



Mountain Home, Idaho

Live Stream: <https://www.youtube.com/c/MountainHomeIdaho>

CALL MEETING TO ORDER & ESTABLISH A QUORUM (5:00 PM)

RECOGNIZING PERSONS IN THE AUDIENCE

CONFLICT OF INTEREST DECLARATION

CONSENT AGENDA

- Page 1 of 224

- 10) Approve Final Plat – Blue Yonder Subdivision 3
- 11) Approve Final Plat – Thunderbolt Landing 3
- 12) Approve insurance policy renewal with ICRMP Insurance for October 1, 2025, to September 30, 2026.
- 13) Approve worker's compensation and employer liability insurance policy renewal with State Insurance Fund for October 1, 2025, to September 30, 2026.
- 14) Approve the agreement with the Cottages Investors II, LLC to allow The Cottages of Mountain Home to use the Parks & Recreation building as a first location during an emergency and authorize the Mayor and City Clerk to sign.
- 15) Approve the agreement with the Cottages Investors II, LLC to allow The Cottages of Mountain Home to use the Discovery Building as a second location during an emergency and authorize the Mayor and City Clerk to sign.
- 16) Approve Resolution 20-2025R and authorize the Mayor to sign.
- 17) Approve Resolution 21-2025R and authorize the Mayor to sign.

OLD BUSINESS

- 1) Non-Action Item: Discussion on adopting a City ordinance and policies regarding TNR.

NEW BUSINESS

- 1) Items removed from the Consent Agenda
- 2) Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation and Finding of Facts to amend the "Turner House Depot" preliminary plat with conditions.
- 3) Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation and Finding of Facts to amend the entitled R-4 PUD "Turner House Depot" with conditions.
- 4) Approve the service agreement with Mountain Home Arts Council, Inc., and authorize the Mayor and City Clerk to sign
- 5) Approve the service agreement with Mountain Home Senior Citizens, Inc., and authorize the Mayor and City Clerk to sign.
- 6) Approve the service agreement with Mountain Home Historical Society, Inc., and authorize the Mayor and City Clerk to sign.
- 7) Approve the service agreement with Elmore County Domestic Violence Council, Inc., and authorize the Mayor and City Clerk to sign.
- 8) Approve the service agreement with Mountain Home Chamber of Commerce, Inc., for the Desert Mountain Visitor Center, and authorize the Mayor and City Clerk to sign.
- 9) Approve the service agreement with Treasure Valley Transit, Inc., and authorize the Mayor and City Clerk to sign.

ORDINANCE

- 1) Ordinance 1808- Amending Mountain Home Code Title 7, Chapter 3, Section 2.

FINAL COMMENTS

EXECUTIVE SESSION

- 1) Pursuant to Idaho Code Section 74-206(1)(f) –to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation or controversies not yet being litigated but imminently likely to be litigated.

ADJOURN

STAFF MEMO

- 1) Police Department staff report
- 2) Parks & Cemetery Departments Staff Report
- 3) City Admin staff reports



**MINUTES OF THE PLANNING AND ZONING COMMISSION REGULAR MEETING
CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO**

Live Stream Viewing:
<https://www.youtube.com/c/MountainHomeIdaho>

Tuesday, August 19th, 2025, at 5:30 PM

ESTABLISH A QUORUM

Chairperson Kristopher Wallaert noted a quorum present and called the June 17, 2025, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, William Roeder, Rob McCormick, Cristina Drake, and Kristopher Wallaert.

Staff members attending were Senior City Planner Brenda Ellis, City Planner Nicole Coffey. Legal Counsel Geoff Schroeder

MINUTES

*June 17, 2025

Commission Member Cristina Drake made a motion to approve the June 17th, 2025, minutes. Commission Member Rob McCormick seconded the motion. All in favor; aye. The motion passed by a unanimous vote.

RECOGNIZING PERSONS NOT ON THE AGENDA

*None

CONFLICT OF INTEREST DECLARATION

* Does any Commissioner, Commissioner's employer, or Commissioner's family member have an economic interest in any matter on the agenda? (Idaho Code 67-6506) - None

* Have any Commissioners received communications or engaged in discussions regarding matters on this agenda outside of this meeting? – *None

PUBLIC HEARING AND ACTION

*** Action Item – Annex and Zone R-4 – Open Door Rentals/Endurance Holdings**

A request by Bonnie Layton of NV5 on behalf of Open Door Rentals, LLC. /Endurance Holdings, LLC, to annex and zone to R-4 a forty (40) +/- acre parcel of land, and all of that portion of Smith Road that fronts this parcel. The parcel is located North of and adjacent to Smith Road, East of and adjacent to Autumn Road, and West of SW Rolling Hills Avenue, Mountain Home, ID. (RP03S06E356610) (PZ-25-11)

Public Hearing Opened

Public Hearing Closed

* Bonnie Layton of NV5 came forward to speak about the Annex and Zone R-4. This parcel would be part of a larger project. The Southern portion of the project.

Commission Member Rob McCormick motioned to approve the annexation of Open Door Rentals PZ-25-11. Commission Member William Roeder seconded the motion. The vote goes as follows: Commission Member McCormick; aye, Commission Member Roeder; aye, Commission Member Drake; aye, and Chairman Wallaert; aye. The motion passed by a unanimous vote.

***Action Item – Rezone to R-4 Planned Unit Development – Blue Yonder West Subdivision - Open Door Rentals/Endurance Holdings**

A request by Bonnie Layton of NV5 on behalf of Open Door Rentals, LLC. /Endurance Holdings, LLC. To rezone to R-4 Planned Unit Development for the Blue Yonder West Subdivision. The development will consist of a total of three-hundred and ninety-eight (398) lots and will provide for a mix of lot sizes ranging from thirty-four (34) to ninety-two (92) feet in width., providing a total of three-hundred and seventy-six (376) dwelling units. The development will consist of 11.45 acres of common area open space, designed, and landscaped with drought tolerant plantings, a large park, several micro pathways, as well as a variety of pocket parks, playground and tot lot areas and sport court. The applicant is seeking deviations from the bulk and coverage standards, The parcels comprising this development are located North of and adjacent to Smith Road, East of and adjacent to Autumn Road, West and South of SW Rolling Hills Avenue, and West of Edward Street. (RPA3S06E354855 and RP03S06E356610) (PZ-25-10)

Bonnie Layton with NV5 spoke regarding the Blue Yonder West Project. The roadways, water and sewer lines. They are asking for a Planned Unit Development which would help lower the setbacks that are required.

Public Hearing Opened

Sandra spoke regarding concerns about this project. Currently there was a fire that started behind her house, and they used hoses to help put the fire out until the fire department could arrive. The water pressure was very low. The concern is that with more houses being built the lower the water pressure could be. The other concern is the infrastructure.

Brendan McCarthy spoke about his concerns about Smith Rd and the developments coming in on that side of town. This means more cars on the road. Growth should be contributing to the factors. Brendan has been working with ITD speaking about Smith Rd and possibly putting a light at the intersection of Smith Rd and HWY 51. The area is in the county.

Public Hearing Closed

Bonnie Layton with NV5 came up to address the concerns the citizens have. The last traffic counts were July 2024 and showed normal traffic counts. Regarding Smith and HWY 51 ITD is asking that the developer put in a right lane turn lane to help with traffic.

Chris Curtis the City of Mountain Home Public Works Director was asked to speak regarding impact fees and all the concerns with the roads specifically S 5th W and the amount of traffic and if there will be any kind of change or upgrade. Regarding Smith Rd it was removed a from the CIP a while ago because the Rd was party of the county and the city can not collect impact fees on county roads. The road does get annexed in as the development builds. The sewer lagoons are doing amazing. The levels are low and with the manhole linings have helped keep the levels lower.

Regarding the water pressure in the area, Public Works do get a lot of calls for that area and they have check and check the pressure and it does register between 60 – 80 PSI which is where it should be for the main lines which is where the city is responsible for. From the meter to the house is what the homeowner is responsible for and that is where homeowners could be losing their water pressure.

There was a letter written by Gerald Hann who owns property close to the Blue Yonder development. He wrote a letter regarding Autum Rd. Which Autum Rd does about up to Blue Yonder and Mr. Hann's property. Autum Rd is not owned by the city or the county. Autumn Rd is owned by all the property owners that live on it. Mr. Hann believes that Autum Rd would help decrease the traffic off of Smith Rd and would like the city and county to keep this road in mind and possibly take ownership in the future.

Legal Counsel Geoff Schroder spoke regarding Autum Rd and the deed. This road is private road and for the benefit of the property owners. IT is not a through road. The only way the city could take over the road would be if all the property owners on Autum Rd would have to annex into the city. The property owners have the right to excluded people from using that road.

Commission Member Rob McCormick motioned to approve PZ-25-10 the rezone to R-4 PUD for Blue Yonder Subdivision as written and to comply with the Keller review in development plans. Commission Member Cristina Drake seconded the motion. The vote goes as follows: Commission Member Drake; aye, Commission Member Roeder; aye, Commission Member McCormick; aye, and Chairman Wallaert; aye. The motion passed by a unanimous vote.

***Action Item – Preliminary Plat – Blue Yonder West Subdivision - Open Door Rentals/Endurance Holdings**

A request by Bonnie Layton of NV5 on behalf of Open Door Rentals, LLC. /Endurance Holdings, LLC. for the approval of a preliminary plat for the Blue Yonder West Subdivision. The development will consist of a total of three-hundred and ninety-eight (398) lots and will provide for a mix of lot sizes ranging from thirty-four (34) to ninety-two (92) feet in width., providing a total of three-hundred and seventy-six (376) dwelling units. The development will consist of 11.45 acres of common area open space, designed, and landscaped with drought tolerant plantings, a large park, several micro pathways, as well as a variety of pocket parks, playground and tot lot areas and sport court. The applicant is seeking deviations from the bulk and coverage standards, The parcels comprising this development are located North of and adjacent to Smith Road, East of and adjacent to Autumn Road, West and South of SW Rolling Hills Avenue, and West of Edward Street. (RPA3S06E354855 and RP03S06E356610) (PZ-25-12)

Public Hearing Opened

Brendan McCarthy spoke regarding he spoke with the Mountain Home Highway district and ITD and he believes that we can still get things done and that we need to have both the entities come in and everyone could work together. Why can't we get the experts to come in and give the correct information and that we have a lot of excuses which could be avoided.

Public Hearing Closed

Bonnie Layton with NV5 came up to speak on the report that ITD gave them regarding the Blue Yonder West development. ITD gave the recommendation to but in the south bound turn lane and the requirements. Both the Highway district and ITD were sent notices about the development.

Commission Member William Roeder motioned to approve the preliminary plat for Blue Yonder Subdivision for Open Door Rentals PZ-25-12. Commission Member Rob McCormick seconded the motion. The vote goes as follows: Commission Member Roeder; aye, Commission Member McCormick; aye, Commission Member Drake; aye, and Chairman Wallaert; aye. The motion passed by a unanimous vote.

***Action Item – Amend R-4 Planned Unit Development – Turner House Depot – Ginn Group**

A request to amend the previously approved Planned Unit Development (PUD) (PZ-21-27) of Tuner House Depot requested by Ginn Group, LLC. The amended plan results in a total of 287 residential units, the original submittal consisted of 288 units, this is a decrease of 1 unit from the original plan. The

amended Turner House Depot will consist of approximately two-hundred and thirty-seven (237) detached single-family homes (an increase of two (2) units from the original approved plan), fifty (50) two-story primarily attached townhomes (an increase of seventeen units from the original approved plan), This development will contain a mix of one- and two-story units and a mix of two- and three- bedroom units. There will be one (1) commercial lot of approximately 10,000 square feet to accommodate a building of roughly 3,200 square feet, this commercial lot will replace the previously approved twenty-two (22) two-story live-work style townhomes as the commercial component. There will be a one-story community building, a common open space with playground, sports courts, dog park, walking paths, and other enhanced green space. In addition, the community building, and main community open space has been relocated to a central location within the community and will be owned and maintained by an HOA. This development is located on the west side of Elmcrest Street and South of NW Marathon Way. (RPA3S06E277205 and Turner House Depot final plat phase 1) (New PUD Application Number PZ-24-31).

Ginn Group gave a little background regarding Turner House Depot and what change they did make. They are adding one commercial pad so a commercial unit could go in there.

Public Hearing Opened

Public Hearing Closed

Commission Member William Roeder motioned to approve the amendment for Turner House Depot R-4 PUD PZ-24-31. Commission Member Cristina Drake seconded the motion. The vote goes as follows: Commission Member McCormick; aye, Commission Member Roeder; aye, Commission Member Drake; aye, and Chairman Wallaert; aye. The motion passed by a unanimous vote.

***Action Item – Amend Preliminary Plat – Turner House Depot – Gin Group**

A request to amend the previously approved Preliminary Plat (PPLAT) (PZ-21-28) of Tuner House Depot requested by Ginn Group, LLC. The amended plan results in a total of 287 residential units, the original submittal consisted of 288 units, this is a decrease of 1 unit from the original plan. The amended Turner House Depot will consist of approximately two-hundred and thirty-seven (237) detached single-family homes (an increase of two (2) units from the original approved plan), fifty (50) two-story primarily attached townhomes (an increase of seventeen units from the original approved plan), This development will contain a mix of one- and two-story units and a mix of two- and three- bedroom units. There will be one (1) commercial lot of approximately 10,000 square feet to accommodate a building of roughly 3,200 square feet, this commercial lot will replace the previously approved twenty-two (22) two-story live-work style townhomes as the commercial component. There will be a one-story community building, a common open space with playground, sports courts, dog park, walking paths, and other enhanced green space. In addition, the community building, and main community open space has been relocated to a central location within the community and will be owned and maintained by an HOA. This development is located on the west side of Elmcrest Street and South of NW Marathon Way. (RPA3S06E277205 and Turner House Depot final plat phase 1) (New PPLAT Application number PZ-24-30)

Public Hearing Opened

Public Hearing Closed

Commission Member Drake motioned to approve the amendment for Turner House Depot Preliminary Plat PZ-24-30. Commission Member Rob McCormick seconded the motion. The vote goes as follows: Commission Member Drkek; aye, Commission Member Roeder; aye, Commission Member McCormick; aye, and Chairman Wallaert; aye. The motion passed by a unanimous vote.

NEW BUSINESS

***None**

OLD BUSINESS

***None**

DEPARTMENT HEAD ITEMS

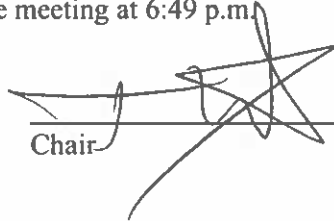
- * Monthly Building Permit Report – June 2025 and July 2025
- *Monthly Code Enforcement Report – June 2025 and July 2025
- *Monthly GIS Report – June 2025 and July 2025

ITEMS REQUESTED BY COMMISSIONERS/STAFF

***None**

ADJOURN

Chairperson Kristopher Wallaert adjourned the meeting at 6:49 p.m.


Chair

MINUTES OF THE REGULAR MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON SEPTEMBER 9th, 2025, AT 5:00 P.M.
AT MOUNTAIN HOME CITY HALL CHAMBERS
MOUNTAIN HOME, IDAHO

CALL MEETING TO ORDER/ESTABLISH A QUORUM

RECOGNIZING PERSONS IN THE AUDIENCE

CONFLICT OF INTEREST DECLARATION

Has any Council Member received information pertaining to, or otherwise had any contact with any person regarding any items on this City Council agenda? If so, please set forth the nature of the contact.

CONSENT AGENDA – All matters listed within this Consent

Agenda section require formal Council action, but are typically routine or not of great controversy and will be enacted by one motion. Questions for the purpose of clarification may be asked about a particular item before the motion is voted on. However, for lengthy discussion or separate motion a Council member or citizen may request an item be removed from the Consent Agenda section and placed on the Regular Agenda. ALL CONSENT AGENDA ITEMS LISTED BELOW ARE ACTION ITEMS.

- 1) Approval acceptance of minutes: City Council - August 26, 2025
- 2) Bills from 8/27/2025 to 9/9/2025 in the amount of \$1,828,897.73
- 3) Approve payroll for the period of 07/22/2025 to 8/21/2025 in the amount of \$882,530.91

OLD BUSINESS

- 1) Action Item: Deliberation/Decision regarding the creation of a golf advisory committee.
- 2) Action Item: Deliberation/Decision concerning the declaration of the intent of the City to exchange City-owned real property owned by AgEquity LLC., and set a public hearing date of October 14, 2025.
- 3) Action Item: Deliberation/Decision to amend Resolution 17-2025R and authorize the Mayor to sign.

NEW BUSINESS

- 1) Items removed from the Consent Agenda

FINAL COMMENTS

ADJOURN

MINUTES OF THE REGULAR MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON SEPTEMBER 9th, 2025, AT 5:00 P.M.

The Council of the City of Mountain Home, Elmore County, Idaho, met at the Mountain Home City Hall Chambers, 160 South 3rd East, Mountain Home, Idaho on September 9th, 2025. A quorum was established with Councilwoman Wirkkala, Councilman Harjo, and Mayor Sykes being present. Councilwoman Garvey present via Teams. Councilman Brennan present by phone.

RECOGNIZING PERSONS IN THE AUDIENCE

Decker Sanders spoke regarding Old Business No. 1.

Bill Vanhandle came forward to speak again about maps and asked if there was a procedure or requirement for digital aid when presenting.

Rod Dudley wanted to thank the City for the fiber at the Cemetery as they were able to get online and locate family members' plots. He also wanted it known that he really enjoyed Air Force Appreciation Day and wanted to thank everyone that put that on.

Don Gust had some questions regarding Old Business No. 2 and Old Business No. 3.

CONFLICT OF INTEREST DECLARATION

Has any Council Member received information pertaining to, or otherwise had any contact with any person regarding any items on this City Council agenda? If so, please set forth the nature of the contact.

No Council Members had anything to declare.

CONSENT AGENDA

All matters listed within this Consent Agenda section require formal Council action, but are typically routine or not of great controversy and will be enacted by one motion. Questions for the purpose of clarification may be asked about a particular item before the motion is voted on. However, for lengthy discussion or separate motion a Councilmember or citizen may request an item be removed from the Consent Agenda section and placed on the Regular Agenda. ALL CONSENT AGENDA ITEMS LISTED BELOW ARE ACTION ITEMS.

- 1) Approval acceptance of minutes: City Council - August 26, 2025
- 2) Bills from 8/27/2025 to 9/9/2025 in the amount of \$1,828,897.73
- 3) Approved payroll for the period of 07/22/2025 to 08/21/2025

Councilman Harjo made a motion to accept the consent agenda as printed. Councilwoman Wirkkala seconded the motion. The vote goes as follows: Councilwoman Wirkkala; aye, Councilman Brennan; aye, Councilwoman Garvey; aye, Councilman Harjo; aye. The motion passed by unanimous vote.

OLD BUSINESS

- 1) Action Item: Deliberation/Decision regarding the creation of a golf advisory committee.

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Councilwoman Wirkkala mentioned that there hasn't been an advisory committee since 2014 and given the concerns and issues that have been brought up she would like to see if one can be set up again.

Councilman Harjo asked if the golf course advisory board would have line authority over budget or personnel, which would not be statutorily supported or really within the best interest of the operation. He also did not believe in comparing this potential board to the Airport Advisory Committee as they are very different.

Councilwoman Wirkkala made a motion to approve the creation of a golf advisory committee. Councilwoman Garvey seconded the motion. The vote goes as follows: Councilwoman Garvey; aye, Councilwoman Wirkkala; aye, Councilman Harjo; nay, Councilman Brennan; nay. The vote being a tie Mayor Sykes voted nay and the motion failed.

2) Action Item: Deliberation/Decision concerning the declaration of the intent of the City to exchange City-owned real property for the real property owned by AgEquity LLC., and set a public hearing date of October 14, 2025.

Tiffany Belt, City Clerk, started by saying that the public hearing originally had a date set for September 23, 2025 and it was missed by one day of public notification so it needed to be pushed out.

Councilman Harjo made a motion to approve deliberation/decision concerning the declaration of the intent of the City to exchange City-owned real property for the real property owned by AgEquity LLC., and set a public hearing date of October 14, 2025. Councilwoman Wirkkala seconded the motion. The vote goes as follows: Councilman Harjo; aye, Councilwoman Wirkkala; aye, Councilman Brennan; aye, Councilwoman Garvey; aye. The motion passed by unanimous vote.

3) Action Item: Deliberation/Decision to amend Resolution 17-2025R and authorize the Mayor to sign.

Tiffany Belt said that the reason for bringing this back to discussion was due to Councilman Brennan bringing up Canal Road, that road was not on the Council's draft. She went on to discuss the boundaries and their locations.

There was continued discussion about boundary lines to be updated with Tiffany Belt and the Council.

Councilman Harjo made a motion to amend Resolution 17-2025R encompassing staff recommendations on the area of impact in the area to include the areas of Wilson Circle and associated and go no farther west and not encompass the agricultural area as well as encompassing what was give as Option C along the corridor of I-84 along Canyon Creek. Councilman Brennan seconded the motion. The vote goes as follows: Councilman Harjo; aye, Councilwoman Wirkkala; aye, Councilman Brennan; aye, Councilwoman Garvey; recuses. The motion passed by unanimous vote.

NEW BUSINESS

1) Items removed from the Consent Agenda

There were no Items removed from the Consent Agenda for consideration.

FINAL COMMENTS

Councilwoman Wirkkala said she had a woman reach out regarding her water bill and asked if a petition could be started to give senior citizens a break with their water bills.

There was a discussion between Councilwoman Wirkkala, Mayor Sykes, and City staff regarding possible options and struggles.

Councilwoman Wirkkala said that she would work on a resolution for staff direction on this matter.

####

Councilman Brennan, Councilman Harjo, and Mayor Sykes gave shoutouts to everyone that worked on and volunteered for AFAD.

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 5:42 p.m. by orders from Mayor Sykes.

Rich Sykes, Mayor

ATTEST: _____
Tiffany Belt, City Clerk

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AGENDA
SPECIAL CITY COUNCIL MEETING
HELD ON SEPTEMBER 12th, 2025 AT 3:30 P.M.
AT THE MOUNTAIN HOME CITY HALL
160 SOUTH 3RD EAST STREET

CALL MEETING TO ORDER/ESTABLISH A QUORUM

ITEM

- 1) Action Item: Deliberation/Decision regarding City Council's public statement.

ADJOURN

MINUTES OF THE SPECIAL MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON September 12th, 2025 AT 3:30 P.M.
AT THE MOUNTAIN HOME CITY HALL
160 SOUTH 3RD EAST STREET

The Council of the City of Mountain Home, Elmore County, Idaho, met at Mountain Home City Hall, 160 South 3rd East, Mountain Home, Idaho, on September 12th, 2025. A quorum was established with Councilwoman Garvey, Councilwoman Wirkkala, and Councilman Harjo. Councilman Brennan was present via phone. Mayor Sykes was absent.

ITEM

1) Action Item: Deliberation/Decision regarding City Council's public statement.

Councilwoman Garvey made a motion to proceed with Option B with the City Council statement. Councilwoman Wirkkala seconded the motion.

Councilman Brennan asked for clarification on the motion as he had a hard time hearing. He asked if the motion was to simply accept Option B without any modifications.

Councilwoman Wirkkala then asked if in the second paragraph, instead of it saying "in Utah" as that is too general, but instead use the name, Charlie Kirk, so that it is more specific.

Councilwoman Garvey said that she was okay with that.

Councilman Brennan was also in agreement.

Councilwoman Garvey amended her motion to support Option B but changing paragraph 2 by striking Utah and adding Charlie Kirk in its place. Councilwoman Wirkkala seconded the motion. The vote goes as follows: Councilman Brennan; aye, Councilwoman Garvey; aye, Councilwoman Wirkkala; aye, Councilman Harjo; aye. The motion passed by unanimous vote.

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 3:36 P.M. by orders from Council President Harjo.

Scott Harjo, Council President

ATTEST: _____
Tiffany Belt, City Clerk

Report Criteria:

