



Elmore County 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

STAFF REPORT PLANNING AND ZONING COMMISSION

Application: Variance VAR-2026-03

Hearing: February 26, 2026, at 7:00PM

James Roddin
Director

David Abrahamson,
Planner I

Andrew Meek
Planner II

Johnny Hernandez
Building Official

Colton Janousek,
Building Inspector

Joshua Proffit
Building Inspector

Matt Gochnour,
Code Enforcement

Sandra Nuner
Permit Technician

Elizabeth Elliott
Administrative Assistant

Date Report Compiled: February 20, 2026

Agenda Item: Variance to keep the width of SW Lone Wolf Ln to 20' instead of 26', which requires a variance from the Zoning Ordinance Section 10-5-4 (C)(5).

Applicant: JayDee McCown

Case Number: VAR-2026-03

Associated Case: CUP-2025-24 & PP-2025-08

County Staff:

Andrew Meek, Planner II

James Roddin, Director

Angie Michaels, County Contract Engineer

Parcel Number: RP04S06E145500

Acres: 20

Zoning District: General Agriculture (AG)

REQUEST:

JayDee McCown ("Applicant") has submitted a variance application ("Application") to the Land Use and Building Department ("Department") to request the width of SW Lone Wolf Ln to remain at 20', instead of the 26' as required at Section 10-5-4 (C)(5) of the Zoning Ordinance on (Parcel Number: RP04S06E145500) ("Site").

BACKGROUND:

Applicant applied for a Variance to keep the width of SW Lone Wolf Ln at 20' width, due to the nature of the easement and public utilities. Zoning Ordinance Section 10-5-4 (C) (5) states that all roadways shall have a minimum width of 26'.

The Applicant is looking to have the ability to keep the roadway width of SW Lone Wolf Ln as is. The Applicant is not physically able to expand the width of the Lane due to utilities on the North and the easement running along other property lines to the South, thus making it not possible to expand. This Variance application came about because of the associated cases of CUP-2025-24 & PP-2025-08. Due to the number of current and proposed parcels on SW Lone Wolf Ln, the Applicant needed to have a road width of 26' to meet the standards of the Zoning Ordinance. The vicinity map (Exhibit 1) reflects the Site and location.

The following Pre-application activities have taken place in preparation of the proposal:

- The Applicant, according to the Conditions of Approval for PP-2025-08, was informed of their need to apply for a Variance and worked with Staff during the Preliminary Plat application to compile information for a Variance.
- Following approval of PP-2025-08, the Applicant held a neighborhood meeting per §7-3-3 on December 9, 2025 after having sent the letters out on November 20, 2025 (Exhibit 2).
- The Application, after following the requirements for Title 7, Chapter 3, was submitted on December 29, 2025 (Exhibit 3).

An official letter with a set date for the Elmore County Planning and Zoning Commission ("Commission") hearing was sent to the Applicant on January 23, 2026 (Exhibit 4). Agency notifications were sent out per Zoning Ordinance §7-3-4 on February 16, 2026 as well as the notification letters for the neighboring property owners per Zoning Ordinance §7-3-5 (C) were sent out on February 13, 2026 (Exhibit 5). Legal Notice in the local newspaper was published on February 11, 2026, per Zoning Ordinance §7-3-5 (A) (Exhibit 6). The site posting was placed on the property per Zoning Ordinance §7-3-5 (B) on February 18, 2026 (Exhibit 7).

As required in Section 7-3-13(A)3, the Commission and Board of County Commissioners ("Board") both will need to conduct public hearings for a Variance where the Commission makes a recommendation to the Board and the Board makes the final decision on the Variance.

DOCUMENTS IN THE RECORD:

The document and exhibits referenced in the VAR-2026-03 record are numbered sequentially as they become available. This staff report references the following portions of the VAR-2026-03 record, which are included as Exhibits:

1. Vicinity Map
2. Neighborhood Meeting
3. Application
4. Acceptance Letters
5. Property Owner & Agency notification
6. Newspaper publication
7. Site Posting
8. Agency responses

APPLICABLE STATE AND LOCAL REGULATIONS:

VAR-2026-03 shall comply with Idaho Code § 67-6516 and the Elmore County Zoning Ordinance § 7-3-13.

