



Land Use and Building Department

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Continuation Staff Report **Planning and Zoning Commission** **PUBLIC HEARING STAFF REPORT**

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

Continued Hearing Date: June 18, 2026

Continuation Report Compiled: June 12, 2026

Agenda Item: Continuation of Zoning Ordinance Amendment to include updated provisions necessary for implementing the updated Comprehensive Plan

Applicant: Elmore County, Idaho

Case Numbers: ZOA-2026-01

Associated Cases: CPA-2026-01

County Staff: James Roddin, Director
Mitra Mehta-Cooper, Consulting Planner

Zoning Designation: All

Parcel Number: Countywide

Property Size: Countywide

EXECUTIVE SUMMARY:

The Elmore County Planning and Zoning Commission ("Commission") directed the Land Use and Building Department ("Department") on February 12, 2026, to initiate a Zoning Ordinance Text and Map Amendment to ensure that the County is seamlessly able to start implementation of the newly developed Envision Elmore County Comprehensive Plan ("Comprehensive Plan") on day-one of its adoption. After scoping the work-effort of ZOA-2026-01 with the Commission, Staff requested the Elmore County Board of County Commissioners ("Board") initiate the map and text amendments in compliance with Sections 7-3-14(C) and 7-3-15(A)1 of the Zoning and Development Ordinance (the

Zoning Ordinance") on June 5, 2026. ZOA-2026-01 proposes to amend the Zoning Ordinance and Zoning Map in the following manner:

- a. Ensure that land use designation and overlays of the Comprehensive Plan are implemented through base zoning districts and overlay zoning districts of the Zoning Ordinance at Title 7, Chapter 2;
 - b. Update Tables in Title 7, Chapter 2, to implement Comprehensive Plan goals, objectives, and policies; and
 - c. Add definitions at Title 7, Chapter 1 for specific uses that are listed in Chapter 2 or new uses that are being proposed in the County; and
 - d. Amend or add specific use standards at Title 7, Chapter 2 and their review thresholds in various zoning districts in Table 7-2-26(B) that are new or commonly proposed in the County.
2. A Zoning Ordinance Map Amendment to amend base and overlay Zoning District boundaries of the Zoning Map in compliance with the Future Land Use Map of the Envision Elmore County Comprehensive Plan for ease in its implementation at a parcel specific level.

At the June 18, 2026, continued hearing, Staff will work with the Commission in review of the Draft Chapters 1 (Exhibit 1) and 2 (Exhibit 2) of Title 7, of the Zoning Ordinance. The Commission will accept testimony, and Staff will ask each Commission member and County staff for suggested changes necessary to the Draft of Title 7, Chapters 1 and 2, prior to finalizing a public hearing draft of the Zoning Ordinance Text and Map Amendments associated with ZOA-2026-01.

STAFF RECOMMENDATION:

Staff recommends that the Commission continue the hearing for ZOA-2026-01 to a date certain of the regularly scheduled meeting of the Commission on July 23, 2026.

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