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
GENERAL FUND							
01-372-10-00 Park Rental Fees							
411	D & B Supply	SEP-2025	reimburse: restroom key	09/04/2025	10.00	00	
12649	Lancaster, Kenneth	SEP-2025	reimburse: park reservation	09/12/2025	45.00	00	
Total 01-372-10-00 Park Rental Fees:					55.00	00	
Total :					55.00	00	
ADMINISTRATION							
01-415-34-00 Telephone/Internet							
11989	IRON	5109	monthly statement - City Hall	09/01/2025	25.00	00	
9609	Verizon	AUG-2025	monthly charges - city hall	08/23/2025	262.48	262.48	09/12/2025
1610	Wells Fargo Remittance Center	SEP-2025	monthly Statement (City Hall)	09/15/2025	39.82	00	
Total 01-415-34-00 Telephone/Internet:					327.30	262.48	
01-415-40-00 Repair&Maint-Bldgs & Grnds							
7016	Idaho Floor Covering	2995	install new carpet, materials, labor	09/11/2025	13,540.00	00	
Total 01-415-40-00 Repair&Maint-Bldgs & Grnds:					13,540.00	00	
01-415-43-00 Computer Software/Support							
5969	Dell Marketing L P.	10835447550	monitors	09/10/2025	115.37	00	
1610	Wells Fargo Remittance Center	SEP-2025	monthly Statement (City Hall)	09/15/2025	15.99	00	
Total 01-415-43-00 Computer Software/Support:					131.36	00	
01-415-43-05 IT Contract							
12288	Kaseya US, LLC	246455480332	auto task PSA premium user, IT gl	09/01/2025	257.65	00	
12288	Kaseya US, LLC	246455489093	365 endpoint pro upgrade	09/01/2025	1,264.08	00	
12288	Kaseya US, LLC	246455489112	365 user	09/01/2025	653.92	00	
12288	Kaseya US, LLC	246455491795	365 endpoint pro	09/01/2025	109.28	00	
12288	Kaseya US, LLC	246455496613	archive licenses	09/01/2025	4.50	00	
12288	Kaseya US, LLC	246455506675	auto task PSA premium user, IT gl	09/01/2023	257.65	00	
12288	Kaseya US, LLC	CI_1683193	365 endpoint pro, user, premium u	09/01/2025	2,289.43	00	
12157	Treasure Valley Technical Solution	R-2025-0074	microsoft 365 business standard,	09/08/2025	1,813.40	00	
Total 01-415-43-05 IT Contract:					6,649.91	00	
01-415-52-00 Supplies							
11399	Amazon Capital Services	AUG-2025	monthly statement - city hall	09/01/2025	1,167.82	00	
12390	Mount Olympus	24331615 0913	water, cooler rent	09/13/2025	207.37	00	
1610	Wells Fargo Remittance Center	SEP-2025	monthly Statement (City Hall)	09/15/2025	102.68	00	
Total 01-415-52-00 Supplies:					1,477.87	00	
01-415-55-00 Printing/Publications							
1048	Mountain Home News	2093055	legals	08/31/2025	1,092.96	00	
Total 01-415-55-00 Printing/Publications:					1,092.96	00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
01-415-56-00 Meetings Schools & Dues							
1610	Wells Fargo Remittance Center	SEP-2025	monthly Statement (City Hall)	09/15/2025	427.33	.00	
Total 01-415-56-00 Meetings Schools & Dues:					427.33	.00	
01-415-61-05 Special Event(AFAD, Retr. etc)							
8029	United Site Services	114-14124426	portable restroom service - AFAD	09/09/2025	5,225.00	.00	
1610	Wells Fargo Remittance Center	SEP-2025	monthly Statement (City Hall)	09/15/2025	22.50	.00	
Total 01-415-61-05 Special Event(AFAD, Retr. etc):					5,247.50	.00	
01-415-84-00 Fingerprint Processing							
789	Idaho State Police	SEP-2025	FBI fingerprint processing	09/08/2025	631.75	.00	
Total 01-415-84-00 Fingerprint Processing:					631.75	.00	
01-415-90-30 Public Transit							
4335	Treasure Valley Transit	539	public transportation	09/01/2025	2,916.65	.00	
Total 01-415-90-30 Public Transit:					2,916.65	.00	
01-415-99-00 Capital Outlay - Over \$5000							
12420	CivicPlus	348501	domain hosting	08/31/2025	12,120.13	.00	
12420	CivicPlus	348501	domain hosting annual fee	08/31/2025	32,181.57	.00	
12497	Summit 17 Solutions, LLC	1057	cameras, mounts, licenses	09/02/2025	22,946.01	.00	
Total 01-415-99-00 Capital Outlay - Over \$5000:					67,247.71	.00	
01-415-99-10 Equip/Inventory - \$500-\$5000							
5969	Dell Marketing L.P.	10836524170	laptop	09/16/2025	328.24	.00	
Total 01-415-99-10 Equip/Inventory - \$500-\$5000:					328.24	.00	
Total ADMINISTRATION:					100,018.58	262.48	
DEVELOPMENT SERVICES							
01-416-34-00 Telephone/Internet							
9609	Verizon	AUG-2025	monthly charges - dev services	08/23/2025	584.02	584.02	09/12/2025
Total 01-416-34-00 Telephone/Internet:					584.02	584.02	
01-416-43-00 Computer Maint/Software							
11399	Amazon Capital Services	AUG-2025	monthly statement - dev serv	09/01/2025	209.09	.00	
Total 01-416-43-00 Computer Maint/Software:					209.09	.00	
01-416-52-00 Supplies							
11399	Amazon Capital Services	AUG-2025	monthly statement - dev serv	09/01/2025	212.20	.00	
Total 01-416-52-00 Supplies:					212.20	.00	
01-416-55-01 Printing & Publications							
1048	Mountain Home News	2093055	legals	08/31/2025	529.20	.00	
Total 01-416-55-01 Printing & Publications:					529.20	.00	
01-416-56-00 Meetings, Schools & Dues							
1610	Wells Fargo Remittance Center	SEP-2025	Monthly Statement (Dev Serv)	09/15/2025	916.44	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 01-416-56-00 Meetings, Schools & Dues					916.44	00	
01-416-62-00 Planning & Zoning Expenses							
11663	Drake, Cristina	SEP-2025	planning & zoning meeting	09/16/2025	60.00	00	
12178	McCormick, Robert	SEP-2025	Planning & Zoning meeting	09/16/2025	60.00	00	
12655	Pedroza, Erika	SEP-2025	planning & zoning meeting	09/16/2025	60.00	00	
11086	Roeder, William	SEP-2025	planning & zoning meeting	09/16/2025	60.00	00	
8778	Wallaert, Kristopher	SEP-2025	planning & zoning meeting	09/16/2025	60.00	00	
Total 01-416-62-00 Planning & Zoning Expenses					300.00	00	
01-416-85-00 Miscellaneous							
1018	Minert & Associates Inc	343784	NDOT drug test, pre employment	09/05/2025	16.34	00	
Total 01-416-85-00 Miscellaneous					16.34	00	
Total DEVELOPMENT SERVICES					2,767.29	584.02	
POLICE							
01-421-31-00 Postage							
1610	Wells Fargo Remittance Center	SEP-2025	Monthly Statement (Police)	09/15/2025	38.75	00	
Total 01-421-31-00 Postage					38.75	00	
01-421-32-00 Immunizations/Testing							
9230	Emergency Responders Health C	0003173-IN	incidental items	08/07/2025	145.00	00	
9230	Emergency Responders Health C	0003210-IN	incidental items	09/08/2025	285.00	00	
Total 01-421-32-00 Immunizations/Testing					430.00	00	
01-421-34-00 Telephone/Internet							
11989	IRON	5109	monthly statement - Police	09/01/2025	25.00	00	
9609	Verizon	AUG-2025	monthly charges - police	08/23/2025	2,314.15	2,314.15	09/12/2025
Total 01-421-34-00 Telephone/Internet					2,339.15	2,314.15	
01-421-36-20 Software Licensing							
12654	Strategic Systems & Technology	SO115938	asset tracking software	09/16/2025	995.00	00	
1610	Wells Fargo Remittance Center	SEP-2025	Monthly Statement (Police)	09/15/2025	120.73	00	
Total 01-421-36-20 Software Licensing					1,115.73	00	
01-421-37-00 Repairs & Maint - Auto							
11399	Amazon Capital Services	AUG-2025	monthly statement - police	09/01/2025	11.99	00	
8936	AutoZone	04127830046	bulbs	09/05/2025	56.04	00	
8936	AutoZone	04127830128	battery	09/06/2025	176.99	00	
4184	Commercial Tire	35-95429	tires, balance, disposal fee	09/13/2025	376.90	00	
12651	Dennis Dillon RV Marine	63776	replace front tire	09/16/2025	332.92	00	
6353	O'Reilly Auto Parts	3014-495215	oil filter	09/05/2025	10.19	00	
6353	O'Reilly Auto Parts	3014-495605	oil filter	09/02/2025	10.19	00	
6353	O'Reilly Auto Parts	3014-495607	air filter	09/02/2025	33.68	00	
6353	O'Reilly Auto Parts	3014-495749	radiator, fan assembly	09/03/2025	466.59	00	
6353	O'Reilly Auto Parts	3014-495792	connector	09/03/2025	21.99	00	
6353	O'Reilly Auto Parts	3014-497507	capsule	09/13/2025	35.14	00	
Total 01-421-37-00 Repairs & Maint - Auto					1,532.62	00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
01-421-40-00 Repairs & Maint - Building							
7006	American Chiller Service	49649	troubleshoot exhaust fan, labor, tr	09/10/2025	669.00	.00	
5453	Butte Fence, Inc.	0126123-IN	hinges	09/05/2025	79.46	.00	
1430	Standard Plumbing Supply Co	ZGVP75	closet rebuild kit	09/16/2025	54.88	.00	
1610	Wells Fargo Remittance Center	SEP-2025	Monthly Statement (Police)	09/15/2025	1,235.49	.00	
Total 01-421-40-00 Repairs & Maint - Building					2,038.83	.00	
01-421-43-00 Computer Maint/Software							
11399	Amazon Capital Services	AUG-2025	monthly statement - police	09/01/2025	373.55	.00	
Total 01-421-43-00 Computer Maint/Software					373.55	.00	
01-421-52-00 Supplies							
11399	Amazon Capital Services	AUG-2025	monthly statement - police	09/01/2025	405.74	.00	
1610	Wells Fargo Remittance Center	SEP-2025	Monthly Statement (Police)	09/15/2025	348.96	.00	
Total 01-421-52-00 Supplies					754.70	.00	
01-421-53-00 Uniforms and accessories							
951	LN Curtis & Sons	1015495	multi curve shooters, side ballistic	07/24/2025	1,751.48	.00	
951	LN Curtis & Sons	PINV1025458	pants, shirts, boots, patches	09/11/2025	1,645.33	.00	
951	LN Curtis & Sons	PINV1025511	pants, shirts, patches, concealabl	09/11/2025	1,603.32	.00	
10654	The Tiny Closet	D16095	hoodies, embroidery	09/03/2025	202.00	.00	
Total 01-421-53-00 Uniforms and accessories					5,202.13	.00	
01-421-56-00 Meetings, Schools & Dues							
12249	Safe Restraints, Inc.	CF090525MHP	safety restraint package, shipping	09/09/2025	1,657.12	.00	
1610	Wells Fargo Remittance Center	SEP-2025	Monthly Statement (Police)	09/15/2025	21.97	.00	
Total 01-421-56-00 Meetings, Schools & Dues					1,679.09	.00	
01-421-59-00 Repairs & Maint - Radio							
1610	Wells Fargo Remittance Center	SEP-2025	Monthly Statement (Police)	09/15/2025	1,650.60	.00	
Total 01-421-59-00 Repairs & Maint - Radio					1,650.60	.00	
01-421-61-00 Com Policing/SRO Programs							
1610	Wells Fargo Remittance Center	SEP-2025	Monthly Statement (Police)	09/15/2025	1,511.78	.00	
Total 01-421-61-00 Com Policing/SRO Programs					1,511.78	.00	
01-421-61-15 Grant-Body Armor							
961	LN Curtis & Sons	PINV1025458	front & back ballistic panel, conce	09/11/2025	694.50	.00	
961	LN Curtis & Sons	PINV1025511	pants, shirts, patches, concealabl	09/11/2025	694.50	.00	
Total 01-421-61-15 Grant-Body Armor					1,389.00	.00	
01-421-61-25 Grant-Match Body Armor							
961	LN Curtis & Sons	PINV1025458	front & back ballistic panel, conce	09/11/2025	694.50	.00	
961	LN Curtis & Sons	PINV1025511	pants, shirts, patches, concealabl	09/11/2025	694.50	.00	
Total 01-421-61-25 Grant-Match Body Armor					1,389.00	.00	
01-421-84-00 Special Events							
11399	Amazon Capital Services	AUG-2025	monthly statement - police	09/01/2025	147.95	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 01-421-84-00 Special Events:					147.95	.00	
01-421-90-10 Patrol Expense							
961	LN Curtis & Sons	INV988565	baton, breakaway subcap	09/12/2025	5,328.00	.00	
12249	Safe Restraints, Inc	CF090525MHP	safety restraint package, replace	09/05/2025	1,782.10	.00	
12249	Safe Restraints, Inc	CF091625MHP	safety restraint package, shipping	09/16/2025	1,657.12	.00	
Total 01-421-90-10 Patrol Expense:					8,767.22	.00	
01-421-90-30 CRT Team Expense							
961	LN Curtis & Sons	1015495	ballistic helmet, back plate set, dr	07/24/2025	1,088.45	.00	
Total 01-421-90-30 CRT Team Expense:					1,088.45	.00	
01-421-99-10 Equip Inventory-\$500 to \$5000							
5998	Premier Vehicle Installation	48483	radar w/front & rear antenna, ante	09/05/2025	9,248.53	.00	
8052	Salt Lake Wholesale Sports	19648	rifle, freight	09/04/2025	1,355.23	.00	
Total 01-421-99-10 Equip Inventory-\$500 to \$5000:					10,603.76	.00	
Total POLICE:					42,052.31	2,314.15	
ANIMAL CONTROL							
01-422-34-00 Telephone/Internet							
11989	IRON	5109	monthly statement - Animal Shelte	09/01/2025	25.00	.00	
9609	Verizon	AUG-2025	monthy charges - animal shelter	08/23/2025	60.30	60.30	09/12/2025
Total 01-422-34-00 Telephone/Internet:					85.30	60.30	
01-422-40-00 Repairs & Maint - Building							
11399	Amazon Capital Services	AUG-2025	monthly statement - animal shelte	09/01/2025	132.86	.00	
11205	Bob's Flooring & Restoration	378NELS HEH	flooring, install, cove base	09/11/2025	2,248.33	.00	
Total 01-422-40-00 Repairs & Maint - Building:					2,381.19	.00	
01-422-43-00 Computer Maintenance/Software							
1610	Wells Fargo Remittance Center	SEP-2025	Monthly Statement (Animal Shelte	09/15/2025	125.95	.00	
Total 01-422-43-00 Computer Maintenance/Software:					125.95	.00	
01-422-67-00 Animal Supplies							
411	D & B Supply	AUG-2025	Monthly Statement-Animal	09/01/2025	31.98	.00	
Total 01-422-67-00 Animal Supplies:					31.98	.00	
01-422-99-10 Equip Inventory-\$500 to \$5000							
11399	Amazon Capital Services	AUG-2025	monthly statement - animal shelte	09/01/2025	1,079.94	.00	
Total 01-422-99-10 Equip Inventory-\$500 to \$5000:					1,079.94	.00	
Total ANIMAL CONTROL:					3,704.36	60.30	
FIRE DEPARTMENT							
01-423-32-00 Physicals/Stress Tests							
1018	Minert & Associates Inc	343784	NDOT drug test, pre employment	09/05/2025	147.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 01-423-32-00 Physicals/Stress Tests:					147.00	.00	
01-423-34-00 Telephone/Internet							
11989	IRON	5109	monthly statement - Fire	09/01/2025	25.00	.00	
Total 01-423-34-00 Telephone/Internet:					25.00	.00	
01-423-36-00 Repairs & Maint - Equipment							
11399	Amazon Capital Services	AUG-2025	monthly statement - fire	09/01/2025	143.97	.00	
203	Boise Office Equipment Inc	IN5001357	monthly contract base rate	09/15/2025	52.62	.00	
940	Les Schwab Tire Center	10201007164	commercial battery	09/05/2025	178.99	.00	
961	LN Curtis & Sons	INV985543	kit bags for storing samples, travel	09/03/2025	395.70	.00	
1610	Wells Fargo Remittance Center	SEP-2025	Monthly Statement (Fire)	09/15/2025	805.25	.00	
Total 01-423-36-00 Repairs & Maint - Equipment:					1,576.53	.00	
01-423-52-00 Supplies							
1123	Norco Inc	43415149759	gloves	09/08/2025	35.92	.00	
Total 01-423-52-00 Supplies:					35.92	.00	
01-423-53-00 Uniforms/Safety Clothing Items							
382	Creative Reflections	315311	Embroidery	08/28/2025	32.50	.00	
6638	SST's	203620	shirts	08/30/2025	681.50	.00	
Total 01-423-53-00 Uniforms/Safety Clothing Items:					714.00	.00	
01-423-56-00 Meetings, Schools & Dues							
1610	Wells Fargo Remittance Center	SEP-2025	Monthly Statement (Fire)	09/15/2025	616.50	.00	
Total 01-423-56-00 Meetings, Schools & Dues:					616.50	.00	
01-423-59-00 Repairs & Maint - Radio							
818	Intermountain Communications	AR13658	antenna rod assembly	08/27/2025	3.55	.00	
Total 01-423-59-00 Repairs & Maint - Radio:					3.55	.00	
01-423-64-00 Fire Prevention Program							
1043	Mountain Home Fire Dept	SEP-2025	Reimburse hamburgers, hotdogs	09/04/2025	360.54	.00	
Total 01-423-64-00 Fire Prevention Program:					360.54	.00	
01-423-85-00 Special Events-Misc							
1610	Wells Fargo Remittance Center	SEP-2025	Monthly Statement (Fire)	09/15/2025	41.86	.00	
Total 01-423-85-00 Special Events-Misc:					41.86	.00	
01-423-99-10 Equip Inventory-\$500 to \$5000							
961	LN Curtis & Sons	INV985181	dual pressure nozzle with grip	09/03/2025	1,567.06	.00	
Total 01-423-99-10 Equip Inventory-\$500 to \$5000:					1,567.06	.00	
Total FIRE DEPARTMENT:					5,087.96	.00	
PARKS DEPARTMENT							
01-438-34-00 Telephone/Internet							
11989	IRON	5109	monthly statement - Parks	09/01/2025	25.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
9609	Verizon	AUG-2025	monthy charges - parks	08/23/2025	341.51	341.51	09/12/2025
Total 01-438-34-00 Telephone/Internet:					366.51	341.51	
01-438-36-00 Repairs & Maint - Equipment							
11463	En Route Tire Service	8641	flat repair, patch	09/03/2025	22.49	.00	
11463	En Route Tire Service	8710	flat repair, patch & plug combo	09/09/2025	23.98	.00	
Total 01-438-36-00 Repairs & Maint - Equipment:					46.47	.00	
01-438-38-00 Portable Service Contract							
8029	United Site Services	114-14123458	portable restroom service - dog p	09/08/2025	115.00	.00	
8029	United Site Services	114-14123459	portable restroom service - optimi	09/08/2025	185.00	.00	
8029	United Site Services	114-14123460	portable restroom service - dog p	09/08/2025	115.00	.00	
8029	United Site Services	114-14123461	portable restroom service - optimi	09/08/2025	155.00	.00	
8029	United Site Services	114-14123462	portable restroom service - richard	09/08/2025	115.00	.00	
8029	United Site Services	114-14123463	portable restroom service - ne cin	09/08/2025	115.00	.00	
8029	United Site Services	114-14123465	portable restroom service - frontie	09/08/2025	115.00	.00	
8029	United Site Services	114-14123466	portable restroom service - carl m	09/08/2025	185.00	.00	
8029	United Site Services	114-14123467	portable restroom service - legac	09/08/2025	115.00	.00	
8029	United Site Services	114-14123468	portable restroom service - legac	09/08/2025	135.00	.00	
8029	United Site Services	114-14123469	portable restroom service - legac	09/08/2025	185.00	.00	
8029	United Site Services	114-14123470	portable restroom service - railroa	09/08/2025	185.00	.00	
8029	United Site Services	114-14123551	portable restroom service - richard	09/08/2025	115.00	.00	
Total 01-438-38-00 Portable Service Contract:					1,835.00	.00	
01-438-40-00 Repairs & Maint - Bldgs & Grnd							
20	Ace Glass Inc	73828	repair window	09/15/2025	105.00	.00	
848	J & J Heating & Cooling	3596	repair A/C units, materials, labor	09/03/2025	404.15	.00	
848	J & J Heating & Cooling	3597	repair splitter box cords, labor, ma	09/11/2025	444.70	.00	
1430	Standard Plumbing Supply Co	ZFW655	3 prong generator	09/06/2025	27.99	.00	
1430	Standard Plumbing Supply Co	ZGT225	nuts, bolts, mag net set	09/15/2025	24.28	.00	
Total 01-438-40-00 Repairs & Maint - Bldgs & Grnd:					1,006.12	.00	
01-438-43-00 Computer Maint/Software							
11399	Amazon Capital Services	AUG-2025	monthly statement - park	09/01/2025	204.87	.00	
1610	Wells Fargo Remittance Center	SEP-2025	Monthly Statement (Parks)	09/15/2025	260.00	.00	
Total 01-438-43-00 Computer Maint/Software:					464.87	.00	
01-438-72-00 Tools & Supplies							
411	D & B Supply	AUG-2025	Monthly Statement-Parks	09/01/2025	24.35	.00	
Total 01-438-72-00 Tools & Supplies:					24.35	.00	
Total PARKS DEPARTMENT:					3,743.32	341.51	
Total GENERAL FUND:					157,428.82	3,562.46	
STREET DEPARTMENT							
STREET DEPARTMENT							
02-431-23-10 Chip Sealing or Seal Coating							
1905	Pavement Specialties of ID Inc	24485	asphalt repairs, change orders	09/04/2025	42,175.65	.00	
Total 02-431-23-10 Chip Sealing or Seal Coating:					42,175.65	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
02-431-23-50 Storm Water Maint							
1659	Ytuarte Concrete	1958	remove & replace concrete & drai	09/05/2025	4,850.00	.00	
Total 02-431-23-50 Storm Water Maint:					4,850.00	.00	
02-431-24-10 Right of Way Improv-Sidewalks							
1659	Ytuarte Concrete	1956	concrete approach for alley entry	09/05/2025	3,515.00	.00	
Total 02-431-24-10 Right of Way Improv-Sidewalks:					3,515.00	.00	
02-431-24-20 ADA Sidewalk Ramps							
1659	Ytuarte Concrete	1955	concrete repairs @ N 5th E & Bel	09/04/2025	3,984.00	.00	
Total 02-431-24-20 ADA Sidewalk Ramps:					3,984.00	.00	
02-431-34-00 Telephone/Internet							
11989	IRON	5109	monthly statement - Streets	09/01/2025	25.00	.00	
9609	Verizon	AUG-2025	monthly charges - streets	08/23/2025	462.30	462.30	09/12/2025
Total 02-431-34-00 Telephone/Internet:					487.30	462.30	
02-431-36-00 Repairs & Maint - Equipment							
940	Les Schwab Tire Center	10201006844	tires	09/04/2025	85.98	.00	
940	Les Schwab Tire Center	10201009165	tires, valve stems, dismount & mo	09/16/2025	3,352.79	.00	
6353	O'Reilly Auto Parts	3014-496120	seal repair	09/05/2025	16.99	.00	
1624	Western States Cat/Equipment	IN003329193	keys	09/10/2025	109.32	.00	
Total 02-431-36-00 Repairs & Maint - Equipment:					3,565.08	.00	
02-431-36-05 Copier & Printer Lease							
10304	US Bank Equipment Finance	564265379	Contract Payment	09/11/2025	79.68	.00	
Total 02-431-36-05 Copier & Printer Lease:					79.68	.00	
02-431-37-00 Repairs & Maint - Trucks							
6353	O'Reilly Auto Parts	3014-496224	tire shine, paper	09/05/2025	16.78	.00	
Total 02-431-37-00 Repairs & Maint - Trucks:					16.78	.00	
02-431-41-00 Professional Services							
878	Keller Associates	214010-012-02	Transportation- General Engineeri	09/15/2025	316.25	.00	
878	Keller Associates	214010-032-02	development reviews	09/15/2025	820.43	.00	
Total 02-431-41-00 Professional Services:					1,136.68	.00	
02-431-52-00 Supplies							
11399	Amazon Capital Services	AUG-2025	monthly statement - streets	09/01/2025	34.56	.00	
Total 02-431-52-00 Supplies:					34.56	.00	
02-431-58-00 Paint							
1378	Sherwin-Williams	8616-3	paint shaker	09/05/2025	165.00	.00	
1378	Sherwin-Williams	8827-5	gun cable	09/08/2025	219.38	.00	
Total 02-431-58-00 Paint:					384.38	.00	
02-431-72-00 Tools & Supplies							
411	D & B Supply	AUG-2025	Monthly Statement-Streets	09/01/2025	2,313.39	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
1430	Standard Plumbing Supply Co	ZFZL66	brush, cover, liner	09/08/2025	37.82	.00	
Total 02-431-72-00 Tools & Supplies:					2,351.21	.00	
02-431-75-01 Subdivision Street Signs							
1533	Traffic Safety Supply Co	INV084030	signs, freight	09/04/2025	2,293.47	.00	
Total 02-431-75-01 Subdivision Street Signs:					2,293.47	.00	
02-431-89-00 Safety Equipment							
411	D & B Supply	AUG-2025	Monthly Statement-Streets	09/01/2025	1,494.98	.00	
Total 02-431-89-00 Safety Equipment:					1,494.98	.00	
02-431-99-10 Equip Inventory-\$500 to \$5000							
5969	Dell Marketing L.P.	10836189538	laptop	09/15/2025	984.74	.00	
Total 02-431-99-10 Equip Inventory-\$500 to \$5000:					984.74	.00	
Total STREET DEPARTMENT:					67,353.51	462.30	
Total STREET DEPARTMENT:					67,353.51	462.30	
CEMETERY FUND							
CEMETERY							
04-442-34-00 Telephone/Internet							
9609	Verizon	AUG-2025	monthly charges - cemetery	08/23/2025	60.30	60.30	09/12/2025
Total 04-442-34-00 Telephone/Internet:					60.30	60.30	
04-442-36-00 Repairs & Maint - Equipment							
411	D & B Supply	AUG-2025	Monthly Statement-Cemetery	09/01/2025	211.08	.00	
11463	En Route Tire Service	8426	tire, stem, flat repair, patch	08/12/2025	77.61	.00	
Total 04-442-36-00 Repairs & Maint - Equipment:					288.69	.00	
04-442-38-00 Portable Service Contract							
8029	United Site Services	114-14123464	portable restroom service - cemet	09/08/2025	135.00	.00	
Total 04-442-38-00 Portable Service Contract:					135.00	.00	
04-442-40-00 Repairs & Maint - Bldgs & Grnd							
411	D & B Supply	AUG-2025	Monthly Statement-Cemetery	09/01/2025	170.78	.00	
Total 04-442-40-00 Repairs & Maint - Bldgs & Grnd:					170.78	.00	
04-442-52-00 Office Supplies							
12390	Mount Olympus	24331815 0913	water, cooler rent	09/13/2025	14.99	.00	
Total 04-442-52-00 Office Supplies:					14.99	.00	
04-442-53-00 Uniform/Safety Clothing Items							
411	D & B Supply	AUG-2025	Monthly Statement-Cemetery	09/01/2025	244.99	.00	
Total 04-442-53-00 Uniform/Safety Clothing Items:					244.99	.00	
04-442-72-00 Tools & Supplies							
411	D & B Supply	AUG-2025	Monthly Statement-Cemetery	09/01/2025	64.98	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 04-442-72-00 Tools & Supplies:					64.98	.00	
Total CEMETERY:					979.73	60.30	
Total CEMETERY FUND:					979.73	60.30	
RECREATION FUND							
RECREATION DEPARTMENT							
05-439-32-00 Drug Testing							
1018	Minert & Associates Inc	343784	NDOT drug test, pre employment	09/05/2025	49.00	.00	
Total 05-439-32-00 Drug Testing:					49.00	.00	
05-439-34-00 Telephone/Internet							
11989	IRON	5109	monthly statement - Recreation	09/01/2025	25.00	.00	
9609	Verizon	AUG-2025	monthly charges - recreation	08/23/2025	222.52	222.52	09/12/2025
Total 05-439-34-00 Telephone/Internet:					247.52	222.52	
05-439-36-00 Repairs & Maint - Equipment							
11399	Amazon Capital Services	AUG-2025	monthly statement - recreation	09/01/2025	18.99	.00	
Total 05-439-36-00 Repairs & Maint - Equipment:					18.99	.00	
05-439-38-00 Individual Program Expenses							
11399	Amazon Capital Services	AUG-2025	monthly statement - recreation	09/01/2025	1,769.90	.00	
8936	AutoZone	04127831312	battery	09/08/2025	47.88	.00	
780	Idaho Press Tribune	082519834	copies	08/31/2025	1,973.80	.00	
12607	Lawson's Legacy Museum	SEP-2025	field trip for 6 adults	08/28/2025	90.00	.00	
1610	Wells Fargo Remittance Center	SEP-2025	Monthly Statement (Rec)	09/15/2025	880.02	.00	
Total 05-439-38-00 Individual Program Expenses:					4,761.60	.00	
05-439-38-05 Team Sports							
6638	SST's	203623	shirts	08/30/2025	4,595.50	.00	
Total 05-439-38-05 Team Sports:					4,595.50	.00	
05-439-39-50 Discovery Pre-School							
12476	Gordillo, Kiersten	SEP-2025	discovery preschool	09/09/2025	2,080.42	.00	
3156	Pippin, Chris	SEP-2025	Discovery Preschool	09/09/2025	3,120.64	.00	
Total 05-439-39-50 Discovery Pre-School:					5,201.06	.00	
05-439-40-00 Repairs & Maint - Bldgs & Grnd							
11399	Amazon Capital Services	AUG-2025	monthly statement - recreation	09/01/2025	494.25	.00	
3265	Cintas Corporation	4237854116	refill soap, toilet tissue, papertowe	07/23/2025	65.19	.00	
5999	Paige Mechanical Group, Inc	46652	HVAC repair, labor & materials	08/27/2025	663.00	.00	
Total 05-439-40-00 Repairs & Maint - Bldgs & Grnd:					1,222.44	.00	
05-439-52-00 Supplies							
11399	Amazon Capital Services	AUG-2025	monthly statement - recreation	09/01/2025	125.20	.00	
3265	Cintas Corporation	8407741822	organize medicine cabinet, refill pr	08/31/2025	400.61	.00	
12390	Mount Olympus	24331647 0913	water, cooler rent	09/13/2025	151.76	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 05-439-52-00 Supplies:					677.57	.00	
05-439-65-00 Repairs & Maint - Swim Pool							
11399	Amazon Capital Services	AUG-2025	monthly statement - recreation	09/01/2025	2,135.91	.00	
12640	Premier Pool Service	6622158	cases of acid	09/12/2025	534.40	.00	
1430	Standard Plumbing Supply Co	ZFCQ33	nuts, bolts, tamper torx set	08/29/2025	38.39	.00	
1430	Standard Plumbing Supply Co	ZFCW48	nuts, bolts	08/29/2025	20.00	.00	
Total 05-439-65-00 Repairs & Maint - Swim Pool:					2,728.70	.00	
05-439-65-25 Aquatic Equipment							
11399	Amazon Capital Services	AUG-2025	monthly statement - recreation	09/01/2025	49.99	.00	
Total 05-439-65-25 Aquatic Equipment:					49.99	.00	
05-439-85-50 Grants-Local awards							
11399	Amazon Capital Services	AUG-2025	monthly statement - recreation	09/01/2025	26.99	.00	
9024	Bott, Lori	SEP-2025	pump jam class	09/15/2025	450.00	.00	
7170	Buckley, Julie	SEP-2025	freezer frenzie classes	09/15/2025	125.00	.00	
7918	Dickinson, Elizabeth	SEP-2025	freezer frenzie classes	09/15/2025	125.00	.00	
6548	Herrboldt, Amy	SEP-2025	Zumba instructor	09/15/2025	250.00	.00	
9384	Madrigal, Alejandra	SEP-2025	bailando fitness	09/15/2025	250.00	.00	
11690	Phipps, Daliyn	SEP-2025	Movies in the Park	09/15/2025	700.00	.00	
10689	Schell-Potts, Aura	SEP-2025	pound class	09/15/2025	26.25	.00	
Total 05-439-85-50 Grants-Local awards:					1,953.24	.00	
05-439-85-86 Grant Match-Land/Water							
10970	Cole Architects, PLLC	2721	project closeout, management	09/03/2025	875.00	.00	
12345	Tri-State Electric, Inc	062025	retention invoice	06/20/2025	10,838.24	.00	
12345	Tri-State Electric, Inc	1733*13	final billing	06/20/2025	2,302.32	.00	
Total 05-439-85-86 Grant Match-Land/Water:					14,015.56	.00	
05-439-97-00 Concessions/Special events							
11399	Amazon Capital Services	AUG-2025	monthly statement - recreation	09/01/2025	973.99	.00	
1610	Wells Fargo Remittance Center	SEP-2025	Monthly Statement (Rec)	09/15/2025	648.77	.00	
Total 05-439-97-00 Concessions/Special events:					1,622.76	.00	
Total RECREATION DEPARTMENT:					37,143.93	222.52	
Total RECREATION FUND:					37,143.93	222.52	
LIBRARY FUND							
LIBRARY							
06-461-34-00 Telephone/Internet							
9609	Verizon	AUG-2025	monthly charges - library	08/23/2025	228.39	228.39	09/12/2025
Total 06-461-34-00 Telephone/Internet:					228.39	228.39	
06-461-35-00 Utilities							
779	Idaho Power Co	AUG-2025 LIB	Utilities	08/25/2025	1,177.44	.00	
Total 06-461-35-00 Utilities:					1,177.44	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
06-461-36-00 Repairs & Maint - Equipment							
10443	Allied Business Solutions Inc	AUG-2025 LIB	datto backup subscription	08/25/2025	1,155.00	.00	
Total 06-461-36-00 Repairs & Maint - Equipment:					1,155.00	.00	
06-461-40-00 Repairs & Maint - Bldgs & Grnd							
11399	Amazon Capital Services	AUG-2025	monthly statement - library	09/01/2025	291.06	.00	
1610	Wells Fargo Remittance Center	SEP-2025	Monthly Statement (Library)	09/15/2025	190.00	.00	
Total 06-461-40-00 Repairs & Maint - Bldgs & Grnd:					481.06	.00	
06-461-40-10 Rep & Maint Bldg /Janitor							
445	Diamond Laundry	AUG-2025 LIB	mat & rag service	08/25/2025	89.25	.00	
Total 06-461-40-10 Rep & Maint Bldg /Janitor:					89.25	.00	
06-461-41-00 Professional Services							
3622	Secretary of State	AUG-2025 LIB	notary application fee - reedy	08/25/2025	30.00	.00	
3622	Secretary of State	AUG-2025 LIB	notary application fee - hochstrass	08/25/2025	30.00	.00	
Total 06-461-41-00 Professional Services:					60.00	.00	
06-461-52-00 Supplies							
11399	Amazon Capital Services	AUG-2025	monthly statement - library	09/01/2025	22.00	.00	
Total 06-461-52-00 Supplies:					22.00	.00	
06-461-52-25 Passport Supplies/Expenses							
11399	Amazon Capital Services	AUG-2025	monthly statement - library	09/01/2025	122.88	.00	
11497	Quadient Finance USA, Inc	AUG-2025 LIB	postage	08/25/2025	448.24	.00	
Total 06-461-52-25 Passport Supplies/Expenses:					571.12	.00	
06-461-53-00 Uniforms/Safety Clothing Items							
11399	Amazon Capital Services	AUG-2025	monthly statement - library	09/01/2025	185.88	.00	
Total 06-461-53-00 Uniforms/Safety Clothing Items:					185.88	.00	
06-461-56-00 Meetings, Schools & Dues							
11703	Mann, Jessica	SEP-2025	mileage: meals on wheels	09/08/2025	9.73	.00	
9971	Nesbitt, Donald A	AUG-2025 LIB	CPR/AED staff instruction	08/25/2025	360.00	.00	
1610	Wells Fargo Remittance Center	SEP-2025	Monthly Statement (Library)	09/15/2025	245.00	.00	
Total 06-461-56-00 Meetings, Schools & Dues:					614.73	.00	
06-461-56-50 LYNX Courier Service Dues							
4521	Boise Public Library	AUG-2025 LIB	Qtr 3 lynx courier service	08/25/2025	1,872.00	.00	
Total 06-461-56-50 LYNX Courier Service Dues:					1,872.00	.00	
06-461-56-75 Consortium Dues							
4521	Boise Public Library	AUG-2025 LIB	Qtr 4 consortium dues	08/25/2025	1,808.26	.00	
Total 06-461-56-75 Consortium Dues:					1,808.26	.00	
06-461-76-00 Programming							
11399	Amazon Capital Services	AUG-2025	monthly statement - library	09/01/2025	150.94	.00	
1610	Wells Fargo Remittance Center	SEP-2025	Monthly Statement (Library)	09/15/2025	40.99	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 06-461-76-00 Programming					191.93	.00	
06-461-78-00 Books, Magazines, AV, Software							
11399	Amazon Capital Services	AUG-2025	monthly statement - library	09/01/2025	115.79	.00	
Total 06-461-78-00 Books, Magazines, AV, Software					115.79	.00	
06-461-85-10 Coffee Bar Express							
11399	Amazon Capital Services	AUG-2025	monthly statement - library	09/01/2025	72.48	.00	
1610	Wells Fargo Remittance Center	SEP-2025	Monthly Statement (Library)	09/15/2025	215.28	.00	
Total 06-461-85-10 Coffee Bar Express					287.76	.00	
Total LIBRARY:					8,860.61	228.39	
Total LIBRARY FUND					8,860.61	228.39	
GOLF COURSE FUND							
GOLF COURSE							
24-439-34-00 Telephone/Internet							
11989	IRON	5109	monthly statement - Golf Course	09/01/2025	25.00	.00	
9609	Verizon	AUG-2025	monthy charges - golf course	08/23/2025	180.90	180.90	09/12/2025
Total 24-439-34-00 Telephone/Internet					205.90	180.90	
24-439-36-00 Repairs & Maint - Equipment							
411	D & B Supply	AUG-2025	Monthly Statement-Golf Course	09/01/2025	53.55	.00	
Total 24-439-36-00 Repairs & Maint - Equipment:					53.55	.00	
24-439-38-10 Repairs & Maint - Clubhouse							
3265	Cintas Corporation	4243000994	mat, soap refill, hand sanitizer, pa	09/10/2025	341.68	.00	
1430	Standard Plumbing Supply Co	ZGGB00	thermostat cover	09/10/2025	39.98	.00	
Total 24-439-38-10 Repairs & Maint - Clubhouse:					381.66	.00	
24-439-38-50 Restaurant Repairs							
1430	Standard Plumbing Supply Co	ZGG106	nuts, bolts	09/10/2025	11.58	.00	
Total 24-439-38-50 Restaurant Repairs:					11.58	.00	
24-439-40-00 Repairs & Maint - Bldgs & Grnd							
12443	Heights Industrial Supply	27737	hybrid LED plug & play light bulbs,	08/26/2025	889.01	.00	
12650	Pride Manufacturing Company, LL	ARFL503021	pencils, freight	04/17/2025	469.25	.00	
12650	Pride Manufacturing Company, LL	ARFL510127	scorecards, freight	05/12/2025	1,125.00	.00	
12650	Pride Manufacturing Company, LL	ARFL517001	scorecards, freight	06/06/2025	600.00	.00	
Total 24-439-40-00 Repairs & Maint - Bldgs & Grnd:					3,083.26	.00	
24-439-72-00 Tools & Supplies							
411	D & B Supply	AUG-2025	Monthly Statement-Golf Course	09/01/2025	82.97	.00	
Total 24-439-72-00 Tools & Supplies:					82.97	.00	
Total GOLF COURSE:					3,818.92	180.90	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total GOLF COURSE FUND:					3,818.92	180.90	
WATER MAINTENANCE FUND							
25-346-10-00 Metered Sales							
12656	First American Title Insurance Co	SEP-2025	refund credit on closed acct 14.0	09/11/2025	28.36	.00	
Total 25-346-10-00 Metered Sales:					28.36	.00	
Total:					28.36	.00	
WATER DEPARTMENT							
25-434-31-10 Billing-Postage & Meter Expens							
179	Billing Document Specialists	102312	Monthly Statement - water	08/31/2025	1,675.71	.00	
Total 25-434-31-10 Billing-Postage & Meter Expens:					1,675.71	.00	
25-434-32-00 Drug Testing							
1018	Minert & Associates Inc	343784	NDOT drug test, pre employment	09/05/2025	16.33	.00	
Total 25-434-32-00 Drug Testing:					16.33	.00	
25-434-34-00 Telephone/Internet							
11989	IRON	5109	monthly statement - Water	09/01/2025	25.00	.00	
9609	Verizon	AUG-2025	monthly charges - water	08/23/2025	691.63	691.63	09/12/2025
Total 25-434-34-00 Telephone/Internet:					716.63	691.63	
25-434-40-00 Repairs & Maint-Bldgs & Grnd							
11399	Amazon Capital Services	AUG-2025	monthly statement - water	09/01/2025	23.90	.00	
411	D & B Supply	AUG-2025	Monthly Statement-Water	09/01/2025	289.94	.00	
1430	Standard Plumbing Supply Co	ZFJD32	elbows, bushings, couplers	09/02/2025	117.12	.00	
1430	Standard Plumbing Supply Co	ZFTB99	entry lever	09/05/2025	33.99	.00	
10373	Topline, LLC	4469	repair electric sensor	08/29/2025	62.50	.00	
Total 25-434-40-00 Repairs & Maint-Bldgs & Grnd:					527.45	.00	
25-434-41-00 Professional Services							
878	Keller Associates	214010-010-02	general water support	09/15/2025	138.75	.00	
878	Keller Associates	214010-029-02	fy25 waterline & roadway improve	09/15/2025	29,073.60	.00	
878	Keller Associates	214010-032-02	development reviews	09/15/2025	820.41	.00	
Total 25-434-41-00 Professional Services:					30,032.76	.00	
25-434-43-00 Computer Maintenance							
11399	Amazon Capital Services	AUG-2025	monthly statement - water	09/01/2025	96.54	.00	
5969	Dell Marketing L.P.	10835447550	monitors	09/10/2025	115.37	.00	
Total 25-434-43-00 Computer Maintenance:					211.91	.00	
25-434-43-10 Computer Software							
11141	Ednetics	INV-138107	scada switches, mount kit, virtual	09/16/2025	2,036.60	.00	
Total 25-434-43-10 Computer Software:					2,036.60	.00	
25-434-52-00 Supplies							
11399	Amazon Capital Services	AUG-2025	monthly statement - water	09/01/2025	11.99	.00	
1123	Norco Inc	0044390785	carbo-carbon dioxide, delivery	08/21/2025	271.23	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
10843	Strive Workplace Solutions	WO-194850-1	staple remover	03/28/2025	3.02	.00	
	Total 25-434-52-00 Supplies				286.24	.00	
25-434-53-00 Uniform/Safety Clothing Items							
411	D & B Supply	AUG-2025	Monthly Statement-Water	09/01/2025	124.98	.00	
	Total 25-434-53-00 Uniform/Safety Clothing Items				124.98	.00	
25-434-56-00 Meetings, Schools & Dues							
101	Association of Idaho Cities	13300	federal water quality coalition me	09/12/2025	231.00	.00	
1610	Wells Fargo Remittance Center	SEP-2025	Monthly Statement (Water)	09/15/2025	460.68	.00	
	Total 25-434-56-00 Meetings, Schools & Dues				691.68	.00	
25-434-72-00 Tools & Supplies							
411	D & B Supply	AUG-2025	Monthly Statement-Water	09/01/2025	248.97	.00	
	Total 25-434-72-00 Tools & Supplies				248.97	.00	
25-434-74-00 Chlorine							
8800	CH Spencer & Company	401059289	chlorine tablets	09/16/2025	12,048.00	.00	
	Total 25-434-74-00 Chlorine				12,048.00	.00	
25-434-75-05 Meter Replacement Program							
9643	Core & Main	X521806	water meters	09/03/2025	19,731.80	.00	
9643	Core & Main	X627811	water meters	08/29/2025	17,001.00	.00	
9643	Core & Main	X648817	water meters	08/29/2025	7,742.04	.00	
	Total 25-434-75-05 Meter Replacement Program				44,474.84	.00	
25-434-84-00 Water Samples							
74	Analytical Laboratories Inc	2506913	Water samples	08/31/2025	4,023.25	.00	
	Total 25-434-84-00 Water Samples				4,023.25	.00	
25-434-85-10 Dig-Line Excavation							
449	Digline Inc	0077212-IN	MONTHLY FEE	08/31/2025	151.13	.00	
	Total 25-434-85-10 Dig-Line Excavation				151.13	.00	
25-434-85-50 DEQ Loan #5							
4533	Dept. of Environmental Quality	SEP-2025	DEQ Drinking Water Loan #DW18	09/01/2025	88,221.25	.00	
	Total 25-434-85-50 DEQ Loan #5				88,221.25	.00	
25-434-92-00 Capital Reserve							
12594	Idaho Site Works, LLC	SEP-2025	waterline & roadway improvement	09/10/2025	303,534.79	.00	
	Total 25-434-92-00 Capital Reserve				303,534.79	.00	
25-434-96-00 Grant-OLDCC DCIP Well #17							
12349	Cascade Enterprises	3737	well #17 pumping facility pay appli	07/30/2025	44,176.68	.00	
	Total 25-434-96-00 Grant-OLDCC DCIP Well #17				44,176.68	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
25-434-96-10 G- Match OLDCC Well #17 ARPA							
878	Keller Associates	214010-025-02	well 17, water mains, roadway & s	09/15/2025	6,801.00	.00	
Total 25-434-96-10 G- Match OLDCC Well #17 ARPA:					6,801.00	.00	
25-434-99-10 Equip Inventory-\$500 to \$5000							
5969	Dell Marketing L.P.	10836524170	laptop	09/16/2025	328.25	.00	
Total 25-434-99-10 Equip Inventory-\$500 to \$5000:					328.25	.00	
Total WATER DEPARTMENT:					540,328.45	691.63	
Total WATER MAINTENANCE FUND:					540,356.81	691.63	
WASTEWATER MAINT. FUND							
WASTEWATER DEPARTMENT							
26-435-31-10 Postage and Processing							
179	Billing Document Specialists	102312	Monthly Statement - waste water	08/31/2025	1,675.70	.00	
Total 26-435-31-10 Postage and Processing:					1,675.70	.00	
26-435-32-00 Drug Testing							
1018	Minert & Associates Inc	343784	NDOT drug test, pre employment	09/05/2025	16.33	.00	
Total 26-435-32-00 Drug Testing:					16.33	.00	
26-435-34-00 Telephone/Internet							
11989	IRON	5109	monthly statement - Wastewater	09/01/2025	25.00	.00	
9609	Verizon	AUG-2025	monthly charges - wastewater	08/23/2025	783.51	783.51	09/12/2025
Total 26-435-34-00 Telephone/Internet:					808.51	783.51	
26-435-36-00 Repairs & Maint - Equipment							
411	D & B Supply	AUG-2025	Monthly Statement-Waste Water	09/01/2025	41.00	.00	
7955	Lawn Equipment Company	91270	cable assembly throttle	09/16/2025	60.25	.00	
8467	Western Systems	45901	4 pin male, pin dowell, materials, f	08/29/2025	290.14	.00	
8467	Western Systems	45902	3 pin to 6 pin screw style, 4 pin F	08/29/2025	2,325.58	.00	
Total 26-435-36-00 Repairs & Maint - Equipment:					2,716.97	.00	
26-435-37-00 Repairs & Maint - Trucks							
4184	Commercial Tire	35-95333	tires, balance, disposal fee	09/05/2025	750.95	.00	
Total 26-435-37-00 Repairs & Maint - Trucks:					750.95	.00	
26-435-39-00 Repairs & Maint - Collection							
8467	Western Systems	459425	4 pin male, freight	09/09/2025	503.98	.00	
Total 26-435-39-00 Repairs & Maint - Collection:					503.98	.00	
26-435-40-00 Repairs & Maint - Bldgs & Grnd							
11399	Amazon Capital Services	AUG-2025	monthly statement - waste water	09/01/2025	23.90	.00	
1430	Standard Plumbing Supply Co	ZFTB99	entry lever	09/05/2025	34.00	.00	
10373	Topline, LLC	4469	repair electric sensor	08/29/2025	62.50	.00	
Total 26-435-40-00 Repairs & Maint - Bldgs & Grnd:					120.40	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
26-435-41-00 Professional Services							
878	Keller Associates	214010-011-02	general wastewater support	09/15/2025	3,302.50	.00	
878	Keller Associates	214010-030-02	lagoon cell 10	09/15/2025	24,641.40	.00	
878	Keller Associates	214010-032-02	development reviews	09/15/2025	820.41	.00	
Total 26-435-41-00 Professional Services:					28,764.31	.00	
26-435-43-00 Computer Maintenance							
11399	Amazon Capital Services	AUG-2025	monthly statement - waste water	09/01/2025	96.54	.00	
5969	Dell Marketing L.P.	10835447550	monitors	09/10/2025	115.38	.00	
Total 26-435-43-00 Computer Maintenance:					211.92	.00	
26-435-43-20 Computer Support							
11141	Ednetics	INV-138107	scada switches, mount kit, virtual	09/16/2025	2,036.50	.00	
Total 26-435-43-20 Computer Support:					2,036.50	.00	
26-435-47-00 Weed Control							
411	D & B Supply	AUG-2025	Monthly Statement-Waste Water	09/01/2025	89.99	.00	
Total 26-435-47-00 Weed Control:					89.99	.00	
26-435-52-00 Supplies							
11399	Amazon Capital Services	AUG-2025	monthly statement - waste water	09/01/2025	38.76	.00	
411	D & B Supply	AUG-2025	Monthly Statement-Waste Water	09/01/2025	9.98	.00	
10843	Strive Workplace Solutions	WO-194850-1	staple remover	03/28/2025	3.02	.00	
1610	Wells Fargo Remittance Center	SEP-2025	Monthly Statement (Waste Water)	09/15/2025	27.77	.00	
Total 26-435-52-00 Supplies:					79.53	.00	
26-435-56-00 Meetings, Schools & Dues							
1610	Wells Fargo Remittance Center	SEP-2025	Monthly Statement (Waste Water)	09/15/2025	526.62	.00	
Total 26-435-56-00 Meetings, Schools & Dues:					526.62	.00	
26-435-72-00 Tools							
411	D & B Supply	AUG-2025	Monthly Statement-Waste Water	09/01/2025	57.98	.00	
Total 26-435-72-00 Tools					57.98	.00	
26-435-84-00 Water Samples							
74	Analytical Laboratories Inc	2506914	wastewater monitoring	08/31/2025	176.00	.00	
Total 26-435-84-00 Water Samples:					176.00	.00	
26-435-85-10 Dig-Line Excavation							
449	Digline Inc	0077212-IN	MONTHLY FEE	08/31/2025	151.12	.00	
Total 26-435-85-10 Dig-Line Excavation:					151.12	.00	
26-435-99-00 Capital Outlay - Over \$5000							
12653	IXOM Watercare, Inc.	85013213	solar mixers, delivery, assembly, d	09/15/2025	366,050.96	.00	
Total 26-435-99-00 Capital Outlay - Over \$5000:					366,050.96	.00	
26-435-99-10 Equip Inventory-\$500 to \$5000							
5969	Dell Marketing L.P.	10836524170	laptop	09/16/2025	328.25	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 26-435-99-10 Equip Inventory-\$500 to \$5000:					328.25	.00	
Total WASTEWATER DEPARTMENT:					405,066.02	783.51	
Total WASTEWATER MAINT. FUND:					405,066.02	783.51	
SANITATION FUND							
SANITATION DEPARTMENT							
27-433-31-10 Postage and Processing							
179	Billing Document Specialists	102312	Monthly Statement - sanitation	08/31/2025	1,675.70	.00	
Total 27-433-31-10 Postage and Processing:					1,675.70	.00	
27-433-41-00 Monthly Contract - Residential							
3511	Republic Services	0788-0003990	Monthly Statement	08/31/2025	102,274.31	102,274.31	09/12/2025
Total 27-433-41-00 Monthly Contract - Residential:					102,274.31	102,274.31	
27-433-41-20 Monthly Contract - City Waste							
3511	Republic Services	0788-0003990	Monthly Statement	08/31/2025	3,790.25	3,790.25	09/12/2025
Total 27-433-41-20 Monthly Contract - City Waste:					3,790.25	3,790.25	
Total SANITATION DEPARTMENT:					107,740.26	106,064.56	
Total SANITATION FUND:					107,740.26	106,064.56	
TAP DEPOSIT FUND							
46-202-03-00 Tap Deposit Payable							
5291	CBH Homes	SEP-2025	Refund credit on closed acct 29	09/01/2025	42.41	.00	
12652	Durham, Nicholas & Destine	SEP-2025	refund deposit credit on closed ac	09/12/2025	38.09	.00	
12657	Moreno, Rikelvin & Hannah	SEP-2025	refund deposit credit on closed ac	09/17/2025	27.24	.00	
Total 46-202-03-00 Tap Deposit Payable:					107.74	.00	
Total:					107.74	.00	
Total TAP DEPOSIT FUND:					107.74	.00	
Fiber Optic Fund							
Fiber Optic Fund Construction							
50-434-31-00 Postage							
1610	Wells Fargo Remittance Center	SEP-2025	Monthly Statement (Fiber)	09/15/2025	21.21	.00	
Total 50-434-31-00 Postage:					21.21	.00	
50-434-34-00 Telephone/Internet							
9609	Verizon	AUG-2025	monthly charges - fiber	08/23/2025	241.20	241.20	09/12/2025
Total 50-434-34-00 Telephone/Internet:					241.20	241.20	
50-434-35-25 SaaS-Monthly subscription							
10132	Entry Point Networks	1992	Saas & NOC	08/15/2025	2,021.05	.00	
11989	IRON	5110	L2VPN-000	09/01/2025	750.00	.00	
11989	IRON	5111	monthly overage	09/01/2025	420.59	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 50-434-35-25 SaaS-Monthly subscription:					3,191.64	.00	
50-434-43-00 Computer/Maint/Software							
11399	Amazon Capital Services	AUG-2025	monthly statement - fiber	09/01/2025	18.27	.00	
5969	Dell Marketing L.P.	10836203484	laptop	09/15/2025	984.74	.00	
11141	Ednetics	INV-138107	scada switches, mount kit, virtual	09/16/2025	2,036.50	.00	
Total 50-434-43-00 Computer/Maint/Software:					3,039.51	.00	
50-434-52-00 Supplies							
11399	Amazon Capital Services	AUG-2025	monthly statement - fiber	09/01/2025	484.36	.00	
411	D & B Supply	AUG-2025	Monthly Statement-Fiber	09/01/2025	43.97	.00	
1430	Standard Plumbing Supply Co	ZFZL22	elbow, couplings	09/08/2025	5.96	.00	
1430	Standard Plumbing Supply Co	ZGN760	pvc box adapter	09/12/2025	7.95	.00	
1610	Wells Fargo Remittance Center	SEP-2025	Monthly Statement (Fiber)	09/15/2025	139.43	.00	
Total 50-434-52-00 Supplies:					681.67	.00	
50-434-53-00 Uniforms/Safety clothing items							
411	D & B Supply	AUG-2025	Monthly Statement-Fiber	09/01/2025	342.95	.00	
1610	Wells Fargo Remittance Center	SEP-2025	Monthly Statement (Fiber)	09/15/2025	306.79	.00	
Total 50-434-53-00 Uniforms/Safety clothing items:					649.74	.00	
50-434-99-10 Equip Inventory-\$500 to \$5000							
11913	Surplus Traders, Inc.	1000127193	fiber	09/09/2025	3,918.00	.00	
Total 50-434-99-10 Equip Inventory-\$500 to \$5000:					3,918.00	.00	
Total Fiber Optic Fund Construction:					11,742.97	241.20	
Total Fiber Optic Fund:					11,742.97	241.20	
Grand Totals:					1,340,599.32	112,497.77	

