
 - 8. Account for man-made barriers which may influence the direction of development, the limited access to development, or the type of development, i.e., railroad tracks, Interstate 84, and the municipal airport;

9. Protect the Mountain Home Air Force Base from future encroachment issues.

Pursuant to Idaho Code 67-6526(4)(a), the Area of City Impact shall not exceed the areas that are very likely to be annexed to the City of Mountain Home within the next five (5) years. Except as otherwise provided, the area of impact shall not extend more than two (2) miles from existing city limits.

The Area of City Impact boundary shall not divide county recognized parcels of land. If only a portion of a recognized parcel falls within the two (2) mile limit, then the boundary may extend beyond the (2) miles on that parcel so that it encompasses the entire parcel.

Section 11-1-4 – Ordinances and Comprehensive Planning Provisions Governing the Area of City Impact:

The Area of City Impact defined by the boundaries established in Area of City Impact Map.

- A. **COMPREHENSIVE PLAN.** Within the Area of City Impact all zoning, subdivision review, consideration of permits, and regulation of development shall be evaluated in accordance with the Comprehensive Plan of Elmore County, which is hereby adopted as the Comprehensive Planning document which shall govern the designated Area of City Impact. Elmore County may choose to adopt a comprehensive plan and zoning and subdivision ordinance specific to the Area of City Impact.
- B. **ZONING.** The Zoning Ordinances of Elmore County applying the zoning requirements in effect at the time of adoption of this Ordinance, or as subsequently modified in accordance with this ordinance, shall govern land use within the Area of City Impact.
- C. **SUBDIVISION REQUIREMENTS.** The subdivision of land within the Area of City Impact shall occur only in conformance with the Elmore County subdivision ordinance deemed applicable at the time of the subdivision application. The City of Mountain Home will be consulted on all subdivision applications.
- D. **CHANGES OF ZONING, CONDITIONAL USE PERMITS, VARIANCES, PLANNED UNIT DEVELOPMENTS, AND OTHER PERMITS.** Within the designated Area of City Impact, jurisdiction for issuance of any Changes of Zoning, Special Use (Conditional Use) Permits, Variances, Planned Unit Developments, or any other land use permits or authorizations, shall be vested in Elmore County. Elmore County shall notify the City of Mountain Home of all meetings, work sessions and any other activities concerning these types of applications other than building permits. City of Mountain Home representatives will be active participants in the process.

For PUD and PUD (D) applications, the City of Mountain Home will participate in all meetings and project reviews for these applications that are within the Area of City Impact. The ordinance requirements and the development standards for these applications will be those set forth in the Elmore County Zoning Ordinance. Given the proximity to City services and infrastructure, both the City of Mountain Home and Elmore County will review the applications to ensure the best possible infrastructure connections (if possible) are made.

- E. SPECIAL AREAS. In addition to the foregoing provisions, any request for permission to build or develop in the area of influence of the Mountain Home Waste Water Treatment Plant, the Mountain Home Municipal Airport, and within six hundred (600') feet of City water towers/tanks, said areas being designated upon those sections of the Elmore County Zoning Map, or any request to construct structures or develop other land uses in the designated Special Areas shall be referred to the City of Mountain Home for review and comment at least thirty (30) days prior to the issuance of any permit or development authorization. Notwithstanding any provisions of the Elmore County Zoning Ordinance or Subdivision Ordinance to the contrary, no construction, development, or establishment of any use which would impair the usefulness, or materially harm the operating environment, of the Mountain Home Waste Water Treatment Plant or the Mountain Home Municipal Airport shall hereafter be permitted.

In the event that a residence is developed within six hundred (600') feet of the City of Mountain Home's Waste Water Treatment Plant a note shall be placed on the deed for disclosure of the property's proximity and potential effects this facility may have on the property.

In the event that a residence is developed within the airport overlay zone a note shall be placed on the deed for disclosure of the property's proximity and potential effects this facility may have on the property.

- F. MOUNTAIN HOME AQUIFER COMMUNITY DEVELOPMENT OVERLAY ZONE. The Area of City Impact is reliant upon the Mountain Home Aquifer Community Development Overlay (CDO) and the requirements included in the Elmore County Zoning Ordinance. Any applications within this overlay zone will abide by the applicable requirements.