REQUIRED FINDINGS RELATED TO IDAHO CODE § 67-6516:

In order to grant a variance, the Board of County Commissioners shall comply with Idaho Code § 67-6516, which states that: “A variance is a modification of the bulk and placement requirements of the ordinance as to lot size, lot coverage, width, depth, front yard, side yard, rear yard, setbacks, parking space, height of buildings, or other ordinance provision affecting the size or shape of a structure or the placement of the structure upon lots, or the size of lots. A variance shall not be considered a right or special privilege, but may be granted to an applicant only upon a showing of undue hardship because of characteristics of the site and that the variance is not in conflict with the public interest”.

As discussed in the Required Findings for the Zoning Ordinance below, the Applicant has been able to justify undue hardship due to characteristics of the Site and as a result, the Variance will not result in granting the Applicant a right or special privilege that is not otherwise allowed in the base zone.

REQUIRED FINDINGS RELATED TO ZONING ORDINANCE 7-3-13:

In order to grant a variance, the Board of County Commissioners shall make the following findings:

- 1. The variance shall not grant a right or special privilege that is not otherwise allowed in the base zone; and**

Staff Response:

The Zoning Ordinance carries stipulations about the properties of roads, in particular § 10-5-4. The Applicant’s private road, SW Lone Wolf Ln, meets all other requirements of the Zoning Ordinance, with the exception of the 26’ width requirement. That being said, in this area there are a number of other private roads that do not meet the requirements of the Zoning Ordinance that have been allowed to remain without improvements. The Applicant, along with the associated cases with this Variance, intends to make all the necessary improvements to the road that is physically allowed and thus the granting of the Variance would not invoke a special privilege.

- 2. The variance relieves an undue hardship due to characteristics of the site; and**

Staff Response:

The Zoning Ordinance § 10-5-4 (C)(5) details the requirements for the minimum width of any private road, which is 26’. Due to the nature of SW Lone Wolf Ln, it is not possible for the Applicant to expand the road. The Preliminary Plat provided during the hearing for PP-2025-08 shows that the easement for the Lane runs along the southerly edge of neighboring properties. The northerly edge of the easement has public utilities running

through it, and Idaho Power has indicated that the Applicant would have to pay for the moving of the power poles and any other utilities attached to it. This makes it to where the Applicant cannot physically expand and thus the Variance relieve undue hardship as it is not possible for the Applicant to build any further.

3. The variance shall not be detrimental to the public health, safety, and welfare.

Staff Response:

The proposed variance would not be detrimental to public health, safety, and welfare. If approved, the building permit will be subject to the Zoning Ordinance regulations and review by Central District Health along with the County Engineer and Building Official staff.

STAFF RECOMMENDATION:

On the basis of the Application, record, and staff analysis above, the Planning and Zoning Commission recommends **APPROVAL** of VAR-2026-03 to the Board of County Commissioners from the Zoning Ordinance § 7-2-35 to allow the width to stay the same on Parcel RP04S06E145500.

PROPOSED CONDITIONS OF APPROVAL

1. Variance (VAR-2026-03) shall be granted to JayDee McCown to maintain and keep the width of SW Lone Wolf Ln at 20' on RP04S06E145500.
2. The Variance shall comply with standards set forth in Elmore County Zoning Ordinance § 7-3-13.
3. The Variance shall comply with Idaho Code § 67-6516.
4. The applicant shall keep the property up to date with all taxes related to the uses of the property.
5. The applicant shall obtain any applicable permits for any structures and/or other permissible projects on the property to include any required state permits and a signed building permit.
6. Failure to comply with any of the above conditions of approval may result in the revocation of the approval.