Dated: _____

Mayor: _____

City Council: _____

City Clerk: _____

City Treasurer: _____

Report Criteria:

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

**CITY OF MOUNTAIN HOME
TREASURER'S REPORT
FOR THE PERIOD ENDING AUGUST 31, 2025**

FUND NUMBER AND TITLE	BEGINNING CASH BALANCE	REVENUES	ANNUAL % REALIZED	EXPENDITURES	ANNUAL % EXPENDED	CHANGE IN BALANCE SHEET	ENDING CASH BALANCE
01 GENERAL FUND	3,245,100.69	153,288.97	43.72	978,049.12	42.36	81,700.71	2,338,639.83
02 STREET DEPARTMENT	2,684,084.53	11,796.69	38.59	272,261.30	26.41	(21,061.57)	2,444,681.49
03 STREET LIGHTING FUND	52,933.72	741.51	80.80	11,792.85	77.39	178.01	41,704.37
04 CEMETERY FUND	129,822.94	7,853.04	89.36	15,691.40	62.29	1,025.78	120,958.80
05 RECREATION FUND	62,720.90	34,734.69	76.92	274,361.77	82.31	13,090.35	(189,996.53)
06 LIBRARY FUND	161,515.59	7,245.04	93.40	56,031.86	84.63	18,652.30	94,076.47
07 AIRPORT FUND	(134,126.08)	4,685.47	53.72	964,384.89	53.71	(955,341.17)	(138,484.33)
16 FIRE DEVELOPMENT FUND	533,572.11	9,292.37	27.51	.00	.00	.00	542,864.48
17 POLICE DEVELOPMENT FUND	343,060.34	7,288.53	35.07	.00	.00	.00	350,348.87
20 PARK DEVELOPMENT FUND	322,036.44	4,342.86	25.64	.00	.00	.00	326,379.30
24 GOLF COURSE FUND	118,259.18	352,487.50	65.73	67,912.42	56.75	(984.20)	403,818.46
25 WATER MAINTENANCE FUND	7,724,947.65	678,132.24	29.62	556,019.55	26.19	178,463.79	7,668,596.55
26 WASTEWATER MAINT. FUND	2,510,805.86	288,622.91	20.37	118,649.38	14.42	7,043.14	2,673,736.25
27 SANITATION FUND	620,254.76	125,997.49	72.38	121,763.99	63.34	1,535.13	622,953.13
29 STREET DEVELOPMENT FUND	681,281.54	14,555.90	14.63	.00	1.40	.00	675,837.44
45 LIBRARY SUPPLEMENTAL FUND	9,587.33	.00	.00	.00	100.00	8,089.76	1,497.57
46 TAP DEPOSIT FUND	168,088.38	.00	.00	.00	.00	(2,291.33)	170,379.71
47 WATER AVAILABILITY FUND	1,256,668.72	50,173.10	34.09	.00	13.21	.00	1,306,841.82
48 WASTEWATER AVAILABILITY FUND	3,290,626.45	84,958.53	24.77	.00	.00	.00	3,375,584.98
50 FIBER OPTIC FUND	55,961.44	778,170.93	20.45	36,103.30	8.50	(7,958.98)	805,988.05
59 LID GUARANTEE FUND	408,493.37	3,229.67	104.00	.00	.00	.00	411,723.04
TOTAL	24,225,695.86	2,617,597.44	950.77	3,473,021.83	712.91	(677,858.28)	24,048,129.75

92 % OF THE FISCAL YEAR HAS ELAPSED

09/11/2025 09:25AM PAGE 1

**CITY OF MOUNTAIN HOME
TREASURER'S REPORT
FOR THE PERIOD ENDING AUGUST 31, 2025**

FUND NUMBER AND TITLE	BEGINNING CASH BALANCE	REVENUES	ANNUAL % REALIZED	EXPENDITURES	ANNUAL % EXPENDED	CHANGE IN BALANCE SHEET	ENDING CASH BALANCE
BANKS AND INVESTMENTS							
CASH - CHECKING US BANK							520,626.16
CASH - CHECKING WELLS FARGO							1,513,278.97
CASH - STATE TREASURER LGIP							21,853,031.32
CASH - OTHER INVESTMENTS							111,253.30
NSF CHECK CLEARING						(60.00)	
TOTAL BANKS AND INVESTMENTS							<u>23,998,129.75</u>