- G. SHARED PROTECTION OF SURFACE WATERS. To further the effectiveness of the this Area of City Impact Ordinance, the City of Mountain Home will review surface water proposals for land uses and developments within the City, and to which the City Subdivision Ordinance is applicable, to require that surface water not be allowed to infiltrate irrigation facilities which cross the city and/or Area City of Impact, unless design work is implemented to prevent adverse effects upon the quality of irrigation waters.

- H. SHARED ANALYSIS OF TRAFFIC AND OTHER PUBLIC SERVICE IMPACTS. To further the effectiveness of the Area of City Impact Ordinance, the City of Mountain Home and the Mountain Home Highway District plus Elmore County, will review all land development proposals and change of land use projects to determine impacts to road capacity and traffic service. All other applicable public services will also be included in this shared impact analysis. The object of this shared impact analysis is to make sure those roadways, and other public services have sufficient capacity to handle growth and development.
- I. FEES. A fee schedule for development within the Area of City Impact may include, among other things, reimbursement for City of Mountain Home staff time for the review of proposed county applications.

Section 11-1-5 – Procedures for Joint Review and Timeline for Actions:

Upon receipt of any development request, permit application, change of zoning, or discretionary action provided or submitted to Elmore County for development action within the Area of City Impact, Elmore County shall include the City of Mountain Home in all pre-application and development meetings. City of Mountain Home and Elmore County will each verify that applications are complete prior to acceptance.

The City of Mountain Home will then have an opportunity to review, comment, and provide a recommendation or opinion on the proposal to Elmore County. If the City of Mountain Home chooses to submit comments or recommendations to Elmore County, then the City must do so in writing on city letterhead, and mail the comments to Elmore County so that Elmore County will receive the correspondence at least seven (7) days prior to the scheduled Elmore County hearing or meeting date on the proposed project or application.

All official communication pertaining to a development proposal within Area of City Impact between Elmore County and the City of Mountain Home shall be in writing. If the City chooses not to provide written comment on a particular proposal, then the County will consider the absence of written comment(s) from the City of Mountain Home as “No comment(s) from the City of Mountain Home” and this wording will be entered into the official public record for the affected project.

The purpose of this guideline is to establish a formal, interagency working procedure between Elmore County and the City of Mountain Home so citizens of Elmore County and the City of Mountain Home can be assured of an efficient public involvement process and meeting schedules.

Section 11-1-6 – Modification of Area of City Impact and Requirements:

The boundaries of the Area of City Impact shall be reviewed by Elmore County and the City of Mountain Home at least every five (5) years to determine if modifications are needed or to confirm existing boundaries and may pursue modification of an established

area of impact more frequently than every five (5) years. Requirements established by this Ordinance may be modified by Elmore County upon request by the City of Mountain Home or by its own initiative. No modification of the Area of City Impact Ordinance shall be effective unless or until the specific procedures required by this Ordinance and Idaho Code have been completed. The City of Mountain Home agrees to notify the County as soon as an application is received whereby the applicant is requesting to annex property inside of the Area of City Impact.

Section 11-1-7 – Enforcement:

The provisions of this Ordinance may be enforced by either Elmore County or the City of Mountain Home through legal action initiated to require specific performance with the terms of this Ordinance or other appropriate legal actions. Violation of this Ordinance shall be punishable by the penalties authorized to be imposed upon those found guilty of a misdemeanor, including the authorized fine, imprisonment, or both. Violators may also be subject to civil legal action intended to compel compliance with the provisions of this Ordinance.

Section 11-1-8 – Repeal of Conflicting Ordinances:

All ordinances in conflict herewith are hereby repealed.

Section 11-1-9 – Effective Date:

This Ordinance shall take effect and be in force after its passage, approval and publication as required by law. In lieu of publication of the entire Ordinance, a summary thereof in compliance with Idaho Code § 31-715A may be published.

Effective Date: Adopted December 1, 2010; Amended May 18, 2018; Amended December 19, 2025

Section 11-1-10 – Area of Impact Map:

<https://elmorecounty.org/wp-content/uploads/MH-AOI-Comp-Plan-Map.pdf>