2024-2025 WRITE OFF

ACCOUNT #	CUSTOMER	SERVICE ADDRESS	TERM DATE	WATER	SEWER	GARBAGE	OTHER	LATE FEE/NSF	AMOUNT	NOTES
1.0023.26	TUDEAU, SHANNEN & KIRK		1/14/20	\$ 23.93	\$ 25.40	\$ 25.23	\$ -	\$ 15.00	\$ 89.56	
1.0255.21	MORIN, LINDSY		3/29/19	\$ 20.77	\$ 16.37	\$ 20.81	\$ -	\$ 30.00	\$ 87.95	
1.0830.03	ANDERSON, TERRY		12/12/13	\$ 99.47	\$ 27.81	\$ -	\$ -	\$ 15.00	\$ 142.28	
1.0960.21	SHAFORD, NATASHA		1/14/20	\$ 35.15	\$ 25.40	\$ 30.39	\$ -	\$ 24.08	\$ 115.02	
1.1160.12	GRANDEN, HEATH		9/3/19	\$ 123.10	\$ 19.25	\$ 19.03	\$ -	\$ 15.00	\$ 176.38	
1.1340.19	SCOTT, TODD		2/13/20	\$ 75.96	\$ 86.33	\$ 47.09	\$ -	\$ 30.00	\$ 239.38	
2.0223.05	MILLIGAN, AMANDA		12/2/19	\$ 36.15	\$ 18.70	\$ 35.72	\$ -	\$ 30.00	\$ 120.57	
2.0376.11	ESCAMILLA, DEBORAH		10/9/19	\$ 164.32	\$ 22.58	\$ 22.32	\$ -	\$ 15.00	\$ 224.22	
3.0525.11	BAXTER, MIA		5/22/20	\$ 33.74	\$ 11.74	\$ 10.46	\$ -	\$ -	\$ 55.94	
3.0895.15	WATTS, TRICIA		5/14/20	\$ 30.47	\$ 43.90	\$ 43.03	\$ -	\$ -	\$ 117.40	
3.1025.12	WALKER, STEVEN & SARAE, GRIGGIN		2/11/20	\$ 41.71	\$ 24.14	\$ 29.22	\$ -	\$ 15.00	\$ 110.07	
4.0430.04	LABRANCHE, MARC		2/7/20	\$ 5.08	\$ 21.72	\$ 21.79	\$ -	\$ 15.00	\$ 63.59	
5.0175.06	THE WICKED ROSE COMPANY		1/28/20	\$ -	\$ 78.85	\$ 78.98	\$ -	\$ 75.00	\$ 232.83	
5.0815.12	GRIGGS, JESSIE & BRADLEY		10/24/18	\$ -	\$ 3.93	\$ 5.00	\$ -	\$ 6.07	\$ 15.00	
5.0904.04	MCCONNELL, DESTINY & JAMES BAYES		2/13/20	\$ 49.89	\$ 29.02	\$ 37.33	\$ -	\$ 15.00	\$ 131.24	
6.0040.12	COMBS, TRAVIS		9/5/19	\$ 67.64	\$ 20.42	\$ 20.18	\$ -	\$ 20.00	\$ 128.24	
6.0090.23	QUEEN, TIMOTHY		7/31/20	\$ 26.49	\$ 19.70	\$ 31.40	\$ -	\$ 15.00	\$ 92.59	
6.0435.04	FINNEGAN, DAN		7/6/20	\$ 39.59	\$ 3.81	\$ 9.80	\$ -	\$ 12.32	\$ 65.52	
6.0490.21	SANTILLAN, HECTOR & MARIA		9/11/19	\$ 25.17	\$ 8.73	\$ 9.92	\$ -	\$ 15.00	\$ 58.82	
6.0645.06	BRENENSTAHL, MAKENNA		10/3/19	\$ 63.22	\$ 19.19	\$ 25.62	\$ -	\$ 25.22	\$ 133.25	
6.0645.07	CAVAN, KISHA		1/27/20	\$ 12.85	\$ 9.45	\$ 9.48	\$ -	\$ 15.00	\$ 46.78	
6.0650.10	BONNIE, WARREN		11/14/19	\$ 29.63	\$ 25.67	\$ 35.31	\$ -	\$ 30.00	\$ 120.61	
6.0770.02	LUTRELL, JEFFREY		11/13/19	\$ 113.88	\$ 42.58	\$ 42.10	\$ -	\$ 30.00	\$ 228.56	
6.0890.04	KENNAH, STEVEN		7/15/20	\$ 154.37	\$ 83.93	\$ 78.69	\$ -	\$ 15.00	\$ 331.99	
8.0545.10	JONES, TABATHA		6/12/20	\$ 106.82	\$ 29.09	\$ 42.12	\$ -	\$ -	\$ 178.03	
8.0845.07	KOVAC, KENNETH & KIM/ELIZABETH SCHILZ		12/10/19	\$ 57.84	\$ 55.28	\$ 40.18	\$ -	\$ 30.00	\$ 183.30	
9.0945.22	PRESELY, SHELLIE		1/8/20	\$ 36.76	\$ 22.02	\$ 21.83	\$ -	\$ 19.16	\$ 99.77	
9.1005.10	ABUAM, RONALD		2/11/20	\$ 7.86	\$ 24.14	\$ 24.21	\$ -	\$ 15.00	\$ 71.21	
10.0090.13	KNOX, DEBRA		9/30/19	\$ -	\$ 24.07	\$ 33.96	\$ -	\$ 28.08	\$ 86.11	
10.0095.10	GILLSON, SHANACEY		2/25/20	\$ 24.49	\$ 15.09	\$ 15.13	\$ -	\$ 21.83	\$ 76.54	
10.0745.09	VICK, SHANNON & PETERSON, BILL		8/19/20	\$ 47.58	\$ 12.07	\$ 23.21	\$ -	\$ -	\$ 82.86	
10.0880.08	HILL, DARRON		4/29/20	\$ 39.73	\$ 34.42	\$ 34.52	\$ -	\$ -	\$ 108.67	
10.1110.06	BERG, ERIC & CARIN		10/9/19	\$ 33.82	\$ 22.58	\$ 23.39	\$ -	\$ 28.93	\$ 108.72	
11.3125.08	GUTIERREZ, CASSI		11/1/17	\$ -	\$ 3.18	\$ 3.68	\$ 1.62	\$ 3.63	\$ 12.11	
11.3345.07	EDWARDS, JOSHUA		2/17/20	\$ 27.23	\$ 3.97	\$ 3.98	\$ -	\$ -	\$ 35.18	
12.0701.13	LOOMIS, LAKEN		7/7/20	\$ 257.99	\$ 134.93	\$ 89.38	\$ -	\$ 15.00	\$ 497.30	
13.3056.07	MCBRIDE, JOSHUA & KALIE		10/31/19	\$ 24.38	\$ 40.53	\$ 41.68	\$ -	\$ 15.00	\$ 121.59	
14.1410.11	WILLIS III, JIMMY		10/25/19	\$ 37.95	\$ 29.58	\$ 29.25	\$ -	\$ 28.26	\$ 125.04	
16.0032.02	CRANFORD, PAGE & PICKETT, JEREMY		8/14/20	\$ -	\$ -	\$ 184.58	\$ -	\$ 120.00	\$ 304.58	
17.0082.13	BYRNE, OWEN & KRISTIN		11/1/19	\$ 23.61	\$ 91.81	\$ 38.78	\$ -	\$ 30.00	\$ 184.20	
20.0158.06	BELL, ALYSIA		9/6/19	\$ 103.90	\$ 63.90	\$ 41.95	\$ -	\$ 15.00	\$ 224.75	
20.0158.07	HOLTZ, SONJA		10/15/19	\$ 226.07	\$ 48.53	\$ 48.81	\$ -	\$ 15.00	\$ 338.41	
21.0032.04	HOWELL, DWIGHT & CHERITY PLACE		3/30/20	\$ 20.43	\$ 21.76	\$ 16.98	\$ -	\$ 10.24	\$ 69.41	
22.0185.09	HELMICK, RICHARD & KRISTI		5/11/20	\$ 57.35	\$ 41.99	\$ 46.58	\$ -	\$ 15.00	\$ 160.92	
22.0215.10	PORTER, KAITLIN & DERRICK		9/19/19	\$ 34.34	\$ 28.58	\$ 33.26	\$ -	\$ 15.00	\$ 111.18	
22.0303.10	HUSKEY, SARA		7/15/20	\$ 92.93	\$ 66.43	\$ 61.14	\$ -	\$ 15.00	\$ 235.50	
22.0340.04	TEACHWORTH, GLENN		3/9/20	\$ 37.17	\$ 22.58	\$ 27.90	\$ -	\$ 30.00	\$ 117.65	
26.0590.13	MCCAY, CHARD & BRITTANI		11/22/19	\$ 74.75	\$ 41.37	\$ 52.12	\$ -	\$ 45.00	\$ 213.24	
TOTALS				\$ 2,645.58	\$ 1,566.52	\$ 1,667.52	\$ 1.62	\$ 992.82	\$ 6,874.06	

NOTE 1: CDI Affiliates will collect on an account for four years. If they are able to make contact with the customer at any point within the four-year period, the four-year clock restarts. That is why most of these are so old. Some people will start making payments on their collection account, then stop paying and fail to respond to the collection agency. Any payments made to the collection agency are forwarded to us.

NOTE 2: CDI collects its fee from the customer after the customer has collected ours. Collections is actively seeking payment for 5 years from the date these accounts are sent to the Collection agency. It will stay on the credit report for 7 years. Belinda gives the customer 3 months before sending to the collection agency.

PUBLIC NOTICE

PUBLIC NOTICE is hereby given of the 2026 City Council meeting schedule for the City of Mountain Home. Meetings and Public Hearings are usually scheduled for the second (2nd) and fourth (4th) Tuesdays of each month unless that Tuesday falls on a holiday, then it will be the following business day, and the dates are as follows:

January 13, 2026
January 27, 2026
February 10, 2026
February 24, 2026
March 10, 2026
March 24, 2026
April 14, 2026
April 28, 2026
May 12, 2026
May 26, 2026
June 9, 2026
June 23, 2026
July 14, 2026
July 28, 2026
August 11, 2026
August 25, 2026
September 8, 2026
September 22, 2026
October 13, 2026
October 27, 2026
November 10, 2026
November 24, 2026
December 8, 2026
December 22, 2026 (Cancelled)

Meetings and hearings start at 5:00 p.m. and are usually held in the City Council Chambers at 160 South 3rd East Street, Mountain Home, Idaho. Notices of all meetings and hearings are posted on the notice board located outside the City Council Chambers.

Draft agendas are available via email on the Friday afternoon before each meeting. Send requests to clerk@mountain-home.us.

You may also view them on the city website at www.mountain-home.us. The public is welcome and encouraged to attend the meetings.

Tiffany Belt
City Clerk
City of Mountain Home
Publication: October 8, 2025 and October 15, 2025



Mountain Home City Council
Grant Application Approval Request
Request Tracking Number: 2025/26-004
Date: September 15, 2025

For Questions Please Contact Grants Administrator at 587-2104

GRANT INFORMATION		
Funding Source: America 250		
Project Name: Liberty Bell		
Project Timeline: 2025-2026		
Project Cost (Estimate): \$2,500.00		
Grant Amount: \$2,500.00		
City Match In-Kind: \$0.00		
City Match Cash: \$0.00		
Project Donation:		
Amount Budgeted:— \$2,500.00		
PROJECT SUMMARY	APPROVALS	INITIALS
Installation of interactive Liberty Bell display at Railroad Park.	Grants Administrator – Alexa Vork	AV
	City Clerk – Tiffany Belt	TB
	City Treasurer – Paula Szafranski	PS
	Mayor – Rich Sykes	
	PARTICIPATING DEPARTMENTS	DEPT HEAD INITIALS
RECOMMENDED ACTION:		
RECORD OF COUNCIL ACTION		
Meeting Date:	Action:	

On the ____ day of _____, 2025, the City Clerk notified Alexa Vork that his/her request has been approved and she can begin the application process.

Staff Report



To: City Council

Presenter: Nicole Coffey, City Planner

Request: To approve Blue Yonder Subdivision 2 Final Plat. Located off Smith Road which is off of S 5th W. Consisting of approximately 6.43 acres more or less. No. two (2) will consist of 5 Duplex lots, 2 Single-Family lots, 1 multi-family lot, and 1 common lot.

Application: PZ-25-13

Applicant: Michelle Foley, with JJ Howard Engineering

5983 W State #D, Boise, ID 83703

City Council: 9/23/2025

Request Summary

Michelle Foley on behalf of Challenger Development, is requesting the approval of Blue Yonder Subdivision No. 2 Final Plat. Phase two (2) of Blue Yonder Subdivision No. 2 will consist of 2 single-family lots, 5 Duplex lots, 1 multi-family lots, and 1 common lot. Blue Yonder Subdivision No. 2 is one of four phases to be completed in the Blue Yonder Subdivision.

History

City Council previously approved the Blue Yonder Preliminary Plat (PZ-22-90) and Conditional Use Permit (PZ-22-91) on November 14, 2022. The Findings of Fact we signed and finalized on November 28, 2022. The property is currently zoned Residential R-4 min lot of 5,000 sq. ft. The Blue Yonder Subdivision consists of 94 single family home lots, 10 duplex lots totaling 20 dwelling units, and a one single lot consisting of thirty-five (35) four-plex buildings totaling 140 dwelling units. The single lot development of the thirty-five (35) multi-family units required the approval of the conditional use permit.

Blue Yonder Final Plat No. 1 (PZ-24-24) went before the City Council on June 11, 2024.

PZ-23-10 Blue Yonder No. 1 Development Plans were approved February 15, 2023.

Currently Blue Yonder No. 1 is under construction. Blue Yonder No. 1 is almost complete.

Blue Yonder No. 2 submitted their Final Plat on March 13, 2025 (PZ-25-13) and currently under review. Blue Yonder No. 2 were submitted Development Plans on May 11, 2023 (PZ-23-0033) and were approved on October 30, 2023.

Blue Yonder No. 3 submitted their Final Plat on March 17, 2025 (PZ-25-17).

Blue Yonder No. 3 submitted the development plans on May 30, 2024 (PZ-24-35).

Fire

Mountain Home Fire has no special requirements or comments.

Public Works

Public Works has signed off on this application on September 2, 2025.

Building

Has no additional comments.

Water

Has no additional comments

Wastewater

Has no additional comments

Streets

Has no additional comments

Fiber

Has no additional comments

Police

Has no additional comments

Water Rights Fee

Water rights are charged at \$2000.00 per acre. This plat consists of 6.43 acres. Amount due before recording the final plat is \$12,860.00.

Impact Fees

Impact Fees will apply.

EDU'S

There have been seventy-eight (78) residential building permits, three (3) commercial building permits. Total number of EDU's is one hundred and seventy-three (173).

Approval Process

9-16-11 G Approval of Subdivision Plat: No plat shall be recorded or offered for recording with the Elmore County recorder until the plat has been reviewed and approved by the mayor and council, and shall bear thereon the approval, by endorsement, of the city engineer and the clerk of the city. The final plat shall not be approved by the mayor and council until all the proposed public improvements have been made according to the approved development plans and specifications (see section [9-16-12](#) of this chapter) and the improvements have been approved by the Community Development Director and Public Works Director and approved by the city council or suitable financial guarantees are provided (see section [9-16-14](#) of this chapter). All plats located within the area of impact and/or one mile outside of the city limits must also meet the requirements of the area of impact agreement with Elmore County.

H. Method Of Recording: Upon approval of the final plat by the council, the subdivider's prepayment of recording fees, posting of surety bond or other acceptable guaranty and the inclusion of the following signatures on the final plat, the administrator shall submit the final plat to the county recorder for recording:

1. Certification and signature of the city council verifying that the subdivision has been approved;
2. Certification and signature of the city clerk, if required, and the city engineer verifying that the subdivision meets the city requirements and has been approved by the council;
3. Certification and signature of the sanitation restrictions on the face of the plat per Idaho Code;
4. Certification and signature of Elmore County treasurer that all taxes have been paid;
5. Certification and signature of approval of Elmore County surveyor;
6. Certification and signature of property owner/developer for deed of dedication;
7. Certification and signature of the surveyor who surveyed the property;
8. Owner's certification of acknowledgement;
9. Recorder's certification. (Ord. 1628, 1-12-2015; amd. Ord. 1727, 10-12-2021)

Applicable Regulations or Codes

City Code 9-16-11 Final Plat

Comprehensive Plan Compliance

Chapter 5 Housing,

- Availability of a mix of housing types is essential for the social structure of the community (page 28).
- 5.3 Existing Conditions (Page 29)– The existing housing market in Mountain Home is in crisis, and the community is feeling the ramifications of the shortage.
 - House prices are nearing, and some have reached unaffordable rates; and rental rates are the highest they've ever been.
 - Low inventories have impacted the workforce without housing there is no workforce to hire.
 - Potential incoming companies wonder where their talent and employee pool will come from if they invest in Mountain Home.
 - The Airforce is overburdened at 98% base housing occupancy; they are at least 100 airmen over occupancy.
- 5.6 Future (Page 33) – Apart from the existing need for additional housing in Mountain Home, adding housing will be an economic stimulus for the community.

It will add valuable and much needed tax base to the city, which will allow for increased and improved services; and it will also provide impact fees which are used to maintain and plan for expansion of infrastructure.

Staff Review

Staff has reviewed the documents provided, the City Code, and the Comprehensive Plan, and has found that Blue Yonder Subdivision No. 2 has provided the documentation that meets the city code, and the comprehensive plan by providing single-family housing that is available to purchase.

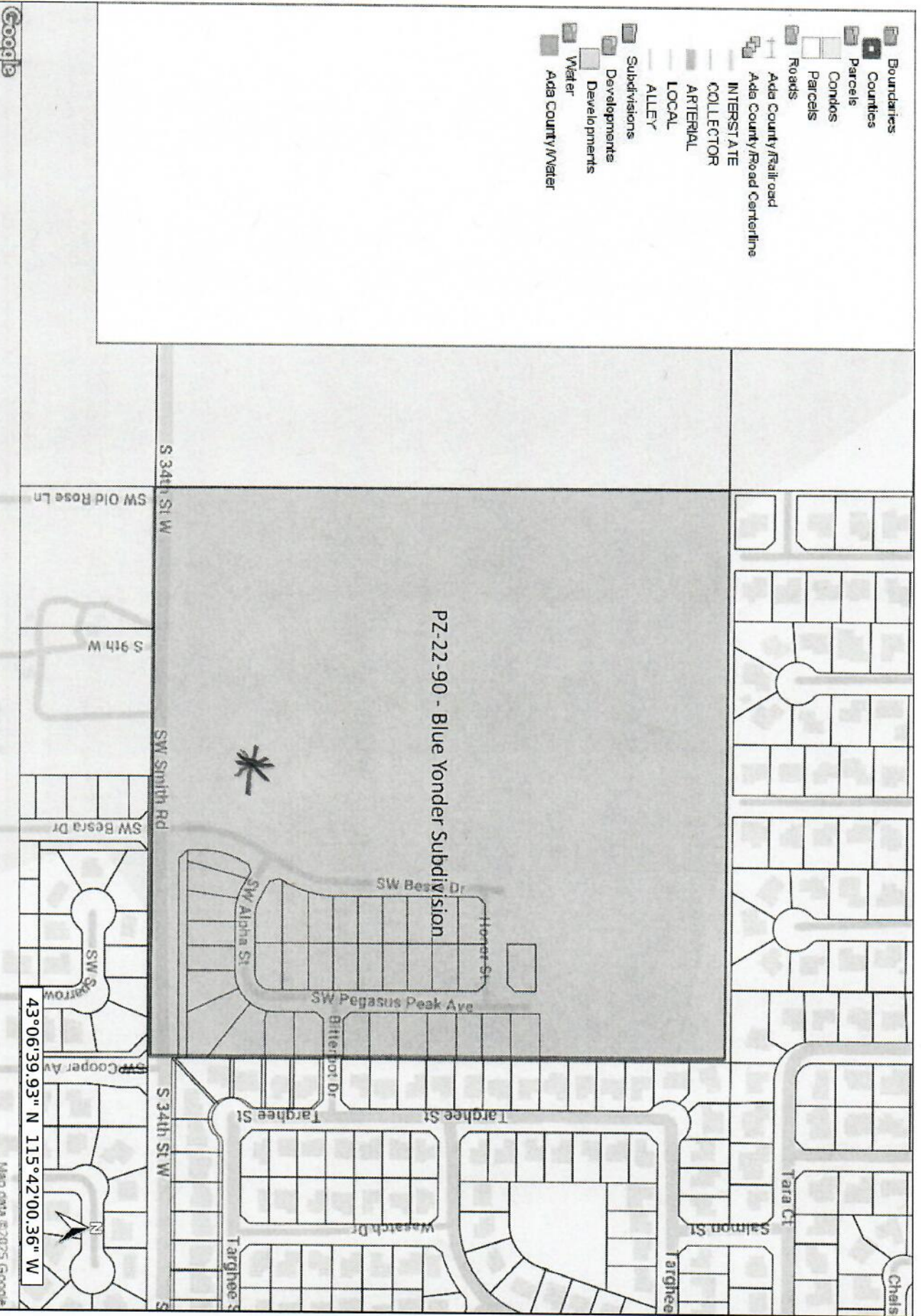
Conclusion

If the City Council determines the proposed request appropriate, you may recommend approval of the Final Plat, as presented, subject to the following conditions.

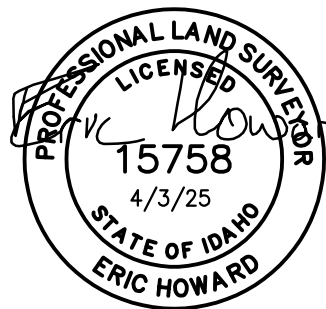
1. Subject to site plan amendments as required by Building, Public Works, Fire, and Zoning Officials to comply with applicable City Codes and standards and Preliminary plat finding of fact requirements.
2. All future development will comply with the City of Mountain Home new development design standards.
3. Before the Final Plat is recorded, the applicant shall receive all necessary approvals regarding water and sewer infrastructure from the Central Health District.
4. Per City Code 9-16-11(G), The Final Plat shall be filed and recorded with the Elmore County recorder within one year after approval by the Council; otherwise, such approval shall become null and void unless thirty (30) days before said expiration date an extension of time is applied for by the developer. The Planning & Zoning Commission may recommend to the Council a one-time extension, which shall be subject to review before recording, for a period of one year, which the Council may approve as presented, approve with conditions, or deny.
5. All development regarding this application will be subject to the City of Mountain Home's ability to provide municipal water and wastewater services.

Attachments

1. Vicinity Map
2. Final Plat
3. CC FoF



Line Table		
Line #	Direction	Length
L1	N28°53'58"E	17.39'
L2	N61°05'48"W	69.00'
L3	N42°01'13"W	7.41'
L4	N89°49'12"W	51.38'
L5	N00°10'48"E	25.00'
L6	S03°47'16"W	26.05'
L7	N00°10'48"E	18.00'
L8	N20°37'52"E	7.47'
L9	N00°10'48"E	52.00'
L10	S00°21'06"E	6.39'
L11	S00°10'48"W	52.00'
L12	S45°00'06"E	24.92'
L13	S42°03'35"W	39.53'
L14	S44°54'51"W	24.90'
L15	N45°05'09"W	25.04'
L16	N89°49'12"W	20.00'
L17	S89°49'12"E	20.00'
L18	S89°49'12"E	83.89'
L19	N00°10'48"E	54.00'
L20	N00°10'48"E	54.00'
L21	N00°10'48"E	72.00'
L22	S00°10'48"W	72.00'
L23	S00°10'48"W	54.00'
L24	S45°00'06"E	16.67'
L25	S61°06'02"E	54.20'
L26	S61°06'02"E	72.00'
L27	S28°53'58"W	81.20'
L28	S42°03'35"W	38.64'
L29	S61°06'02"E	72.00'
L30	S61°06'02"E	54.00'
L31	S28°53'58"W	37.78'
L32	N61°06'02"W	56.38'
L33	N28°53'58"E	17.39'
L34	N61°05'48"W	2.00'
L35	S28°53'58"W	66.50'
L36	N61°06'02"W	49.51'



REFERENCES

- (R1) RECORD OF SURVEY INST. NO. 301188
(R2) RECORD OF SURVEY INST. NO. 373605
(R3) MORNING VIEW SUBDIVISION NO. 4
(R4) BLUE YONDER SUBDIVISION NO. 1
(R5) IDAHO SURVEY GROUP BOUNDARY AND TOPOGRAPHIC SURVEY, UNRECORDED
(R6) WARRANTY DEED, INST. NO. 489345

NOTES:

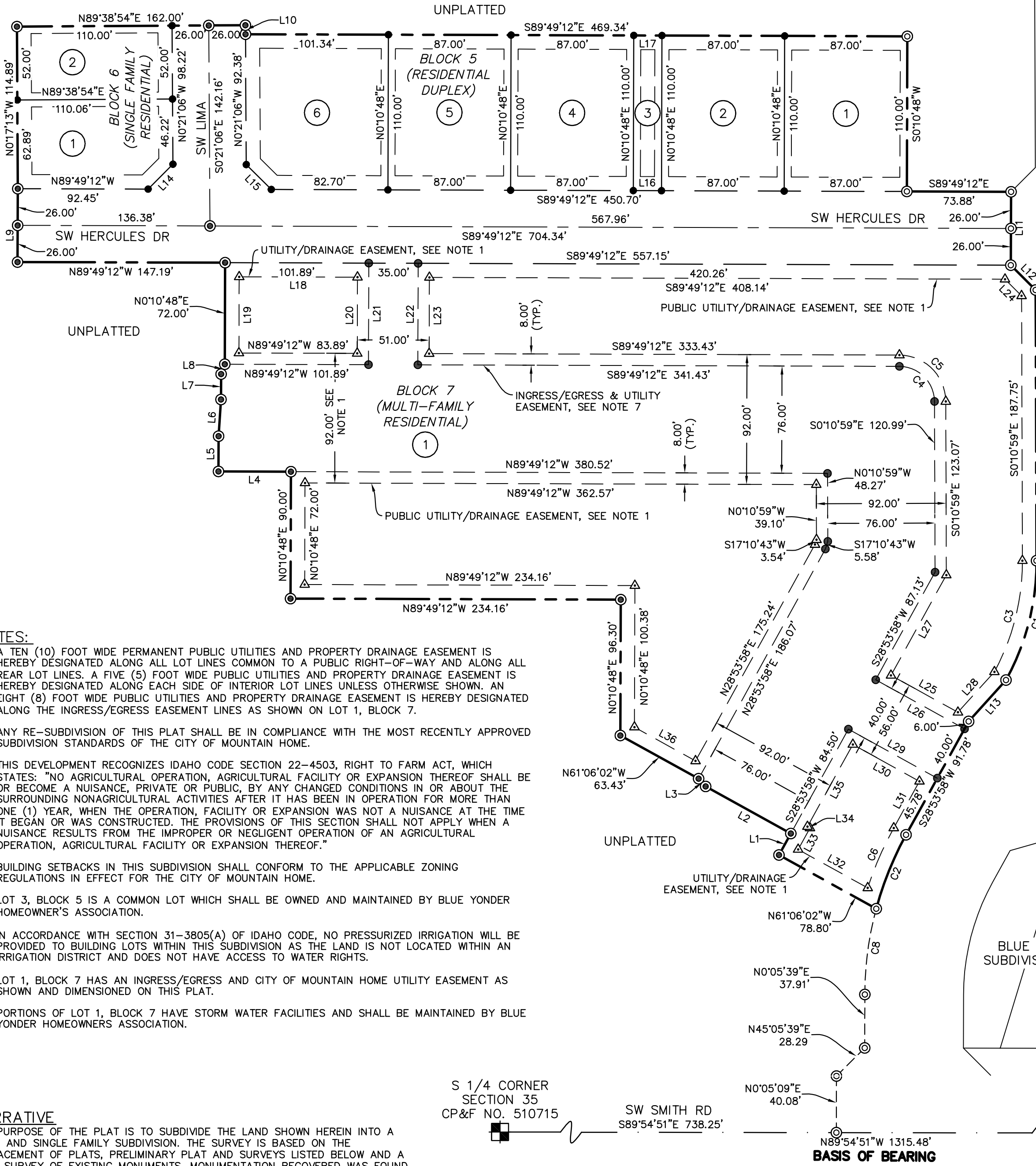
1. A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES AND PROPERTY DRAINAGE EASEMENT IS HEREBY DESIGNATED ALONG ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY AND ALONG ALL REAR LOT LINES. A FIVE (5) FOOT WIDE PUBLIC UTILITIES AND PROPERTY DRAINAGE EASEMENT IS HEREBY DESIGNATED ALONG EACH SIDE OF INTERIOR LOT LINES UNLESS OTHERWISE SHOWN. AN EIGHT (8) FOOT WIDE PUBLIC UTILITIES AND PROPERTY DRAINAGE EASEMENT IS HEREBY DESIGNATED ALONG THE INGRESS/EGRESS EASEMENT LINES AS SHOWN ON LOT 1, BLOCK 7.
2. ANY RE-SUBDIVISION OF THIS PLAT SHALL BE IN COMPLIANCE WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF MOUNTAIN HOME.
3. THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
4. BUILDING SETBACKS IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS IN EFFECT FOR THE CITY OF MOUNTAIN HOME.
5. LOT 3, BLOCK 5 IS A COMMON LOT WHICH SHALL BE OWNED AND MAINTAINED BY BLUE YONDER HOMEOWNER'S ASSOCIATION.
6. IN ACCORDANCE WITH SECTION 31-3805(A) OF IDAHO CODE, NO PRESSURIZED IRRIGATION WILL BE PROVIDED TO BUILDING LOTS WITHIN THIS SUBDIVISION AS THE LAND IS NOT LOCATED WITHIN AN IRRIGATION DISTRICT AND DOES NOT HAVE ACCESS TO WATER RIGHTS.
7. LOT 1, BLOCK 7 HAS AN INGRESS/EGRESS AND CITY OF MOUNTAIN HOME UTILITY EASEMENT AS SHOWN AND DIMENSIONED ON THIS PLAT.
8. PORTIONS OF LOT 1, BLOCK 7 HAVE STORM WATER FACILITIES AND SHALL BE MAINTAINED BY BLUE YONDER HOMEOWNERS ASSOCIATION.

NARRATIVE

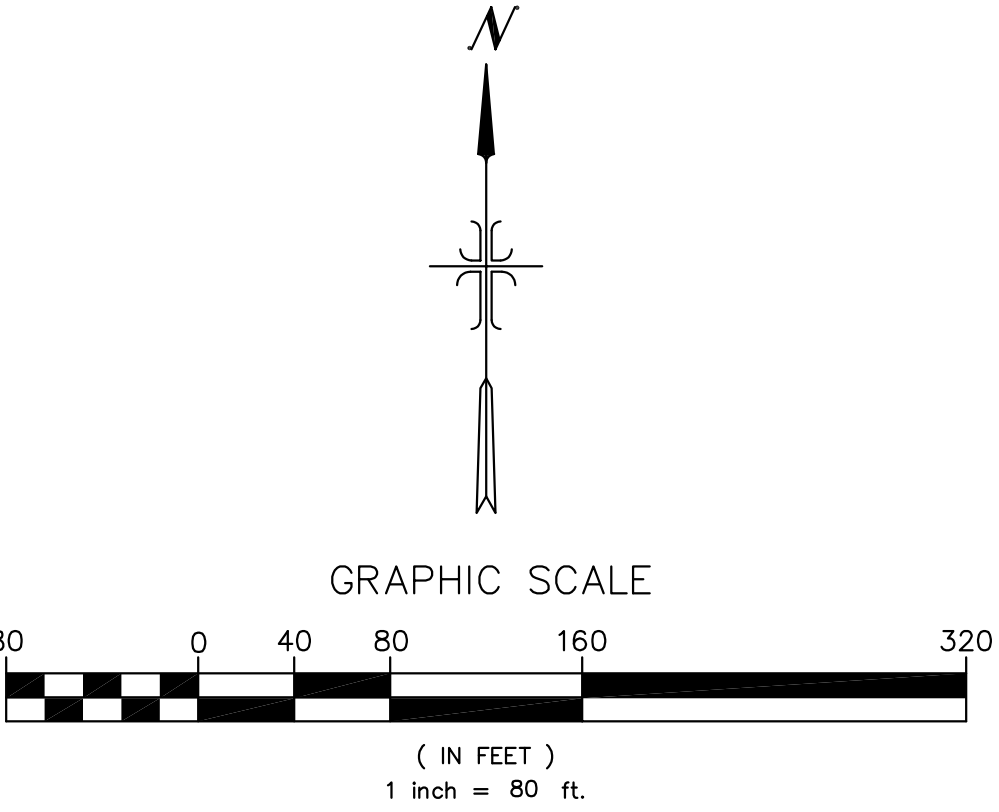
THE PURPOSE OF THE PLAT IS TO SUBDIVIDE THE LAND SHOWN HEREIN INTO A MULTI AND SINGLE FAMILY SUBDIVISION. THE SURVEY IS BASED ON THE RETRACEMENT OF PLATS, PRELIMINARY PLAT AND SURVEYS LISTED BELOW AND A FIELD SURVEY OF EXISTING MONUMENTS. MONUMENTATION RECOVERED WAS FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE REFERENCES LISTED HEREON. THE BASIS OF BEARING IS BETWEEN THE SOUTH 1/4 CORNER AND EAST 1/16TH CORNER AS SHOWN.

PLAT
of
BLUE YONDER No. 2 SUBDIVISION

LOCATED IN THE SW 1/4 OF THE SE 1/4
SECTION 35, T.3S., R.6E., BOISE MERIDIAN,
MOUNTAIN HOME, ELMORE COUNTY, IDAHO. 2025.



Book _____ Page _____



LEGEND

- BOUNDARY LINE
--- SECTION LINE
--- LOT LINE
--- ROAD CENTERLINE
--- EASEMENT LINE
--- RIGHT-OF-WAY LINE
--- TIE LINE
--- EXISTING LOT LINE
● FOUND BRASS CAP
● FOUND ALUMINUM CAP
● FOUND 5/8" IRON PIN W/ YELLOW CAP, LS 15758 OR AS NOTED
● SET 5/8" IRON PIN W/ YELLOW CAP, LS 15758
● SET 1/2" IRON PIN W/ YELLOW CAP, LS 15758
△ CALCULATED POINT-NOT SET

Curve Table					
Curve #	Length	Radius	Delta	Bearing	Chord
C1	88.32'	174.00'	29°04'57"	S14°21'29"W	87.37'
C2	56.66'	235.00'	13°48'48"	S21°59'34"W	56.52'
C3	82.11'	164.00'	28°41'07"	S14°09'34"W	81.25'
C4	39.11'	25.00'	89°38'13"	N45°00'06"W	35.24'
C5	51.63'	33.00'	89°38'13"	N45°00'06"W	46.52'
C6	46.38'	245.00'	10°50'51"	S23°28'32"W	46.32'
C8	61.49'	235.00'	14°59'31"	N07°35'24"E	61.31'

SURVEYOR
JJ HOWARD, LLC.
5983 W. STATE ST., STE. D
BOISE, ID 83703
PHONE: 208.846.8937

ENGINEER
BAILEY ENGINEERING, INC.
1119 E. STATE ST., SUITE 210
EAGLE, ID 83616
PHONE: 208.938.0013

OWNER/DEVELOPER
CHALLENGER DEVELOPMENT
1977 OVERLAND RD.
MERIDIAN, ID 83642
PHONE: 208.288.5560

We lost two buildable lots revising our northern boundary. Would you be open to us adding two lots back in, in this common area?

Lots have been modified to not exceed 2 homes/one lot of the adjacent subdivision

Currently PHASE 3 Construction Drawings have been submitted for review

Currently PHASE 2 Construction Drawings are approved

PHASE MAP FOR BLUE YONDER SUBDIVISION

LOCATED IN THE E 1/2 OF THE SW 1/4 AND THE SW 1/4 SE 1/4
OF SECTION 35 T.35S., R.6E., B.M.
OUNTAIN HOME, ELMORE COUNTY, IDAHO
2024

LEGEND

- RIGHT-OF-WAY LINE
- LOT LINE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- STORM DRAIN LINE
- ROAD CENTERLINE
- ROLLED CURB/GUTTER AND SIDEWALK
- LOT NUMBER
- LOT AREA
- BLOCK NUMBER
- FLOW ARROW
- STREET NAME
- HANDICAP RAMP
- HYDRANT
- STREET LIGHT

SURVEY LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- EXISTING CONTOUR
- EXISTING CURB & SIDEWALK
- EXISTING EDGE OF PAVEMENT
- EXISTING WATER LINE
- EXISTING SEWER LINE
- FOUND ALUMINUM CAP MONUMENT, PLS 15758 UNLESS OTHERWISE NOTED
- SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 15758
- FOUND 5/8" IRON PIN W/ PLASTIC CAP, PLS 15758 UNLESS OTHERWISE NOTED
- SET 1/2" x 24" IRON PIN WITH PLASTIC CAP, PLS 15758
- FOUND 1/2" x 24" IRON PIN WITH PLASTIC CAP, PLS 15758 UNLESS OTHERWISE NOTED
- CALCULATED POINT
- EXISTING POWER POLE
- BUS STOP
- MAILBOX CLUSTER

OWNERS
ENDURANCE HOLDINGS LLC
1977 E OVERLAND RD
MERIDIAN ID 83642

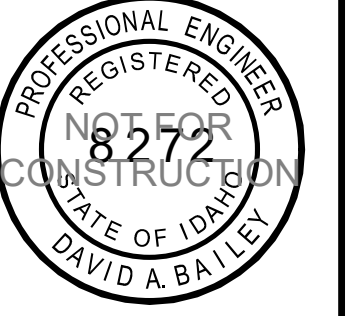
DEVELOPER
TRILOGY DEVELOPMENT, INC.
9839 W CABLE CAR ST
BOISE, ID 83709

ENGINEER
DAVID A. BAILEY, P.E.
BAILEY ENGINEERING, INC.
1119 E. STATE ST., SUITE 210
EAGLE, ID 83616

PLANNER/CONTACT
SHAWN BROWNLEE
TRILOGY DEVELOPMENT, INC.
9839 W CABLE CAR ST
BOISE, ID 83709
208-995-8858

JANE SUGGS
GEMSTATE PLANNING, LLC
9840 W OVERLAND RD, STE 120
BOISE, ID 83616

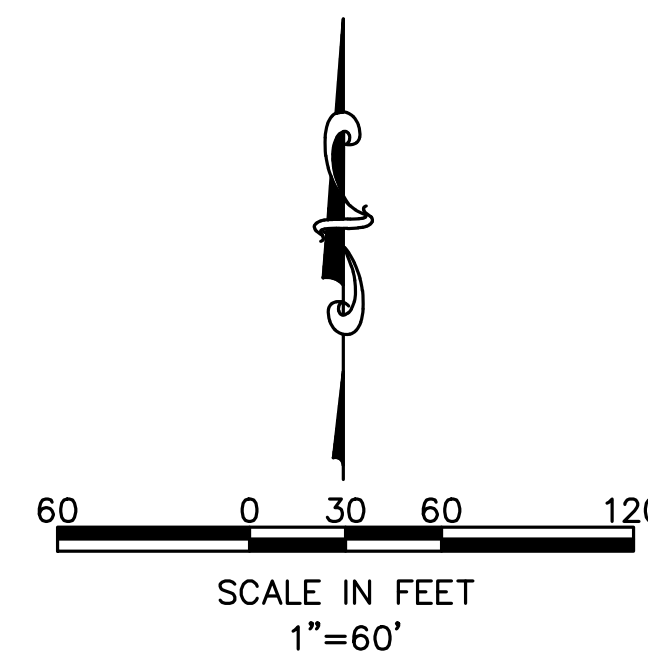
BAILEY Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE ST., SUITE 210
EAGLE, ID 83616
TEL: 208-995-8858
WWW.BAILEYENGINEERING.COM



CHECKED BY:
DAVID A. BAILEY, P.E.
DRAWN BY:
DAS/DJS

PHASE MAP
BLUE YONDER SUBDIVISION
TRILOGY DEVELOPMENT, INC.

DATE:
07-31-2024
PROJECT:
C2020-028
SHEET
PM



**BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF MOUNTAIN HOME**

IN RE:	)	
	)	
Trilogy Development c/o	)	
Jane Suggs	)	
9839 W. Cable Car Street,	)	
Suite 101	)	
Boise, ID 83709	)	DECISION AND
	)	RECOMMENDATION
Blue Yonder Subdivision	)	
Preliminary Plat and	)	
Conditional Use Permit	)	
(Multifamily on a single lot)	)	
PZ-22-90 & 91	)	
	)	
Applicant.	)	

This matter came before the Planning and Zoning Commission of the City of Mountain Home, Idaho, on October 17th, 2022, for a public hearing held pursuant to notice as required by law on a request for rezoning to planned unit development and preliminary plat within the corporate boundaries of the City of Mountain Home, Idaho. The notice of public hearing was given as required by law. Having heard from the Applicant in support of the application, three (3) members of the public appearing to express concerns or disfavor regarding the development, the Commission being fully advised in the matter, having adopted the staff report as part of its deliberation, issues findings, and recommendations as follows:

FINDINGS OF FACT

1. The Applicant has applied for the preliminary platting of real property legally described in Attachment "A" attached hereto and, by this reference, described as "Blue Yonder Preliminary Plat.
2. Further, in conjunction with the preliminary plat application, the Applicant has submitted a Conditional Use Permit regarding the development of multifamily (multiple fourplexes) on a single lot within the proposed subdivision.

3. The Owner of the real property for which preliminary platting and a conditional use permit are sought has requested so in writing.
4. The proposed "Blue Yonder Preliminary Plat" is proposed to provide two-hundred-fifty-four total dwelling units on 39.97 acres, consisting of:
 - a. Ninety-Four (94) Single-family home lots.
 - b. Ten (10) duplex lots (twenty (20) total dwellings).
 - c. A designated park / green area (to be owned and maintained by the future Blue Yonder HOA), approximately .86 acres, consisting of:
 - i. A Children's Playground
 - ii. Picnic Shelter
 - iii. Pathway and a small grassy area for recreating
 - d. A single lot with thirty-five (35) fourplex buildings (one-hundred forty (140) total dwellings).
 - i. The fourplex lot will be built on ten (10) acres.
 - ii. The fourplex development will provide three hundred sixteen (316) total parking spaces. City Code requires a minimum of two-hundred eighty (280) parking spaces.
 - iii. The fourplex development will provide amenities specifically for the fourplex development, including:
 1. A Children's Playground
 2. Picnic Shelter
 3. ½ Basketball Court
5. Note that the fourplexes on a single lot require the approval of a conditional use permit.
 - a. Further, in the Applicant's Conditional Use Permit application, the Applicant has requested a deviation from the side building setback standards for blocks four, five, and eight of the proposed "Blue Yonder Preliminary Plat" be allowed a 5' & 7' side setback instead of the 5' and 12' side setback required by City Code.

- i. However, note the City Attorney has advised the City Staff and the Commission that the Applicant is unable to utilize the Conditional Use Permit to request the setback deviation based on the following:
 1. The approval of the single-family home lots associated with the preliminary plat application is not affiliated with the conditional use permit application. The conditional use permit is only regarding the fourplex use.
 2. The portion of the Conditional Use Permit Ordinance (9-17-1-D(i) which does allow a deviation of property development standards only allows so in accordance with variance procedures, which standards the Applicant does not meet.
6. Notice of public hearing has been given as required by law.
7. Three (3) members of the public spoke concerning the development regarding the following:
 - a. Water Concerns
 - i. Concerns regarding whether the City has the capacity to serve the proposed development.
 1. Further, concerns were expressed that being the City opposed the Mayfield Planned Community in Elmore County based on water concerns, then why would the City consider the development at hand?
 - a. Staff explained that the proposed development and Mayfield development utilize different water systems.
 - b. School Facilities
 - i. Concerns regarding whether the community has appropriate school facilities to serve the new development.
 1. Staff confirmed that the Mountain Home School District had been notified and had not provided a comment.
 - c. Development Design

- i. Concerns that the proposed development did not completely align with the existing neighborhoods in terms of lot dimensions/size.
 - 1. The Applicant confirmed that along the eastern boundary of the development, they have been able to match up the new lots to the existing ones with almost complete success.
 - 2. However, the Applicant also confirmed that the property boundaries to the north, consisting of existing cul-de-sacs, were more difficult to mirror.
 - ii. Further concerns about potential two-story homes were expressed, intruding upon the privacy of existing single-story homes.
 - iii. Finally, there were concerns and objections towards any building-side setback deviation.
 - d. Flood Collection / Drainage Area
 - i. Concerns regarding the crushed material being used in these areas.
 - e. Future Construction Harms
 - i. Concerns regarding dust, weed, and debris control during construction.
 - ii. City Staff confirmed that city ordinances require the cleanliness of construction sites and areas.
 - f. Potential Fire Vulnerabilities from Surrounding open spaces.
8. The Commission has reviewed the City of Mountain Home City Code 9-16-10 (Preliminary Plat Requirements) and 9-17-1 (Conditional Use Permit Requirements), including:

a. Preliminary Plat Approval Requirements:

- i. The availability of public services to accommodate the proposed development;
 - 1. Staff verified that public services are sufficient to accommodate the proposed development.
- ii. The continuity of the proposed development with the capital improvement program, if applicable;

- iii. The public financial capability of supporting services for the proposed development; and
- iv. The other health, safety, or environmental problems that may be brought to the Commission's attention.

b. Conditional Use Permit Approval Requirements

- i. Will constitute an allowed conditional use in that zone, as determined by the use chart in chapter 7 of this title;
- ii. Will be in accordance with the goals and objectives of the Mountain Home comprehensive plan and with all the applicable provisions of this zoning ordinance;
- iii. Will be designed, constructed, operated and maintained to be harmonious with the existing or the intended character of the general vicinity and that such use and/or expansion will not change the essential character of the same area;
- iv. Will not be hazardous or disturbing to existing or future neighboring uses;
- v. Will be served adequately by existing essential public facilities and services such as highways, streets, schools, police and fire protection, drainage structures, refuse disposal, water and sewer, or that the person responsible for the establishment of the proposed conditional use shall be able to provide adequately any such services;
- vi. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;
- vii. Will not involve uses, activities, processes, materials, equipment, or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of the environment or excessive production of traffic, noise, smoke, fumes, glare, or odors;

- viii. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public streets; and
- ix. It will not result in the destruction, loss, or damage of a natural or scenic feature of major importance.

9. The requested conditional use permit was found unanimously by the Planning & Zoning Commission to be in accordance with the City's Conditional Use Permit Ordinance (9-17), with the exception of the Applicant's request to deviate from side-yard building requirements.

10. Further, the Planning & Zoning Commission determined that it should be denied if the proposed preliminary plat allowed the requested side-yard building setback deviation.

11. However, Staff believes that the Planning & Zoning Commission would recommend approval of both the preliminary plat and conditional use permit without the requested side-yard setback deviation.

Based on the foregoing FINDINGS OF FACT, the City of Mountain Home Planning and Zoning Commission hereby makes the following:

CONCLUSIONS OF LAW

1. The notice and hearing requirements of Idaho Code Section 67-6509(a) have been met.
2. The action taken herein does not violate Chapter 80 of Title 67 of the Idaho Code, the Idaho Regulatory Takings Act.
3. Relevant criteria and standards for consideration of this application are set forth in Mountain Home City Code Sections 9-6-4, 9-16-8, and 9-17-1.
4. Based upon the evidence presented by the Applicant and testimony on the record, the proposed Conditional Use Permit meets relevant standards and criteria except side-yard setback minima, while the Preliminary Plat with a deviated side-yard building setback does not meet the relevant standards and criteria for approval as presented.
5. The Planning & Zoning Commission voted 4-0 to recommend the approval of the Conditional Use Permit request without the requested side-yard building setback deviations.
6. The Planning & Zoning Commission voted 4-0 to recommend denial of the proposed Preliminary Plat, based upon the proposed plat lot size and layout being dependent upon the approval of a CUP with side-yard setback minima reductions. seeking a deviation from the City Code regarding the side-yard building setback.

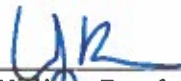
Based on the forgoing CONCLUSIONS OF LAW, the City of Mountain Home Planning and Zoning Commission hereby enters the following:

DECISION AND RECOMMENDATION

The Planning and Zoning Commission hereby recommends to the City Council that the application for a Conditional Use Permit to allow more than one fourplex on a single lot be approved without the requested side yard setback deviation and that the Preliminary Plat "Blue Yonder Subdivision" application be denied based upon the plat's lot size and layout being dependent upon the approval of a CUP with side-yard setback minima reductions be denied by the City Council as presented to the Planning & Zoning Commission.

DATED this 7th day of November, 2022.

CITY OF MOUNTAIN HOME
PLANNING AND ZONING COMMISSION

By 
William Roeder, P&Z Vice Chair

ATTEST:



Chris Curtis, Assistant City Planner

Staff Report



To: City Council

Presenter: Nicole Coffey, City Planner

Request: To approve **Blue Yonder Subdivision 3 Final Plat**. Located off Smith Road and S 5th W. Consisting of approximately 11.62 acres more or less. Phase three (3) will consist of 44 single-family lots and 6 common lots.

Application: PZ-25-17

Applicant: Michelle Foley, with JJ Howard

City Council: 09/23/2025

Request Summary

Michelle Foley on behalf of Challenger Development is requesting the approval of Blue Yonder Subdivision No. 3 Final Plat. Phase three of Blue Yonder Subdivision No. 3 will consist of forty-four (44) single-family lots and six (6) common lots. Blue Yonder Subdivision No. 3 is one of four phases to be completed in the Blue Yonder Subdivision.

History

City Council previously approved the Blue Yonder Preliminary Plat (PZ-22-90) and Conditional Use Permit (PZ-22-91) on November 14, 2022. The Findings of Fact we signed and finalized on November 28, 2022. The property is currently zoned Residential R-4 min lot of 5,000 sq. ft. The Blue Yonder Subdivision consists of 94 single family home lots, 10 duplex lots totaling 20 dwelling units, and a one single lot consisting of thirty-five (35) four-plex buildings totaling 140 dwelling units. The single lot development of the thirty-five (35) multi-family units required the approval of the conditional use permit. City Council Findings of Fact required this development to reduce the residential lots along the northern boundary of the proposed preliminary plat share their southern boundary with no more than two (2) single-family residential lots. The applicant has complied with this request.

Blue Yonder Final Plat No. 1 (PZ-24-24) went before the City Council on June 11, 2024.

PZ-23-10 Blue Yonder No. 1 Development Plans were approved February 15, 2023.

Currently Blue Yonder No. 1 is under construction. Blue Yonder No. 1 is almost complete.

Blue Yonder No. 2 submitted their Final Plat on March 13, 2025 (PZ-25-13) and currently under review.

Blue Yonder No. 2 submitted Development Plans on May 11, 2023 (PZ-23-0033) and were approved on October 30, 2023.

Blue Yonder No. 3 submitted their Final Plat on March 17, 2025 (PZ-25-17).

Blue Yonder No. 3 submitted the development plans on May 30, 2024 (PZ-24-35). These plans received final approval on January 9, 2025.

Fire

Mountain Home Fire has no special requirements or comments.

Public Works

Public Works has signed off as of September 2, 2025.

Water

Has no additional comments

Wastewater

Has no additional comments

Streets

Has no additional comments

Fiber

Has no additional comments

Police

Has no additional comments

Water Rights Fee

Water rights are charged at \$2000.00 per acre. This plat consists of 11.2 acres. Amount due before recording the final plat is \$22,400.00.

Impact Fees

Impact Fees will apply.

EDU'S

There have been seventy-eight (78) residential building permits, three (3) commercial building permits. Total number of EDU's is one hundred and seventy-three (173).

Approval Process

9-16-11 G Approval of Subdivision Plat: No plat shall be recorded or offered for recording with the Elmore County recorder until the plat has been reviewed and approved by the mayor and council, and shall bear thereon the approval, by endorsement, of the city engineer and the clerk of the city. The final plat shall not be approved by the mayor and council until all the proposed public improvements have been made according to the approved development plans and specifications (see section [9-16-12](#) of this chapter) and the improvements have been approved by the Community Development Director and Public Works Director and approved by the city council or suitable financial guarantees are provided (see section [9-16-14](#) of this chapter). All plats located within the area of impact and/or one mile outside of the city limits must also meet the requirements of the area of impact agreement with Elmore County.

H. Method Of Recording: Upon approval of the final plat by the council, the subdivider's prepayment of recording fees, posting of surety bond or other acceptable guaranty and the inclusion of the following signatures on the final plat, the administrator shall submit the final plat to the county recorder for recording:

1. Certification and signature of the city council verifying that the subdivision has been approved;
2. Certification and signature of the city clerk, if required, and the city engineer verifying that the subdivision meets the city requirements and has been approved by the council;
3. Certification and signature of the sanitation restrictions on the face of the plat per Idaho Code;
4. Certification and signature of Elmore County treasurer that all taxes have been paid;
5. Certification and signature of approval of Elmore County surveyor;
6. Certification and signature of property owner/developer for deed of dedication;
7. Certification and signature of the surveyor who surveyed the property;
8. Owner's certification of acknowledgement;
9. Recorder's certification. (Ord. 1628, 1-12-2015; amd. Ord. 1727, 10-12-2021)

Applicable Regulations or Codes

City Code 9-16-11 Final Plat

Comprehensive Plan Compliance

Chapter 5 Housing,

- Availability of a mix of housing types is essential for the social structure of the community (page 28).
- 5.3 Existing Conditions (Page 29)– The existing housing market in Mountain Home is in crisis, and the community is feeling the ramifications of the shortage.
 - House prices are nearing, and some have reached unaffordable rates; and rental rates are the highest they've ever been.
 - Low inventories have impacted the workforce without housing there is no workforce to hire.
 - Potential incoming companies wonder where their talent and employee pool will come from if they invest in Mountain Home.
 - The Airforce is overburdened at 98% base housing occupancy; they are at least 100 airmen over occupancy.
- 5.6 Future (Page 33) – Apart from the existing need for additional housing in Mountain Home, adding housing will be an economic stimulus for the community.

It will add valuable and much needed tax base to the city, which will allow for increased and improved services; and it will also provide impact fees which are used to maintain and plan for expansion of infrastructure

Staff Review

Staff has reviewed the documents provided, the City Code, and the Comprehensive Plan, and has found that Blue Yonder Subdivision No. 3 has provided the documentation that meets the city code, and the comprehensive plan by providing single-family housing that is available to purchase.

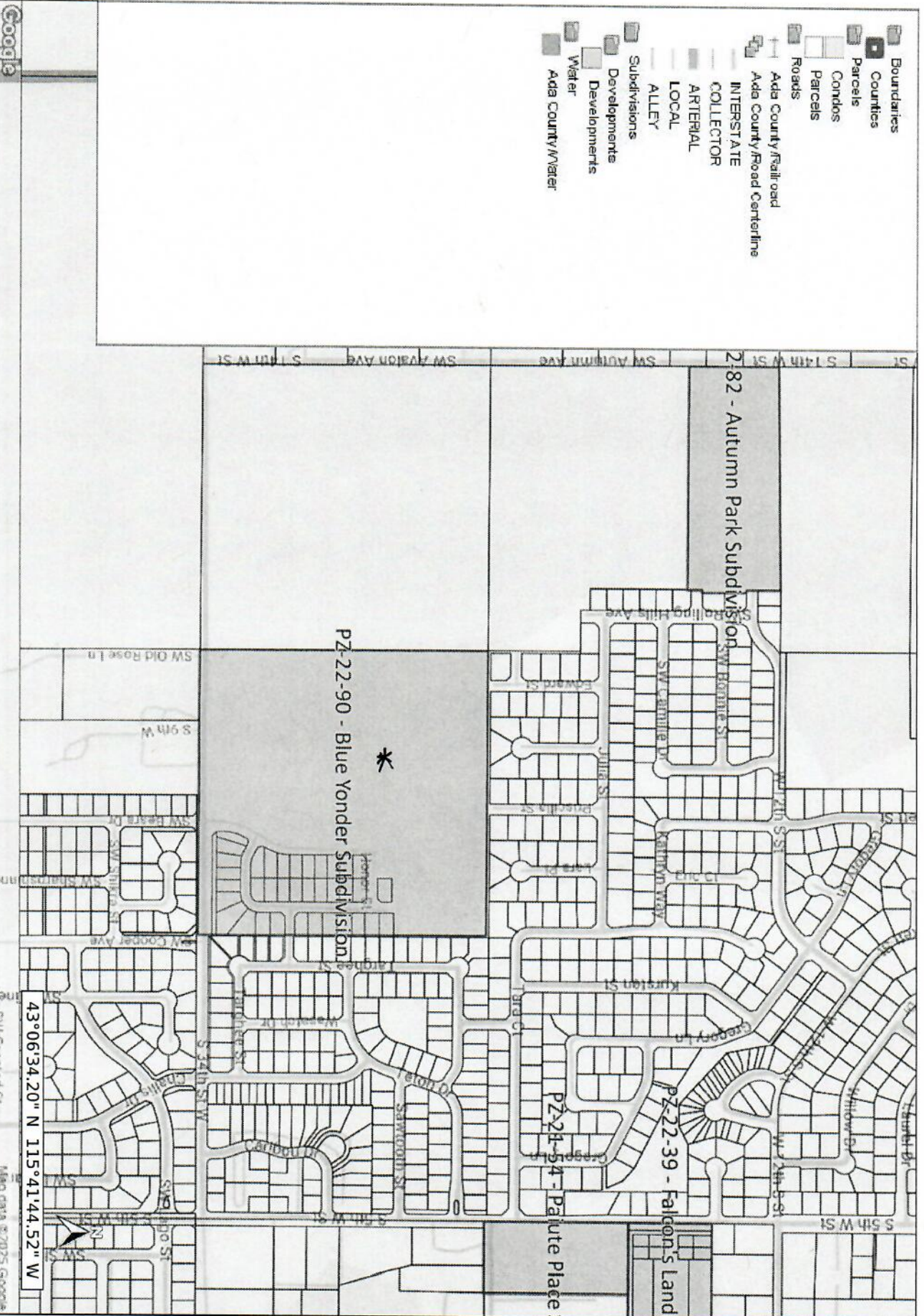
Conclusion

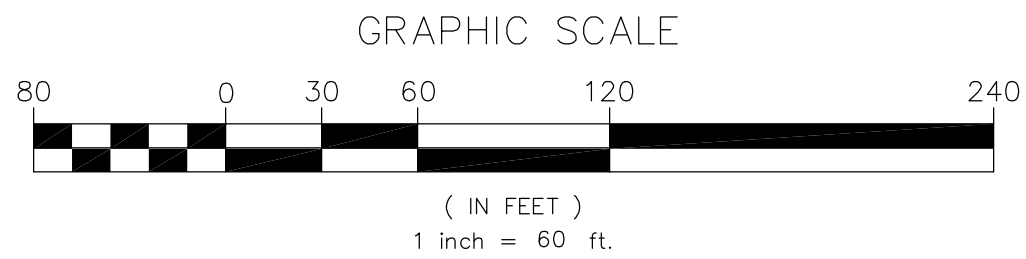
If the City Council determines the proposed request appropriate, you may recommend approval of the Final Plat, as presented, subject to the following conditions.

1. Subject to site plan amendments as required by Building, Public Works, Fire, and Zoning Officials to comply with applicable City Codes and standards and Preliminary plat finding of fact requirements.
2. All future development will comply with the City of Mountain Home development design standards.
3. Before the Final Plat is recorded, the applicant shall receive all necessary approvals regarding water and sewer infrastructure from the Central Health District.
4. Per City Code 9-16-11(G), The Final Plat shall be filed and recorded with the Elmore County recorder within one year after approval by the Council; otherwise, such approval shall become null and void unless thirty (30) days before said expiration date an extension of time is applied for by the developer. The Planning & Zoning Commission may recommend to the Council a one-time extension, which shall be subject to review before recording, for a period of one year, which the Council may approve as presented, approve with conditions, or deny.
5. All development regarding this application will be subject to the City of Mountain Home's ability to provide municipal water and wastewater services.

Attachments

1. Vicinity Map
2. Final Plat
3. Preliminary Plat
4. CC Preliminary Plat FOF





PLAT
of
BLUE YONDER SUBDIVISION NO. 3

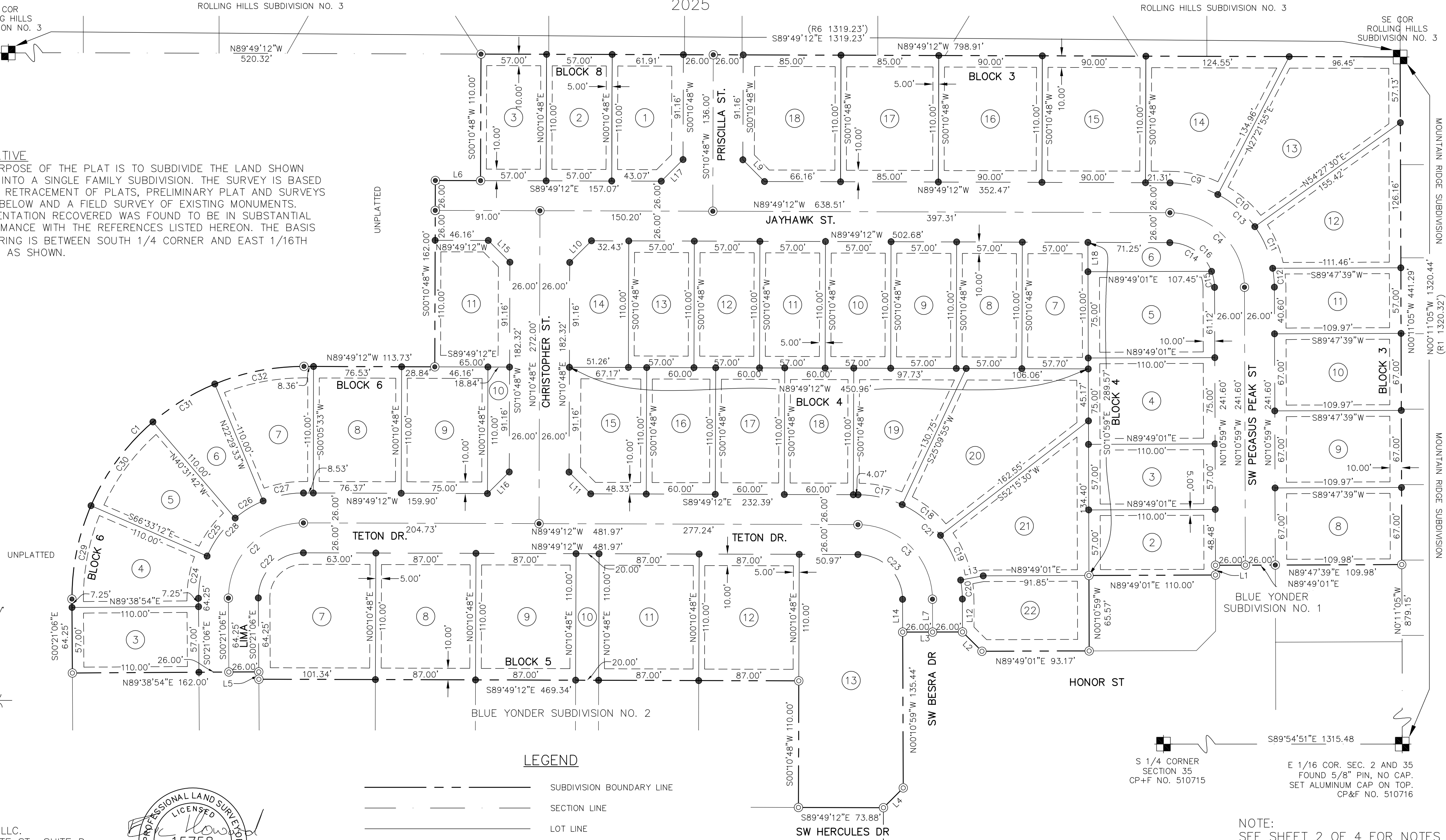
LOCATED IN THE SW 1/4 OF THE SE 1/4
SECTION 35, T.3S., R.6E., BOISE MERIDIAN,
CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO
2025

Book _____ Page _____



NARRATIVE

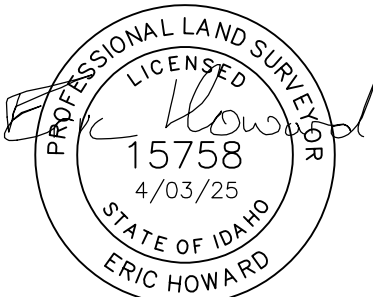
THE PURPOSE OF THE PLAT IS TO SUBDIVIDE THE LAND SHOWN
HEREIN INTO A SINGLE FAMILY SUBDIVISION. THE SURVEY IS BASED
ON THE RETRACEMENT OF PLATS, PRELIMINARY PLAT AND SURVEYS
LISTED BELOW AND A FIELD SURVEY OF EXISTING MONUMENTS.
MONUMENTATION RECOVERED WAS FOUND TO BE IN SUBSTANTIAL
CONFORMANCE WITH THE REFERENCES LISTED HEREON. THE BASIS
OF BEARING IS BETWEEN SOUTH 1/4 CORNER AND EAST 1/16TH
CORNER AS SHOWN.



SURVEYOR
JJ HOWARD, LLC.
5983 W. STATE ST., SUITE D
BOISE, ID 83703
PHONE: 208.846.8937

ENGINEER
BAILEY ENGINEERING, INC.
1119 E. STATE ST., SUITE 210
EAGLE, ID 83616
PHONE: 208.938.0013

OWNER/DEVELOPER
CHALLENGER DEVELOPMENT INC.
1977 OVERLAND RD. MERIDIAN, ID 83642
PHONE: 208.288.5560



LEGEND

	SUBDIVISION BOUNDARY LINE
	SECTION LINE
	LOT LINE
	ROAD CENTERLINE
	EASEMENT
	RIGHT-OF-WAY
	FOUND ALUMINUM CAP, AS NOTED
	FOUND 5/8" IRON PIN, AS NOTED
	SET 5/8" X 24" IRON PIN W/ CAP MARKED "PLS 15758"
	SET 1/2" X 24" IRON PIN W/ CAP MARKED "PLS 15758"
	FOUND 1/2" IRON PIN AND RESET 5/8" X 24" IRON PIN W/ CAP MARKED "PLS 15758"

NOTE:
SEE SHEET 2 OF 4 FOR NOTES
AND LINE & CURVE TABLES

REFERENCES

- (R1) RECORD OF SURVEY INST. NO. 301188
(R2) RECORD OF SURVEY INST. NO. 373605
(R3) MORNING VIEW SUBDIVISION NO. 4
(R4) MOUNTAIN RIDGE SUBDIVISION
(R5) IDAHO SURVEY GROUP BOUNDARY AND
TOPOGRAPHIC SURVEY, UNRECORDED
(R6) ROLLING HILLS SUBDIVISION NO. 3
(R7) WARRANTY DEED, INST. NO. 489345
(R7) BLUE YONDER SUBDIVISION NO. 1

Sheet 1 of 4

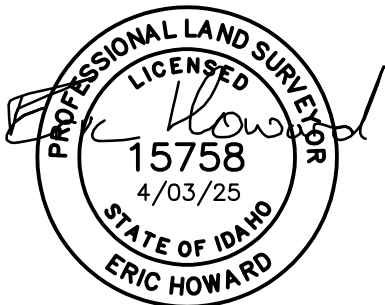
BLUE YONDER SUBDIVISION NO. 3

Book _____ Page_____

- NOTES:
- A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES AND PROPERTY DRAINAGE EASEMENT IS HEREBY DESIGNATED ALONG ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY AND ALONG ALL REAR LOT LINES. A FIVE (5) FOOT WIDE PUBLIC UTILITIES AND PROPERTY DRAINAGE EASEMENT IS HEREBY DESIGNATED ALONG EACH SIDE OF INTERIOR LOT LINES UNLESS OTHERWISE SHOWN.
 - ANY RE-SUBDIVISION OF THIS PLAT SHALL BE IN COMPLIANCE WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF MOUNTAIN HOME.
 - THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
 - BUILDING SETBACKS IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS IN EFFECT FOR THE CITY OF MOUNTAIN HOME.
 - LOTS 6 AND 14, BLOCK 4 AND LOTS 10 AND 13, BLOCK 5, AND LOTS 6 AND 10, BLOCK 6 ARE COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE BLUE YONDER HOMEOWNER'S ASSOCIATION. ALL COMMON LOTS ARE SUBJECT TO A BLANKET PUBLIC UTILITY EASEMENT AND IRRIGATION EASEMENT.
 - IN ACCORDANCE WITH SECTION 31-3805(A) OF IDAHO CODE, NO PRESSURIZED IRRIGATION WILL BE PROVIDED TO BUILDING LOTS WITHIN THIS SUBDIVISION AS THE LAND IS NOT LOCATED WITHIN AN IRRIGATION DISTRICT AND DOES NOT HAVE ACCESS TO WATER RIGHTS.
 - LOT 13 BLOCK 5, LOT 6 BLOCK 6 AND LOT 14 BLOCK 4 ARE COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE BLUE YONDER HOMEOWNER'S ASSOCIATION.
 - ALL NON COMMON LOTS ARE TO BE SINGLE FAMILY RESIDENTIAL HOUSING AND SHALL COMPLY WITH CITY OF MOUNTAIN HOME BUILDING CODES;

Line Table		
Line #	Direction	Length
L1	N00°10'59"W	8.52'
L2	S45°10'59"E	23.80'
L3	N89°49'01"E	52.00'
L4	N44°59'54"E	24.29'
L5	S00°21'06"E	6.39'
L6	N89°49'12"W	39.30'
L7	N00°10'59"W	28.58'
L9	S44°49'12"E	26.64'
L10	N45°10'48"E	26.64'
L11	N44°49'12"W	26.64'
L12	N00°10'59"W	28.58'
L13	S79°21'05"W	20.00'
L14	S00°10'59"E	28.58'
L15	N44°49'12"W	26.64'
L16	N45°10'48"E	26.64'
L17	S45°10'48"W	26.64'
L18	N00°10'59"W	25.57'

Curve Table					
Curve #	Length	Radius	Delta	Chord	Bearing
C1	317.60'	201.00'	90°31'54"	285.57'	S44°54'51"W
C2	102.70'	65.00'	90°31'54"	92.35'	S44°54'51"W
C3	101.69'	65.00'	89°38'13"	91.63'	N45°00'06"W
C4	101.69'	65.00'	89°38'13"	91.63'	N45°00'06"W
C9	43.18'	91.00'	27°11'07"	42.77'	S76°13'39"E
C10	43.03'	91.00'	27°05'35"	42.63'	S49°05'18"E
C11	39.67'	91.00'	24°58'40"	39.36'	S23°03'10"E
C12	16.49'	91.00'	10°22'51"	16.46'	N05°22'25"W
C13	142.37'	91.00'	89°38'13"	128.29'	N45°00'06"W
C14	46.82'	39.00'	68°47'18"	44.06'	S55°25'34"E
C15	14.19'	39.00'	20°50'56"	14.11'	S10°36'27"E
C16	61.01'	39.00'	89°38'13"	54.98'	N45°00'06"W
C17	39.68'	91.00'	24°59'08"	39.37'	N77°19'39"W
C18	43.03'	91.00'	27°05'35"	42.63'	N51°17'17"W
C19	43.03'	91.00'	27°05'35"	42.63'	N24°11'43"W
C20	16.62'	91.00'	10°27'56"	16.60'	N05°24'57"W
C21	142.37'	91.00'	89°38'13"	128.29'	S45°00'06"E
C22	61.62'	39.00'	90°31'54"	55.41'	N44°54'51"E
C23	61.01'	39.00'	89°38'13"	54.98'	S45°00'06"E
C24	37.80'	91.00'	23°47'54"	37.53'	N11°32'51"E
C25	41.33'	91.00'	26°01'31"	40.98'	N36°27'33"E
C26	28.65'	91.00'	18°02'09"	28.53'	N58°29'23"E
C27	36.01'	91.00'	22°40'20"	35.77'	N78°50'37"E
C28	143.79'	91.00'	90°31'54"	129.29'	S44°54'51"W
C29	83.49'	201.00'	23°47'54"	82.89'	S11°32'51"W
C30	91.30'	201.00'	26°01'31"	90.52'	S36°27'33"W
C31	63.27'	201.00'	18°02'09"	63.01'	S58°29'23"W
C32	79.54'	201.00'	22°40'20"	79.02'	S78°50'37"W



BLUE YONDER SUBDIVISION NO. 3

Book _____ Page_____

CERTIFICATE OF OWNERS

KNOW ALL INDIVIDUALS BY THESE PRESENTS:

THAT CHALLENGER DEVELOPMENT INC., DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW AND THAT IT IS THEIR INTENTION TO INCLUDE SAID REAL PROPERTY IN THIS SUBDIVISION PLAT. THE OWNERS ALSO HEREBY STATE THAT THIS PLAT COMPLIES WITH IDAHO CODE 50-1334. ALL LOTS IN THE PLAT WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF MOUNTAIN HOME WHICH HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS IN THE SUBDIVISION.

A PARCEL OF LAND BEING A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 6 EAST, BOISE MERIDIAN, ELMORE COUNTY, IDAHO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MARKING THE S 1/4 CORNER OF SAID SECTION 35; THENCE ALONG THE SOUTH LINE OF SAID SECTION 35, S.89°54'51"E. A DISTANCE OF 1315.48 FEET TO AN ALUMINUM CAP ON A 5/8-INCH IRON PIN MARKING THE E 1/16 CORNER COMMON TO SECTION 2 AND 35; THENCE ALONG THE BOUNDARY COMMON TO BLUE YONDER SUBDIVISION NO. 1 AND MOUNTAIN RIDGE SUBDIVISION, N.0°11'05"W. A DISTANCE OF 879.15 TO A 5/8-INCH IRON PIN MARKING THE NORTH EAST CORNER OF BLUE YONDER NO 1, SAID IRON PIN BEING THE REAL POINT OF BEGINNING;

THENCE, CONTINUING ALONG WEST BOUNDARY OF MOUNTAIN RIDGE SUBDIVISION, N.0°11'05"W. A DISTANCE OF 441.29 FEET TO AN ALUMINUM CAP MARKING THE SW CORNER OF MOUNTAIN RIDGE SUBDIVISION;

THENCE ALONG THE SOUTH BOUNDARY OF ROLLING HILLS SUBDIVISION NO. 3, N.89°49'12"W. A DISTANCE OF 798.91 FEET TO A 5/8-INCH IRON PIN;

THENCE, S.0°10'48"W. A DISTANCE OF 110.00 FEET TO A 5/8-INCH IRON PIN;

THENCE, N.89°49'12"W. A DISTANCE OF 39.30 FEET TO A 5/8-INCH IRON PIN;

THENCE, S.0°10'48"W. A DISTANCE OF 162.00 FEET TO A 5/8-INCH IRON PIN;

THENCE, N.89°49'12"W. A DISTANCE OF 113.73 FEET TO A 5/8-INCH IRON PIN MARKING A POINT OF CURVATURE TO THE LEFT;

THENCE ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 317.60 FEET, SAID CURVE HAVE A DELTA OF 90°31'54", A RADIUS OF 201.00 FEET, AND A LONG CHORD OF 285.57 FEET THAT BEARS S.44°54'51"W. TO A 5/8-INCH IRON PIN MARKING THE ENDING OF SAID CURVE;

THENCE, S.0°21'06"E. A DISTANCE OF 64.25 FEET TO A 5/8-INCH IRON PIN;

THENCE, N.89°38'54"E. A DISTANCE OF 162.00 FEET TO A 5/8-INCH IRON PIN;

THENCE, S.0°21'06"E. A DISTANCE OF 6.39 FEET TO A 5/8-INCH IRON PIN;

THENCE, S.89°49'12"E. A DISTANCE OF 469.34 FEET TO A 5/8-INCH IRON PIN;

THENCE, S.0°10'48"W. A DISTANCE OF 110.00 FEET TO A 5/8-INCH IRON PIN;

THENCE, S.89°49'12"E. A DISTANCE OF 73.88 FEET TO A 5/8-INCH IRON PIN;

THENCE, ALONG BLUE YONDER SUBDIVISION NO.1 FOR THE NEXT TEN CALLS N.44°59'54"E. A DISTANCE OF 24.29 FEET TO A 5/8-INCH IRON PIN;

THENCE, N.0°10'59"W. A DISTANCE OF 135.44 FEET TO A 5/8-INCH IRON PIN;

THENCE, N.89°49'01"E. A DISTANCE OF 52.00 FEET TO A 5/8-INCH IRON PIN;

THENCE, S.45°10'59"E. A DISTANCE OF 23.80 FEET TO A 5/8-INCH IRON PIN;

THENCE, N.89°49'01"E. A DISTANCE OF 93.17 FEET TO A 5/8-INCH IRON PIN;

THENCE, N.0°10'59"W. A DISTANCE OF 65.57 FEET TO A 5/8-INCH IRON PIN;

THENCE, N.89°49'01"E. A DISTANCE OF 110.00 FEET TO A 5/8-INCH IRON PIN;

THENCE, N.0°10'59"W. A DISTANCE OF 8.52 FEET TO A 5/8-INCH IRON PIN;

THENCE, N.89°49'01"E A DISTANCE OF 52.00 FEET TO A 5/8-INCH IRON PIN;

THENCE, N.89°47'39"E. A DISTANCE OF 109.98 FEET TO A 5/8-INCH IRON PIN MARKING THE REAL POINT OF BEGINNING.

SAID PARCEL CONTAINS 11.62 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS PLAT. THE PUBLIC STREETS AS SHOWN ON THIS PLAT OF BLUE YONDER SUBDIVISION NO. 3 ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USES AS DESIGNATED HEREON, AND NO STRUCTURES OTHER THAN FOR THOSE PURPOSES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS.

THE LAND WITHIN THIS PLAT IS NOT WITHIN AN IRRIGATION DISTRICT AS DEFINED IN IDAHO CODE 31-3805, AND THE REQUIREMENTS IN I.C. 31-3805 ARE NOT APPLICABLE.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THE ____ DAY OF _____, 20__

CHALLENGER DEVELOPMENT INC.
BY: COREY D. BARTON, PRESIDENT

ACKNOWLEDGMENT

STATE OF IDAHO)

SS

COUNTY OF ELMORE)

ON THIS ____ DAY OF _____, IN THE YEAR OF _____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, COREY D. BARTON, AUTHORIZED SIGNATORY, PERSONALLY APPEARED, PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE AN AUTHORIZED SIGNATORY OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT SUCH CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

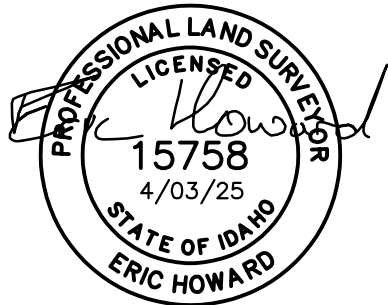
NOTARY PUBLIC FOR IDAHO

RESIDING AT:

MY COMMISSION EXPIRES:

CERTIFICATE OF SURVEYOR

I, ERIC J. HOWARD, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT, AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON; AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS AND THE CORNER PERPETUATION AND FILING ACT.



BLUE YONDER SUBDIVISION NO. 3

Book _____ Page _____

APPROVAL OF PUBLIC WORKS

I, THE UNDERSIGNED, DIRECTOR OF PUBLIC WORKS IN AND FOR THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

DIRECTOR OF PUBLIC WORKS, MOUNTAIN HOME, IDAHO

DATE

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR ELMORE COUNTY, IDAHO, HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

COUNTY SURVEYOR, P.L.S. No.

DATE

APPROVAL OF CENTRAL DISTRICT HEALTH

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DISTRICT HEALTH DEPARTMENT, EHS

DATE:

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO, HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE _____ DAY OF _____, 20____, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

CITY CLERK, MOUNTAIN HOME, IDAHO

CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ELMORE, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

COUNTY TREASURER

BY

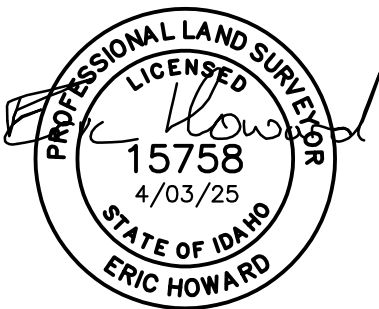
DATE

APPROVAL OF COUNTY ASSESSOR

I, THE UNDERSIGNED HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT FOLLOWING REVIEW AND APPROVAL BY THE ELMORE COUNTY ENGINEER/SURVEYOR. I FIND THAT IT COMPLIES WITH THE REQUIRED TOLERANCES FOR INDIVIDUAL LOT CLOSURES AS SPECIFIED BY CHAPTER 50-13 OF THE IDAHO STATE CODE.

ELMORE COUNTY ASSESSOR

DATE



We lost two buildable lots revising our northern boundary. Would you be open to us adding two lots back in, in this common area?

Lots have been modified to not exceed 2 homes/one lot of the adjacent subdivision

Currently PHASE 3 Construction Drawings have been submitted for review

Currently PHASE 2 Construction Drawings are approved

PHASE MAP FOR BLUE YONDER SUBDIVISION

LOCATED IN THE E 1/2 OF THE SW 1/4 AND THE SW 1/4 SE 1/4
OF SECTION 35 T.35S., R.6E., B.M.
MOUNTAIN HOME, ELMORE COUNTY, IDAHO
2024

LEGEND

	RIGHT-OF-WAY LINE
	LOT LINE
	PROPOSED SEWER LINE
	PROPOSED WATER LINE
	STORM DRAIN LINE
	ROAD CENTERLINE
	ROLLED CURB/GUTTER AND SIDEWALK
	LOT NUMBER
	LOT AREA
	BLOCK NUMBER
	FLOW ARROW
	STREET NAME
	HANDICAP RAMP
	HYDRANT
	STREET LIGHT

SURVEY LEGEND

	SUBDIVISION BOUNDARY
	SECTION LINE
	EXISTING CONTOUR
	EXISTING CURB & SIDEWALK
	EXISTING EDGE OF PAVEMENT
	EXISTING WATER LINE
	EXISTING SEWER LINE
	FOUND ALUMINUM CAP MONUMENT, PLS 15758 UNLESS OTHERWISE NOTED
	SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 15758
	FOUND 5/8" IRON PIN W/ PLASTIC CAP PLS 15758 UNLESS OTHERWISE NOTED
	SET 1/2" x 24" IRON PIN WITH PLASTIC CAP, PLS 15758
	FOUND 1/2" x 24" IRON PIN WITH PLASTIC CAP, PLS 15758 UNLESS OTHERWISE NOTED
	EXCAVATION POINT
	CALCULATING POWER POLE
	BUS STOP
	MAILBOX CLUSTER

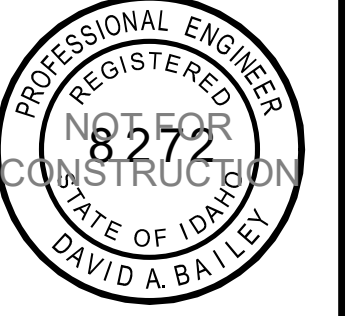
OWNERS
ENDURANCE HOLDINGS LLC
1977 E OVERLAND RD
MERIDIAN ID 83642

DEVELOPER
TRILOGY DEVELOPMENT, INC.
9839 W CABLE CAR ST
BOISE, ID 83709

ENGINEER
DAVID A. BAILEY, P.E.
BAILEY ENGINEERING, INC.
1119 E. STATE ST., SUITE 210
EAGLE, ID 83616

PLANNER/CONTACT
SHAWN BROWNLEE
TRILOGY DEVELOPMENT, INC.
9839 W CABLE CAR ST
BOISE, ID 83709
208-995-8858

JANE SUGGS
GEMSTATE PLANNING, LLC
9840 W OVERLAND RD, STE 120
BOISE, ID 83616



CHECKED BY:
DAVID A. BAILEY, P.E.
DRAWN BY:
DAS/DJS

**BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF MOUNTAIN HOME**

IN RE:	)	
	)	
Trilogy Development c/o	)	
Jane Suggs	)	
9839 W. Cable Car Street,	)	
Suite 101	)	
Boise, ID 83709	)	DECISION AND
	)	RECOMMENDATION
Blue Yonder Subdivision	)	
Preliminary Plat and	)	
Conditional Use Permit	)	
(Multifamily on a single lot)	)	
PZ-22-90 & 91	)	
	)	
Applicant.	)	

This matter came before the Planning and Zoning Commission of the City of Mountain Home, Idaho, on October 17th, 2022, for a public hearing held pursuant to notice as required by law on a request for rezoning to planned unit development and preliminary plat within the corporate boundaries of the City of Mountain Home, Idaho. The notice of public hearing was given as required by law. Having heard from the Applicant in support of the application, three (3) members of the public appearing to express concerns or disfavor regarding the development, the Commission being fully advised in the matter, having adopted the staff report as part of its deliberation, issues findings, and recommendations as follows:

FINDINGS OF FACT

1. The Applicant has applied for the preliminary platting of real property legally described in Attachment "A" attached hereto and, by this reference, described as "Blue Yonder Preliminary Plat.
2. Further, in conjunction with the preliminary plat application, the Applicant has submitted a Conditional Use Permit regarding the development of multifamily (multiple fourplexes) on a single lot within the proposed subdivision.

3. The Owner of the real property for which preliminary platting and a conditional use permit are sought has requested so in writing.
4. The proposed "Blue Yonder Preliminary Plat" is proposed to provide two-hundred-fifty-four total dwelling units on 39.97 acres, consisting of:
 - a. Ninety-Four (94) Single-family home lots.
 - b. Ten (10) duplex lots (twenty (20) total dwellings).
 - c. A designated park / green area (to be owned and maintained by the future Blue Yonder HOA), approximately .86 acres, consisting of:
 - i. A Children's Playground
 - ii. Picnic Shelter
 - iii. Pathway and a small grassy area for recreating
 - d. A single lot with thirty-five (35) fourplex buildings (one-hundred forty (140) total dwellings).
 - i. The fourplex lot will be built on ten (10) acres.
 - ii. The fourplex development will provide three hundred sixteen (316) total parking spaces. City Code requires a minimum of two-hundred eighty (280) parking spaces.
 - iii. The fourplex development will provide amenities specifically for the fourplex development, including:
 1. A Children's Playground
 2. Picnic Shelter
 3. ½ Basketball Court
5. Note that the fourplexes on a single lot require the approval of a conditional use permit.
 - a. Further, in the Applicant's Conditional Use Permit application, the Applicant has requested a deviation from the side building setback standards for blocks four, five, and eight of the proposed "Blue Yonder Preliminary Plat" be allowed a 5' & 7' side setback instead of the 5' and 12' side setback required by City Code.

- i. However, note the City Attorney has advised the City Staff and the Commission that the Applicant is unable to utilize the Conditional Use Permit to request the setback deviation based on the following:
 1. The approval of the single-family home lots associated with the preliminary plat application is not affiliated with the conditional use permit application. The conditional use permit is only regarding the fourplex use.
 2. The portion of the Conditional Use Permit Ordinance (9-17-1-D(i) which does allow a deviation of property development standards only allows so in accordance with variance procedures, which standards the Applicant does not meet.
6. Notice of public hearing has been given as required by law.
7. Three (3) members of the public spoke concerning the development regarding the following:
 - a. Water Concerns
 - i. Concerns regarding whether the City has the capacity to serve the proposed development.
 1. Further, concerns were expressed that being the City opposed the Mayfield Planned Community in Elmore County based on water concerns, then why would the City consider the development at hand?
 - a. Staff explained that the proposed development and Mayfield development utilize different water systems.
 - b. School Facilities
 - i. Concerns regarding whether the community has appropriate school facilities to serve the new development.
 1. Staff confirmed that the Mountain Home School District had been notified and had not provided a comment.
 - c. Development Design

- i. Concerns that the proposed development did not completely align with the existing neighborhoods in terms of lot dimensions/size.
 - 1. The Applicant confirmed that along the eastern boundary of the development, they have been able to match up the new lots to the existing ones with almost complete success.
 - 2. However, the Applicant also confirmed that the property boundaries to the north, consisting of existing cul-de-sacs, were more difficult to mirror.
 - ii. Further concerns about potential two-story homes were expressed, intruding upon the privacy of existing single-story homes.
 - iii. Finally, there were concerns and objections towards any building-side setback deviation.
 - d. Flood Collection / Drainage Area
 - i. Concerns regarding the crushed material being used in these areas.
 - e. Future Construction Harms
 - i. Concerns regarding dust, weed, and debris control during construction.
 - ii. City Staff confirmed that city ordinances require the cleanliness of construction sites and areas.
 - f. Potential Fire Vulnerabilities from Surrounding open spaces.
8. The Commission has reviewed the City of Mountain Home City Code 9-16-10 (Preliminary Plat Requirements) and 9-17-1 (Conditional Use Permit Requirements), including:

- a. Preliminary Plat Approval Requirements:
 - i. The availability of public services to accommodate the proposed development;
 - 1. Staff verified that public services are sufficient to accommodate the proposed development.
 - ii. The continuity of the proposed development with the capital improvement program, if applicable;

- iii. The public financial capability of supporting services for the proposed development; and
- iv. The other health, safety, or environmental problems that may be brought to the Commission's attention.

b. Conditional Use Permit Approval Requirements

- i. Will constitute an allowed conditional use in that zone, as determined by the use chart in chapter 7 of this title;
- ii. Will be in accordance with the goals and objectives of the Mountain Home comprehensive plan and with all the applicable provisions of this zoning ordinance;
- iii. Will be designed, constructed, operated and maintained to be harmonious with the existing or the intended character of the general vicinity and that such use and/or expansion will not change the essential character of the same area;
- iv. Will not be hazardous or disturbing to existing or future neighboring uses;
- v. Will be served adequately by existing essential public facilities and services such as highways, streets, schools, police and fire protection, drainage structures, refuse disposal, water and sewer, or that the person responsible for the establishment of the proposed conditional use shall be able to provide adequately any such services;
- vi. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;
- vii. Will not involve uses, activities, processes, materials, equipment, or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of the environment or excessive production of traffic, noise, smoke, fumes, glare, or odors;

- viii. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public streets; and
- ix. It will not result in the destruction, loss, or damage of a natural or scenic feature of major importance.

9. The requested conditional use permit was found unanimously by the Planning & Zoning Commission to be in accordance with the City's Conditional Use Permit Ordinance (9-17), with the exception of the Applicant's request to deviate from side-yard building requirements.

10. Further, the Planning & Zoning Commission determined that it should be denied if the proposed preliminary plat allowed the requested side-yard building setback deviation.

11. However, Staff believes that the Planning & Zoning Commission would recommend approval of both the preliminary plat and conditional use permit without the requested side-yard setback deviation.

Based on the foregoing FINDINGS OF FACT, the City of Mountain Home Planning and Zoning Commission hereby makes the following:

CONCLUSIONS OF LAW

1. The notice and hearing requirements of Idaho Code Section 67-6509(a) have been met.
2. The action taken herein does not violate Chapter 80 of Title 67 of the Idaho Code, the Idaho Regulatory Takings Act.
3. Relevant criteria and standards for consideration of this application are set forth in Mountain Home City Code Sections 9-6-4, 9-16-8, and 9-17-1.
4. Based upon the evidence presented by the Applicant and testimony on the record, the proposed Conditional Use Permit meets relevant standards and criteria except side-yard setback minima, while the Preliminary Plat with a deviated side-yard building setback does not meet the relevant standards and criteria for approval as presented.
5. The Planning & Zoning Commission voted 4-0 to recommend the approval of the Conditional Use Permit request without the requested side-yard building setback deviations.
6. The Planning & Zoning Commission voted 4-0 to recommend denial of the proposed Preliminary Plat, based upon the proposed plat lot size and layout being dependent upon the approval of a CUP with side-yard setback minima reductions. seeking a deviation from the City Code regarding the side-yard building setback.

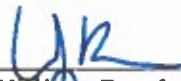
Based on the forgoing CONCLUSIONS OF LAW, the City of Mountain Home Planning and Zoning Commission hereby enters the following:

DECISION AND RECOMMENDATION

The Planning and Zoning Commission hereby recommends to the City Council that the application for a Conditional Use Permit to allow more than one fourplex on a single lot be approved without the requested side yard setback deviation and that the Preliminary Plat "Blue Yonder Subdivision" application be denied based upon the plat's lot size and layout being dependent upon the approval of a CUP with side-yard setback minima reductions be denied by the City Council as presented to the Planning & Zoning Commission.

DATED this 7th day of November, 2022.

CITY OF MOUNTAIN HOME
PLANNING AND ZONING COMMISSION

By 
William Roeder, P&Z Vice Chair

ATTEST:



Chris Curtis, Assistant City Planner

Staff Report



To: City Council

Presenter: Nicole Coffey, City Planner

Request: To Approve Thunderbolt Landing 3.

Located off North 10th E, South of I-84, and North of East 17th North. Consisting of approximately 9.84 acres more or less. Phase three will consist of single-family detached homes with mixed lot and home sizes.

Application: PZ-25-25

Applicant: Michelle Foley, of JJ Howard

City Council: 09/23/2025

Request Summary

Michelle Foley on behalf of Corey Barton Homes is requesting the approval of Thunderbolt Landing 3 Final Plat. Thunderbolt Landing 3 is currently zoned as R-3 Planned Unit Development. This phase will consist of a wide range of lot sizes and a mix of homes. Thunderbolt Landing 3 will have forty-nine (49) lots. Among the forty-nine (49) lots, thirty-nine (39) are single family lots and there will be ten (10) common and storm water drainage lots. This phase of Thunderbolt Landing 3 requires the landscape improvements for Greystone Park which is located North of the development along I-84.

History

The property is currently zoned Residential R-3 PUD (PZ-21-06).

The land prior to the development of Thunderbolt Landing 1 and 2 the land was vacant.

The preliminary plat and rezone to R-3 Planned Unit Development for Thunderbolt Landing (PZ-21-07, PZ-21-06) was presented to City Council on April 19th, 2021, City Council held a subsequent public hearing on June 14, 2021, which was closed and tabled till its decision date on July 12, 2021. The proposed development consisted of two hundred and seventy-four (274) lots, two hundred and thirty-eight (238) of those lots were residential. Due to citizen concerns the approved development will consist of one hundred seventy-four (174) single-family lots. Twenty-six (26) of the lots will be 8,000 square feet or larger. One-hundred-fifteen (115) of the lots will be between 7,100 and 8,000 square feet. Thirty-one (31) of the lots will be between 3,420 square feet and 7,100 square feet.

Thunderbolt Landing No. one (PZ-22-78) was recorded May 11, 2023, and Thunderbolt Landing No. two (PZ-24-25) was recorded November 05, 2024.

Building

Has no additional comments

Fire

Has no additional comments.

Public Woks

Pressure test have been completed and approved by the State.

Water

Has no additional comments.

Waste Water

Has no additional comments.

Fiber

Has no additional comments.

Streets

Has no additional comments.

Police

Has no additional comments.

Water Rights Fee

Water rights are charged at \$2000.00 per acre. This plat consists of 9.84 acres. Amount due before recording the final plat is \$19,680.

Impact Fees

Impact Fees will apply.

EDU's Jan. 2025-Aug. 2025

There have been seventy-eight (78) residential building Permits, three (3) Commercial Building Permits. Total number of EDU's is one hundred and seventy-three (173).

Approval Process

9-16-11 G Approval of Subdivision Plat: No plat shall be recorded or offered for recording with the Elmore County recorder until the plat has been reviewed and approved by the mayor and council, and shall bear thereon the approval, by endorsement, of the city engineer and the clerk of the city. The final plat shall not be approved by the mayor and council until all the proposed public improvements have been made according to the approved development plans and specifications (see section [9-16-12](#) of this chapter) and the improvements have been approved by the Community Development Director and Public Works Director and approved by the city council or suitable financial guarantees are provided (see section [9-16-14](#) of this chapter). All plats located within the area of impact and/or one mile outside of the city limits must also meet the requirements of the area of impact agreement with Elmore County.

H. Method Of Recording: Upon approval of the final plat by the council, the subdivider's prepayment of recording fees, posting of surety bond or other acceptable guaranty and the inclusion of the following signatures on the final plat, the administrator shall submit the final plat to the county recorder for recording:

1. Certification and signature of the city council verifying that the subdivision has been approved;
2. Certification and signature of the city clerk, if required, and the city engineer verifying that the subdivision meets the city requirements and has been approved by the council;
3. Certification and signature of the sanitation restrictions on the face of the plat per Idaho Code;
4. Certification and signature of Elmore County treasurer that all taxes have been paid;
5. Certification and signature of approval of Elmore County surveyor;
6. Certification and signature of property owner/developer for deed of dedication;
7. Certification and signature of the surveyor who surveyed the property;
8. Owner's certification of acknowledgement.
9. Recorder's certification. (Ord. 1628, 1-12-2015; amd. Ord. 1727, 10-12-2021)

Applicable Regulations or Codes

City Code 9-16-11 Final Plat, 9-16-14: Guarantee of Completion of Improvements

Comprehensive Plan Compliance

Chapter 2 Community Vision

- Housing is a top five (5) priority.

Chapter 3 Economic Development

- Assess available land for future development and housing opportunities to accommodate growth.

Chapter 5 Housing

- Availability of housing for all demographics is critically important to the economic vitality and livability of communities.
- Home inventory supports the local workforce to reduce commuting costs, shorter commutes allow workers to spend more time with their families.
- Low inventories have impacted the workforce, without housing there is no workforce.
- The Airforce is overburdened at 98% base housing occupancy; they are at least 100 airmen over occupancy.
- Lack of impact fees stretch municipal budgets. impact fees which are used to maintain and plan for expansion of infrastructure.
- Single-family homes are the highest priority for all age groups.
- Housing will add valuable and much needed tax base which will allow for increased and improved services;

Land Use

- Promote and approve orderly, compatible development that aligns with the goal of the comprehensive plan.

Air Force Base

- Provide housing solutions to both the civilian community, as well as the base community.
- Identify strategies to meet the housing needs of military personnel and their families.

Staff Review

Staff has reviewed the documents provided, the City Code, and the Comprehensive Plan, and has found that Thunderbolt Landing 3 has provided the documentation that meets the city code, and the comprehensive plan by providing single-family housing that is available to purchase.

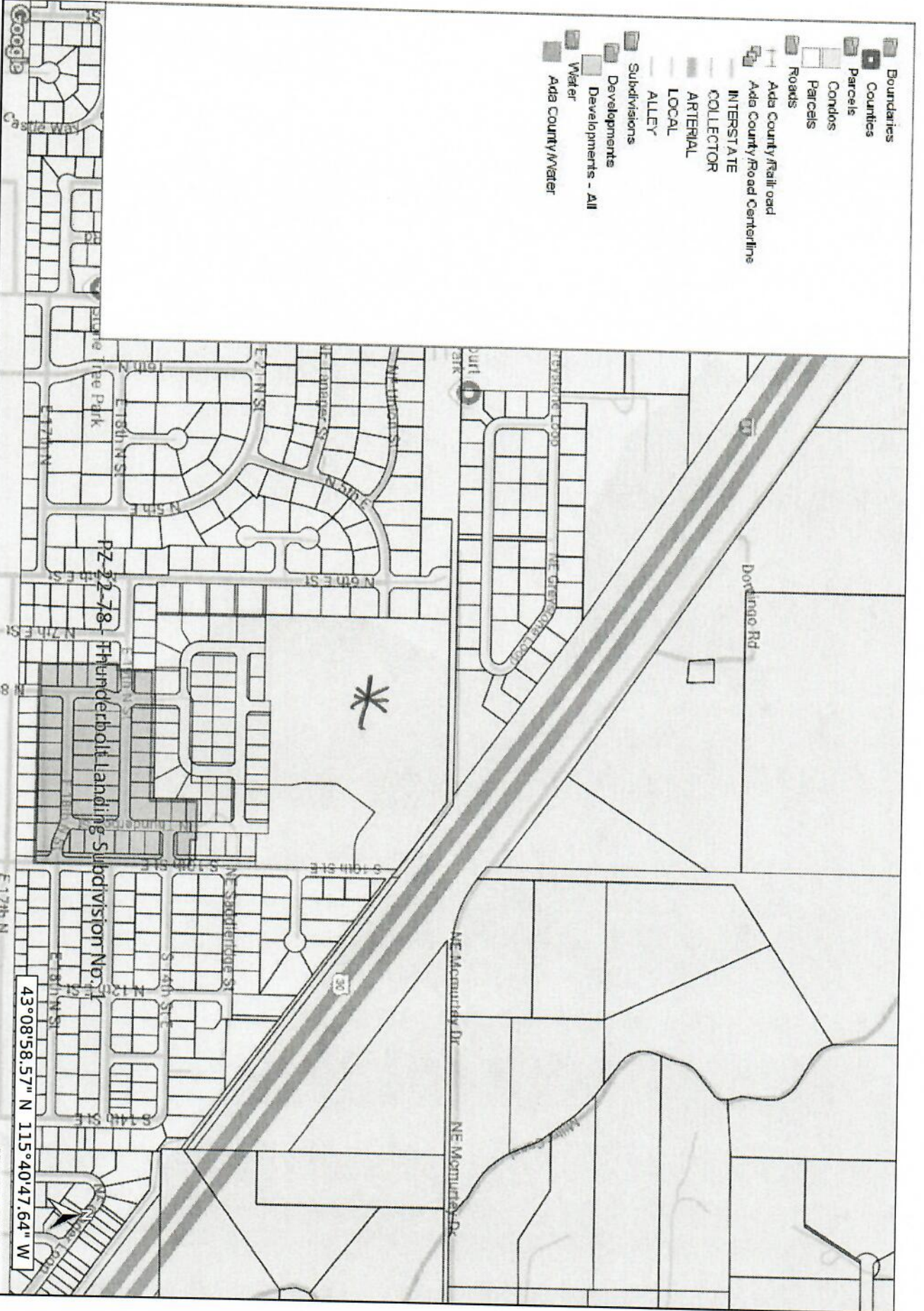
Conclusion

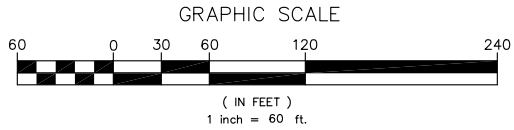
If the City Council determines the proposed request appropriate, you may recommend approval of the Final Plat, as presented, subject to the following conditions.

1. Subject to site plan amendments as required by Building, Public Works, Fire, and Zoning Officials to comply with applicable City Codes and standards and Preliminary plat finding of fact requirements.
2. All future development will comply with Thunderbolt Landing agreement that was made effective July 27th, 2021.
3. Before the Final Plat is recorded, the applicant shall receive all necessary approvals regarding water and sewer infrastructure from the Central Health District.
4. Per City Code 9-16-11(G), The Final Plat shall be filed and recorded with the Elmore County recorder within one year after approval by the Council; otherwise, such approval shall become null and void unless thirty (30) days before said expiration date an extension of time is applied for by the developer. The Planning & Zoning Commission may recommend to the Council a one-time extension, which shall be subject to review before recording, for a period of one year, which the Council may approve as presented, approve with conditions, or deny.
5. All development regarding this application will be subject to the City of Mountain Home's ability to provide municipal water and wastewater services.

Attachments

1. Vicinity Map
2. Final Plat
3. PUD Agreement
4. Proposed Preliminary Plat
5. Updated Preliminary Plat
6. CC FOF Preliminary Plat



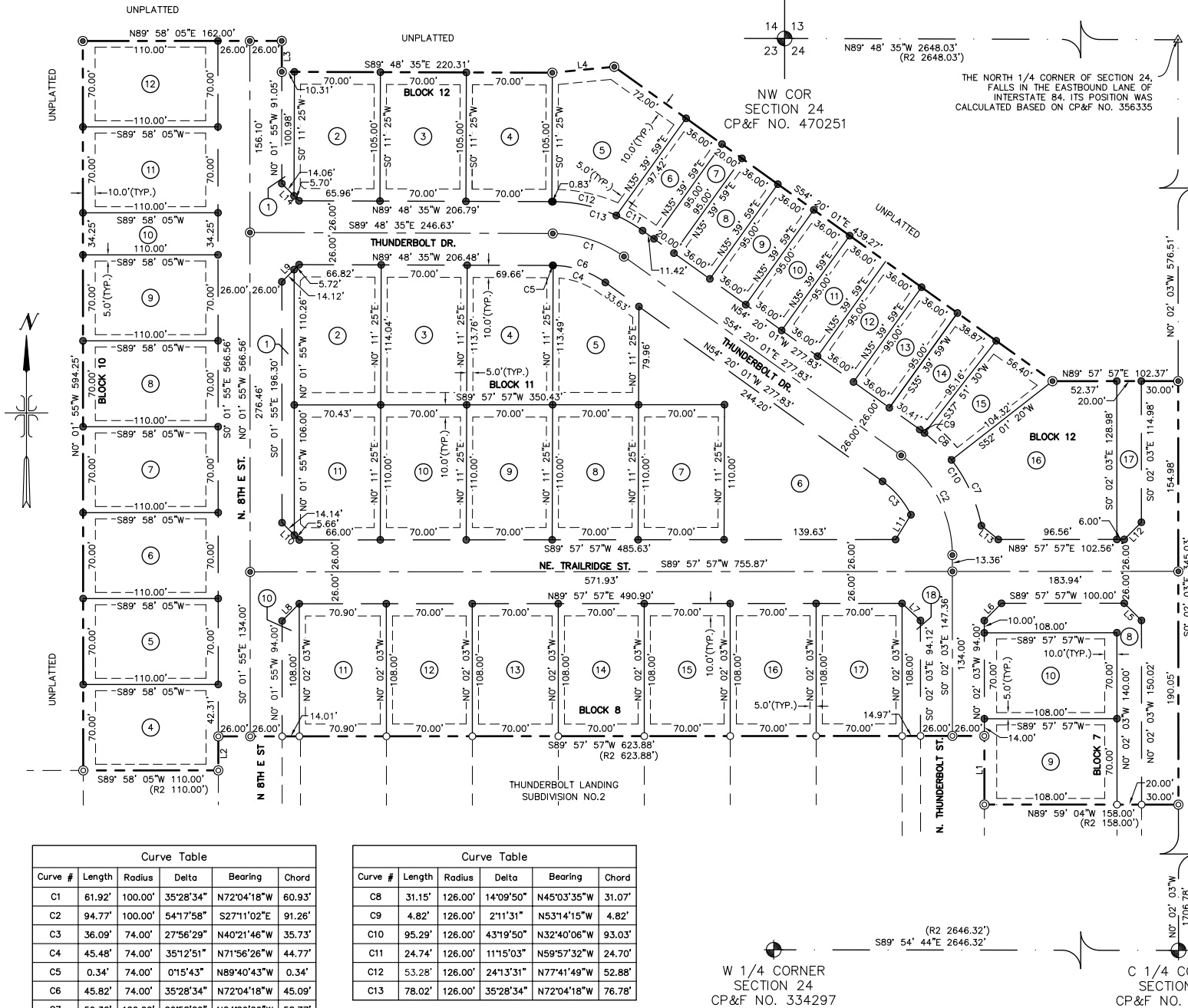


REFERENCES

- (R1) RECORD OF SURVEY INST. NO. 405855
(R2) THUNDERBOLT LANDING SUBDIVISION NO.2

PLAT
of
**THUNDERBOLT LANDING
SUBDIVISION NO. 3**

LOCATED IN A PORTION OF PARCELS "A", "B" & "C" PER RECORD OF
SURVEY INST. NO. 405855, BEING IN THE NE 1/4 OF THE NW 1/4
OF SECTION 24, T.3S., R.6E., BOISE MERIDIAN, CITY OF MOUNTAIN
HOME, ELMORE COUNTY, IDAHO.
2024.



Curve Table					
Curve #	Length	Radius	Delta	Bearing	Chord
C1	61.92'	100.00'	35°28'34"	N72°04'18"W	60.93'
C2	94.77'	100.00'	54°17'58"	S27°11'02"E	91.26'
C3	36.09'	74.00'	27°56'29"	N40°21'46"W	35.73'
C4	45.48'	74.00'	35°12'51"	N71°56'26"W	44.77'
C5	0.34'	74.00'	0°15'43"	N89°40'43"W	0.34'
C6	45.82'	74.00'	35°28'34"	N72°04'18"W	45.09'
C7	59.32'	126.00'	26°58'29"	N24°29'26"W	58.77'

Curve Table					
Curve #	Length	Radius	Delta	Bearing	Chord
C8	31.15'	126.00'	14°09'50"	N45°03'35"W	31.07'
C9	4.82'	126.00'	2°11'31"	N53°14'15"W	4.82'
C10	95.29'	126.00'	43°19'50"	N32°40'06"W	93.03'
C11	24.74'	126.00'	1°15'03"	N59°57'32"W	24.70'
C12	53.28'	126.00'	24°13'31"	N77°41'49"W	52.88'
C13	78.02'	126.00'	35°28'34"	N72°04'18"W	76.78'

NOTES

1. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
2. THIS DEVELOPMENT RECOGNIZES IDAHO CODE, TITLE 22, CHAPTER 45 RIGHT TO FARM ACT, SECTION 22-4503, WHICH STATES "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
3. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS, OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
4. A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES AND PROPERTY DRAINAGE EASEMENT IS HEREBY DESIGNATED ALONG ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY AND ALONG ALL REAR LOT LINES. A FIVE (5) FOOT WIDE PUBLIC UTILITIES AND PROPERTY DRAINAGE EASEMENT IS HEREBY DESIGNATED ALONG EACH SIDE OF INTERIOR LOT LINES UNLESS OTHERWISE SHOWN.
5. THIS DEVELOPMENT IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S) THAT PERTAIN TO THIS DEVELOPMENT, TO BE FILED AND RECORDED IN THE ELMORE COUNTY RECORDERS OFFICE AND MAY BE AMENDED FROM TIME TO TIME.
6. LOTS SHALL NOT BE REDUCED WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
7. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN SANITARY RESTRICTION RELEASE.
8. REFERENCE IS MADE TO PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
9. LOT 8, BLOCK 7; LOT 10 AND 18, BLOCK 8; LOT 10, BLOCK 10; LOT 1 AND 6, BLOCK 11; LOT 1, 7, 16, AND 17, BLOCK 12 ARE COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE THUNDERBOLT LANDING HOMEOWNER'S ASSOCIATION. LOT 6, BLOCK 11; LOT 16, BLOCK 12 CONTAIN STORMWATER RETENTION FACILITIES. ALL COMMON LOTS ARE SUBJECT TO A BLANKET PUBLIC UTILITY EASEMENT AND IRRIGATION EASEMENT.
10. THE INTENDED USE FOR ALL LOTS (EXCLUDING COMMON LOTS) IS SINGLE-FAMILY HOUSING.

Line Table		
Line #	Direction	Length
L1	N00°02'03"W	55.91'
L2	S00°01'55"E	27.69'
L3	S00°01'55"E	25.20'
L4	N84°29'55"E	50.68'
L5	N45°02'03"W	19.80'
L6	S44°57'57"W	19.80'
L7	S47°11'31"E	20.42'

Line Table		
Line #	Direction	Length
L8	N44°58'01"E	19.80'
L9	S45°04'45"W	19.84'
L10	N45°01'59"W	19.80'
L11	N31°47'13"E	23.79'
L12	S44°57'57"W	19.80'
L13	N50°31'07"W	17.82'
L14	N44°55'15"W	19.76'

LEGEND

---	BOUNDARY LINE
---	SECTION LINE
---	LOT LINE
---	EASEMENT LINE
---	RIGHT-OF-WAY LINE
---	STREET CENTER LINE
---	EXISTING LOT LINES
●	FOUND BRASS CAP
⊙	FOUND 5/8" IRON PIN
○	SET 5/8" X 24" IRON PIN W/ CAP
●	FOUND 1/2" IRON PIN
●	SET 1/2" X 24" IRON PIN W/ CAP
Δ	CALCULATED POINT-NOT SET
(XX.XX')	RECORD DISTANCE



ENGINEER
BAILEY ENGINEERING, INC.
1119 E. STATE ST., STE. 210
EAGLE, ID 83616
PHONE: 208.938.0013

SURVEYOR
JJ HOWARD SURVEYING, LLC.
5983 W. STATE ST., STE. D
BOISE, ID 83703
PHONE: 208.846.8937

OWNER/DEVELOPER
CHALLENGER DEVELOPMENT, INC.
1977 E OVERLAND RD
MERIDIAN, ID 83642

Sheet 1 of 3

THUNDERBOLT LANDING
SUBDIVISION NO. 3

Book _____ Page_____

CERTIFICATE OF OWNERS

KNOW ALL INDIVIDUALS BY THESE PRESENTS:

THAT CHALLENGER DEVELOPMENT, INC, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW AND THAT IT IS THEIR INTENTION TO INCLUDE SAID REAL PROPERTY IN THIS SUBDIVISION PLAT. THE OWNERS ALSO HEREBY STATE THAT THIS PLAT COMPLIES WITH IDAHO CODE 50-1334(2). ALL LOTS IN THE PLAT WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF MOUNTAIN HOME WHICH HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS IN THE SUBDIVISION.

COMMENCING AT A BRASS CAP MARKING THE W 1/4 CORNER OF SAID SECTION 24; THENCE ALONG THE LATITUDINAL CENTER LINE S.89°54'44"E. 2646.32 FEET TO A BRASS CAP MARKING THE C 1/4; THENCE ALONG THE MERIDIONAL CENTERLINE OF SECTION 24 N.00°02'03"W. 1706.78 FEET TO A 5/8" IRON PIN, SAID 5/8"IRON PIN BEING THE POINT OF BEGINNING;

THENCE ALONG THE NORTH LINE OF THUNDERBOLT LANDING SUBDIVISION NO. 2 FOR THE NEXT FIVE CALLS:

N.89°59'04"W. A DISTANCE OF 158.00 FEET TO A 5/8" IRON PIN;

THENCE N.00°02'03"W. A DISTANCE OF 55.91 FEET TO A 5/8" IRON PIN;

THENCE S.89°57'57"W. A DISTANCE OF 623.88 FEET TO A 5/8" IRON PIN;

THENCE S.00°01'55"E. A DISTANCE OF 27.69 FEET TO A 5/8" IRON PIN;

THENCE S.89°58'05"W. A DISTANCE OF 110.00 FEET TO A 5/8" IRON PIN;

THENCE LEAVING THE NORTH LINE OF THUNDERBOLT LANDING SUBDIVISION NO.2, N.0°01'55"W. A DISTANCE OF 594.25 FEET TO A 5/8" IRON PIN;

THENCE N.89°58'05"E. A DISTANCE OF 162.00 FEET TO A 5/8" IRON PIN;

THENCE S.00°01'55"E. A DISTANCE OF 25.20 FEET TO A 5/8" IRON PIN;

THENCE S.89°48'35"E. A DISTANCE OF 220.31 FEET TO A 5/8" IRON PIN;

THENCE N.84°29'55"E. A DISTANCE OF 50.68 FEET TO A 5/8" IRON PIN;

THENCE S.54°20'01"E. A DISTANCE OF 439.27 FEET TO A 5/8" IRON PIN;

THENCE N.89°57'57"E. A DISTANCE OF 102.37 FEET TO A 5/8" IRON PIN;

THENCE ALONG THE MERIDIONAL CENTER LINE OF SECTION 24 S.00°02'03"E. A DISTANCE OF 345.03 FEET TO A 5/8" IRON PIN ALSO BEING THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 9.84 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS PLAT. THE PUBLIC STREETS AS SHOWN ON THIS PLAT OF THUNDERBOLT LANDING NO. 3 ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USES AS DESIGNATED HEREON, AND NO STRUCTURES OTHER THAN FOR THOSE PURPOSES ARE TO BE ERECTED WITHIN THE LIMITS OF SAID EASEMENTS.

THE LAND WITHIN THIS PLAT IS NOT WITHIN AN IRRIGATION DISTRICT AS DEFINED IN IDAHO CODE 31-3805, AND THE REQUIREMENTS IN IDAHO CODE 31-3805 ARE NOT APPLICABLE.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THE ____ DAY OF _____, 20__

CHALLENGER DEVELOPMENT, INC.
COREY D. BARTON, PRESIDENT

ACKNOWLEDGMENT

STATE OF IDAHO) SS
COUNTY OF ELMORE)

ON THIS ____ DAY OF _____, IN THE YEAR OF _____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, COREY D. BARTON, AUTHORIZED SIGNATORY, PERSONALLY APPEARED, PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE AN AUTHORIZED SIGNATORY OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT SUCH CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR IDAHO
RESIDING AT:
MY COMMISSION EXPIRES:

CERTIFICATE OF SURVEYOR

I, ERIC J. HOWARD, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT, AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON; AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS AND THE CORNER PERPETUATION AND FILING ACT.



THUNDERBOLT LANDING
SUBDIVISION NO. 3

Book _____ Page _____

APPROVAL OF PUBLIC WORKS

I, THE UNDERSIGNED, DIRECTOR OF PUBLIC WORKS IN AND FOR THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

DIRECTOR OF PUBLIC WORKS, MOUNTAIN HOME, IDAHO

DATE

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR ELMORE COUNTY, IDAHO, HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

COUNTY SURVEYOR, P.L.S. No.

APPROVAL OF CENTRAL DISTRICT HEALTH

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

CENTRAL DISTRICT HEALTH, EHS

DATE:

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO, HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE _____ DAY OF _____, 20____, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

CITY CLERK, MOUNTAIN HOME, IDAHO

CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ELMORE, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

COUNTY TREASURER

BY

DATE

APPROVAL OF COUNTY ASSESSOR

I, THE UNDERSIGNED HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT FOLLOWING REVIEW AND APPROVAL BY THE ELMORE COUNTY ENGINEER/SURVEYOR. I FIND THAT IT COMPLIES WITH THE REQUIRED TOLERANCES FOR INDIVIDUAL LOT CLOSURES AS SPECIFIED BY CHAPTER 50-13 OF THE IDAHO STATE CODE.

ELMORE COUNTY ASSESSOR

DATE



**Thunderbolt Landing R-3 PUD
Planned Unit Development Agreement**

THIS PLANNED UNIT DEVELOPMENT AGREEMENT (hereinafter "Agreement") is made effective this 27th day of July, 2021, by and between the CITY OF MOUNTAIN HOME, IDAHO, a municipal corporation organized pursuant to the laws of the State of Idaho, of P. O. Box 10, Mountain Home, Idaho 83647, hereinafter referred to as the "City," and Viper Investments, LLC, an Idaho Limited Liability Company, hereinafter referred to as the "Owner," and Challenger Development, Inc., hereinafter referred to as the "Developer".

WHEREAS, the owner desires to expand their use; and

WHEREAS, this Agreement intends to ensure the Property is developed in a manner consistent with Mountain Home's City Code; and

WHEREAS, the Owner has agreed to the development standards set forth herein upon the use and development of the Property with the requirements outlined in this Agreement; and

WHEREAS, the Thunderbolt Landing Planned Unit Development is proposed to be an attractive community that provides the following:

- A wide range of lot sizes and a mix of home sizes.
- Recognition of the City's Mountain Home Air Base heritage regarding subdivision and street names.
- Landscape improvements for Greystone Park.
- Exceptional pedestrian connectivity.

NOW, THEREFORE, IN CONSIDERATION of the covenants and conditions set forth herein, the parties agree as follows:

1. **Construct to City Standards:** Owner agrees that all improvements required by this Agreement or by City codes shall be built to City standards or to the standards of any applicable public agency providing service to the development, adhering to all City policies and procedures; including, but not limited to the sanitary sewer improvements, water lines, fire hydrants, flood works, stormwater management, curbs, sidewalks, and roads UNLESS otherwise exempted in the proposed Planned Unit Development. Such policies include extending the utility lines in a manner acceptable to the City to make service available to adjoining lands and to maintain continuity of municipal systems at minimal public cost.
2. **Applicable Standards:** The Owner agrees that all laws, standards, policies, and procedures regarding public improvement construction that the Owner is required to comply with or otherwise meet according to this Agreement or City codes shall be those in effect when construction is commenced. If Owner fails to comply with applicable laws while constructing improvements, public or otherwise, on the lands subject to this

Agreement, Owner consents to suspension of issuance of building permits or denial of certificates of occupancy until such compliance is attained.

3. *Covenant to Run with the Land*: The covenants herein to be performed by Owner shall be binding upon Owner and Owner's heirs, assigns, and successors in interest, and shall be deemed to be covenants running with the land.
4. *Severability*: Should any provision of this Agreement be declared invalid by a court of competent jurisdiction; the remaining provisions shall continue in full force and effect and be interpreted to effectuate the purposes of the entire Agreement to the greatest extent possible.
5. *Merger and Amendment*: All promises and prior negotiations of the parties merge into this Agreement. The parties agree that this Agreement shall only be amended in writing and signed by both parties. The parties agree that this Agreement shall not be amended by a change in law. The parties agree that this Agreement is not intended to replace any other requirement of City Code and that its execution shall not constitute a waiver of requirements established by City ordinance or other applicable provisions of law.
6. *Allowed Residential Land Uses*: The development shall only consist of single-family detached homes. Duplexes, fourplexes, attached townhomes, and any other multi-family housing types are prohibited.
7. *Subdivision Design Standards*: All future development and improvements shall conform to the standards and regulations of Mountain Home City Code Title 9 – Chapter 16 – Section 13: Subdivision Design Standards for the area designated as “Thunderbolt Landing R-3 PUD”, or as amended, and all references to other sections therein except for the following:
 - a. Street Specifications:
 - i. Street Right of Way Widths:
 1. All new streets will be public streets that are at least 36' wide back-of-curb to back-of-curb and within a 52' right of way.
 2. Private driveways to serve single-family homes will be at least 18' wide.
 - b. Pedestrian Walkways
 - i. Sidewalks will be contiguous with the public streets and will be concrete and 5' wide. Sidewalks will be located within the street right of way OR in a street-side buffer strip/common lot.
 - ii. Pathways will be concrete and at least 5' wide located in common lots that are at least 10' wide.

- iii. Mailboxes: The development shall provide cluster mailboxes as indicated on the site plan or as approved by the local postmaster and Public Works Director.
- iv. Easements/Utility and Drainageway: Unobstructed utility easements shall be provided: along front lot lines, five feet (5'); rear lot lines, eight feet (8'); and side lot lines, five feet (5'). Easements of greater width may be required along lines across lots or along boundaries where necessary for surface drainage or the extension of main sewers or other utilities.
- v. A 10' wide asphalt pathway will be in a 20' wide buffer along the west side of N. 10th E. Street.

c. Lots/Blocks:

- i. Blocks: Block length shall not exceed nine hundred feet (900').
- ii. Lots
 - 1. Corner lots shall NOT BE REQUIRED to be twenty percent (20%) greater in size than the minimum lot size for the zoning district.
 - 2. At the time of platting, corner lots ARE NOT required to be larger to accommodate setbacks for two (2) street frontages.

d. Buffer yards And Reserve Strips

- i. Buffer Yards and Reserve Strips: Fifteen-foot (15') buffer yards that create a visual screen shall be required to be placed next to incompatible features such as arterial, collectors, highways, railroads, commercial or industrial uses to screen the view from residential properties and shall not be a part of the normal street right of way or utility easement. These fifteen-foot (15') buffer yards and reserve strips shall be developed according to the landscape standards of the Thunderbolt Landing R-3 PUD.

e. Public Spaces And/or Open Spaces:

- i. Park/Open Space Requirement/Service Level: The applicant shall meet public and open space requirements by
 - 1. provide 23,309 linear feet of public internal neighborhood sidewalks and pathways,
 - 2. 1393 linear feet of 10' asphalt pathway located along the west side of North 10th East Street as depicted on the preliminary plat and landscape plan.
 - 3. Providing improvements to nearby Greystone Park, including:
 - a. 10' wide asphalt path from NE Greystone Loop to the regional greenbelt
 - b. Bench seating — 2 benches
 - c. A least 15 trees (1.5-inch caliper) as shown on the attached conceptual Greystone Park improvement proposal.

- d. Park improvements to be completed with phase 3 of Thunderbolt Landing.
 - f. Homeowners' Agreement And/or Maintenance Agreement: to be recorded after recordation of the first final plat for Thunderbolt Landing.
- 8. **Bulk & Coverage Standards:** All future development and improvements shall conform to the standards and regulations of Mountain Home City Code Title 9 – Chapter 7 – Section 6: Zoning Districts, (C) R-3 zone/residential zone for the area designated as “Thunderbolt Landing R-3 PUD”, or as amended, and all references to other sections therein except for the following:
 - a. Minimum Lot Size: 3,420 square feet
 - b. Lot Coverage: 55%
 - c. Minimum Street Frontage: 36 ft
 - d. Side setback, interior: 5 ft (all stories)
 - e. Minimum floor area: No minimum
- 9. **Residential Planned Unit Development Design Standards:** All future development and improvements shall conform to the standards and regulations of Mountain Home City Code Title 9 – Chapter 19 – Article B: Residential Planned Unit Development Design Standards for the area designated as “Thunderbolt Landing R-3 PUD”, or as amended, and all references to other sections therein except for the following:
 - a. Front Yards / Entrances: due to lack of irrigation water rights, traditional landscaping (grass/sod) will be minimal.
 - b. Landscaping:
 - i. Tree Requirements:
 - 1. Individual Lot Tree Requirements: One (1) tree will be required to be placed in the front yard of all the lots located in Blocks 13 and 6. Trees will be installed by the home builder. All other lots are exempt from the one (1) front yard tree requirement.
 - 2. Common Lot & Right-of-Way Tree Requirements: A minimum of ninety-six (96) trees will be planted within the proposed common lots and rights-of-way and placed as depicted in the attached landscape plan.
 - ii. Shrub or Ornamental Grass Requirements:
 - 1. At least two (2) drought-tolerant plants or shrubs shall be placed in the front yard off all lots that are not required to have a tree.
 - iii. Homeowners will be encouraged to plant front yards with drought-tolerant plants. Native vegetation is encouraged when and where available and feasible.

c. Building Design:

i. House Size in Relation to Lot Size

1. Lot coverage shall not exceed fifty-five percent (55%).

ii. Modulation of Exterior Walls

1. Buildings shall include modulation along the building facades facing and visible from public rights of way.

iii. Location of Garages

1. When garage doors are facing the street or private driveways, they shall be set back at least twenty feet (20') from the property line or sidewalk.
2. Where street parking is limited or restricted, each lot shall provide for a minimum of two (2) parking spaces with a driveway area that can accommodate a minimum of two (2) vehicles.

10. Landscaping Requirements: All future development and improvements shall conform to the standards and regulations of Mountain Home City Code Title 9 – Chapter 11 – Sections 7: Residential Landscaping, and for the area designated as “Thunderbolt Landing R-3 PUD”, or as amended, and all references to other sections therein except for the following:

- a. Individual Residential Lots: See Section 9(b) of this document.
- b. Subdivision Open Areas: Shall be landscaped with mulch-like material (such as fine lava cinders mulch) that requires no water and little maintenance.
- c. Subdivision Entrances, Pathways, and Gathering Areas:
 - i. Subdivision entrances, gathering areas, common lots, and rights-of-way will provide a minimum of ninety-six (96) trees as illustrated in Attachment “A”: Thunderbolt Landing Landscape Plan.

11. Fiber Infrastructure Requirements:

- a. The developer shall install fiber conduit, ducts, vaults, and handhold boxes as designed by the City and provided for by City standards for fiber installation at the time of construction. All such installations shall be subject to City inspection and require City approval before cable installation.
- b. Developer and/or Property owner shall designate on the required building site plan the locations where the fiber drop duct ends shall terminate. All installation of fiber duct and related infrastructure shall be installed according to the standards adopted by the City of Mountain Home and subject to inspection and approval by the City of Mountain Home before issuance of a certificate of occupancy.

12. Enforcement - Attorney's Fees: Should either party require the services of legal counsel to enforce compliance with the terms of this Agreement, the prevailing party shall be entitled to its reasonable attorney's fees and related costs of enforcement.

IN WITNESS WHEREOF, the City of Mountain Home has caused this Agreement to be executed by its Mayor and City Clerk, and the Owner has executed this Agreement to be effective the day and year first above written. ^ and Developer

CITY OF MOUNTAIN HOME

By: _____

Rich Sykes, Mayor

ATTEST:

Tiffany Belt, City Clerk



OWNER:

ACKNOWLEDGMENT

STATE OF IDAHO)

) ss.

County of Elmore)

On this 27th day of July, 2021, before me, the undersigned, a Notary Public in and for said state, personally appeared Rich Sykes and Tiffany Belt, known to me to be the Mayor and City Clerk, respectively, of the City of Mountain Home and the persons who executed the foregoing instrument and acknowledged to me that they executed this Agreement on behalf of the City of Mountain Home in their official capacity.

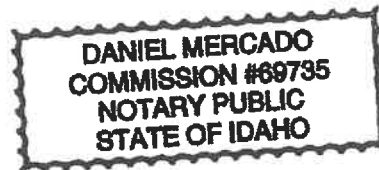
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year in this certificate above written.



Notary Public for Idaho

Residing at Mountain Home, Idaho.

Commission Expires: 4.13.2023



STATE OF IDAHO)

County of Elmore)

IN WITNESS WHEREOF, I have hereunto set my hand and affixed by notarial seal the day and year in this certificate first written.

Shirley

A circular notary seal for Tanya A. Lampman, Notary Public, State of Idaho. The seal features a double-lined border with a decorative pattern of small dots. Inside the border, the text "TANYA A. LAMPMAN" is at the top, "NOTARY PUBLIC" is below it, "MY COMMISSION EXPIRES 7-16-2022" is in the center, and "STATE OF IDAHO" and "COMMISSION NUMBER 30051" are at the bottom.

DEVELOPER:

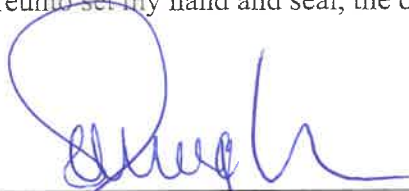
By: 

Challenger Development, Inc.
Corey Barton, President

STATE OF IDAHO)
) ss.
County of Ada)

On this 27 day of August, 2021, before me the undersigned, a Notary Public in and for said state, personally appeared Corey Barton, known or identified to me to be the person who subscribed his name to the foregoing instrument, and acknowledged to me that he executed the same.

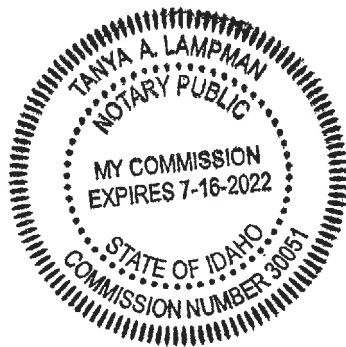
IN WITNESS WHEREOF, I have hereunto set my hand and seal, the day and year in this certificate first above written.



Notary Public for Idaho

Residing at: Middleton, id

My Commission Expires: 7/16/2022





PRELIMINARY PLAN FOR THUNDERBOLT SUBDIVISION

LOCATED IN THE W 1/8 OF SECTION 24 T.3S., R.6E., B.1M. MOUNTAIN HOME, ELMORE COUNTY, IDAHO 2021



VICINITY MAP
1" = 500'

PLAN SHEET INDEX

- SHEET DESCRIPTION**
- PP-1 - SITE PLAN, SHEET INDEX, VICINITY MAP, NOTES, & COMMON LOTS
 - PP-2 - EXISTING FEATURES MAP
 - PP-3 - PRELIMINARY PLAN & STREET DETAIL
 - PP-4 - PRELIMINARY PLAN TABLES
 - PP-5 - CONCEPTUAL ENGINEERING PLAN
 - PP-6 - CONCEPTUAL SEWER PROFILES
 - PP-7 - CONCEPTUAL OPEN SPACE PLAN

- LEGEND**
- RIGHT-OF-WAY LINE
 - LOT LINE
 - PROPOSED SEWER LINE
 - PROPOSED WATER LINE
 - STORM DRAIN LINE
 - ROAD CENTERLINE
 - ROLLED CURB/OUTER AND SIDEWALK
 - LOT NUMBER
 - LOT AREA
 - BLOCK NUMBER
 - FLOW ARROW
 - STREET NAME
 - HANDICAP RAMP
 - HYDRANT
 - STREET LIGHT

- SURVEY LEGEND**
- SUBDIVISION BOUNDARY
 - SECTION LINE
 - EXISTING CURB & SIDEWALK
 - EXISTING EDGE OF PAVEMENT
 - EXISTING WATER LINE
 - EXISTING SEWER LINE
 - FOUND ALUMINUM CAP MONUMENT, PLS 15758 UNLESS OTHERWISE NOTED
 - SET 1/2" x 24" WOOD PIN WITH PLASTIC CAP, PLS 15758
 - FOUND 1/2" x 24" WOOD PIN WITH PLASTIC CAP, PLS 15758 UNLESS OTHERWISE NOTED
 - SET 1/2" x 24" WOOD PIN WITH PLASTIC CAP, PLS 15758 UNLESS OTHERWISE NOTED
 - CALCULATED POINT
 - EXISTING POWER POLE

NOTES:

- A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES AND PROPERTY DRAINAGE EASEMENT IS HEREBY DESIGNATED ALONG ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY AND ALONG ALL REAR LOT LINES. A FIVE (5) FOOT WIDE PUBLIC UTILITIES AND PROPERTY DRAINAGE EASEMENT IS HEREBY DESIGNATED ALONG EACH SIDE OF INTERIOR LOT LINES UNLESS OTHERWISE SHOWN.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL BE IN COMPLIANCE WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF MOUNTAIN HOME.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- BUILDING SETBACKS IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS IN EFFECT FOR THE CITY OF MOUNTAIN HOME.
- LOTS 1, 4 & 14, BLOCK 1, LOTS 11, 22 & 27, BLOCK 2, LOTS 9, 10, 19 & 29, BLOCK 3, LOT 6, BLOCK 4, LOTS 7, 14 & 22, BLOCK 5, LOTS 1, 11, & 14, BLOCK 6, LOTS 12, & 18, BLOCK 7, LOTS 5, 10, 16, 25, & 32, BLOCK 8, LOT 1, BLOCK 10, LOTS 6, 12, & 18, BLOCK 11, LOTS 2 & 11, BLOCK 12, AND LOTS 1, 10 & 11, BLOCK 13 ARE COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE THUNDERBOLT LANDING HOMEOWNERS ASSOCIATION. ALL COMMON LOTS ARE SUBJECT TO A BLANKET PUBLIC UTILITY EASEMENT AND IRRIGATION EASEMENT.

DEVELOPMENT FEATURES

ACREAGE
TOTAL PARCEL - 47.49 ACRES
PROPOSED - R3 PUD

LOTS
TOTAL LOTS - 274
TOTAL DWELLING UNITS - 238
IF RESIDENTIAL - 238
COMMON LOTS - 38

DENSITY
OVERALL DENSITY DU/ACRE - 5.01

OPEN SPACE
ON-SITE COMMON AREA - 6.23 ACRES - 13.1%
USABLE OPEN SPACE - 6.72 ACRES - 13.9%

OFF-SITE OPEN SPACE - 2.39 ACRES APPROX.
GREYSTONE PARK - APPROX. 1.3 ACRES
WALKBIKE PATH - APPROX. .48 ACRES

ZONING
EXISTING - COUNTY RR
PROPOSED - R3 PUD

SEWAGE DISPOSAL
CITY OF MOUNTAIN HOME

WATER SUPPLY
CITY OF MOUNTAIN HOME

CITY
MOUNTAIN HOME

SCHOOL DISTRICT
MOUNTAIN HOME

FIRE DISTRICT
MOUNTAIN HOME

IRRIGATION DISTRICT
NONE

OWNERS
UPPER INVESTMENTS LLC
1977 E OVERLAND ROAD
MERIDIAN, IDAHO 83642

DEVELOPER
TRILOGY DEVELOPMENT, INC.
9819 W CABLE CAR ST
BOISE, ID 83709

ENGINEER
DAVID A. BAILEY P.E.
BAILY ENGINEERING, INC.
11115 STATE ST., SUITE 210
EAGLE, ID 83616

PLANNER/CONTACT
SHAWN BROWNLEE
TRILOGY DEVELOPMENT, INC.
9819 W CABLE CAR ST
BOISE, ID 83709
208-895-8858

Baily Engineering, Inc.
CIVIL ENGINEERING PLANNING (CADD)
11115 STATE ST., SUITE 210
EAGLE, ID 83616
PHONE: 208-895-8858
FAX: 208-895-8859
WWW.BAILYENGINEERING.COM



CHECKED BY: DAVID A. BAILEY P.E.
DATE: 05/20/2021
TOWN ST: 104



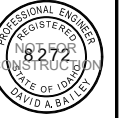
LOCATED IN THE W 1/2 OF
SECTION 24 T.3S., R.6E., B.M.
MOUNTAIN HOME, ELMORE COUNTY, IDAHO
2021

Bailey Engineering, Inc.

CIVIL ENGINEERING | PLANNING | CADD

TEL 208-938-0013
www.baileyengineers.com

1119 E. STATE ST., SUITE 210
EAGLE, ID 83616

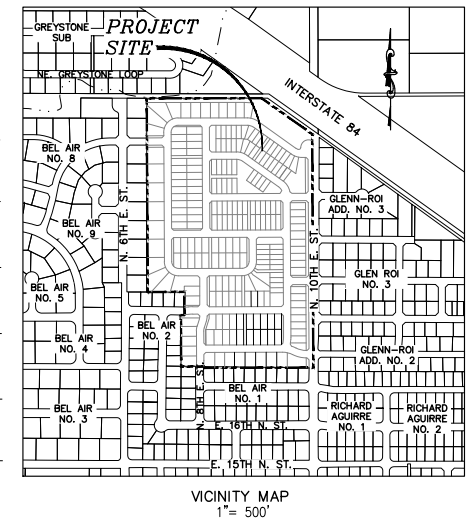


HECKED BY:
D. A. BAILEY P.E.
AWN BY:

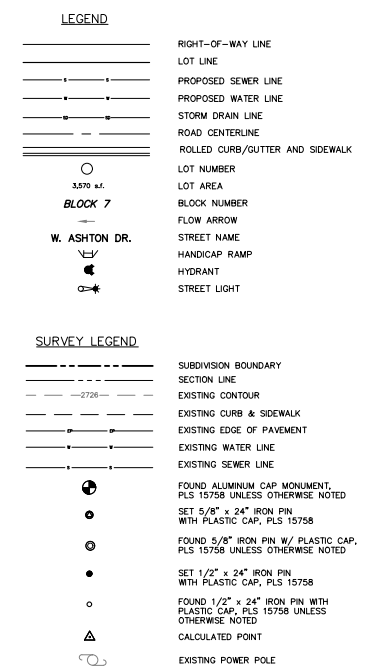
NO.	DATE	DESCRIPTION
03-12-2021	CITY PUBLIC WORKS COMMENTS	
06-17-2021	CITY COUNCIL REQUIREMENTS	
06-30-2021	MATCH LOTS WEST BOUNDARY	

THUNDERBOLT LANDING SUBDIVISION
TRILOGY DEVELOPMENT, INC

TE:
-02-2021
JECT:
20-021
SHEET
PP-1



<u>SHEET</u>	<u>DESCRIPTION</u>
PP-1	- SITE PLAN, SHEET INDEX, VICINITY MAP, NOTES, & COMMON LOTS
PP-2	EXISTING FEATURES MAP
PP-3	- PRELIMINARY PLAN & STREET DETAIL
PP-4	PRELIMINARY PLAN TABLES
PP-5	- CONCEPTUAL ENGINEERING PLAN
PP-6	- CONCEPTUAL SEWER PROFILES
PP-7	- CONCEPTUAL OPEN SPACE PLAN



Common			Lots	
Lot	Area	Type		
BLOCK 1 Lot 1 OPEN	1702	COMMON		
BLOCK 1 Lot 3 OPEN	10627	COMMON		
BLOCK 1 Lot 13 OPEN	55825	COMMON		
BLOCK 2 Lot 8 OPEN	2020	COMMON		
BLOCK 2 Lot 16 OPEN	7534	COMMON		
BLOCK 2 Lot 20 OPEN	1821	COMMON		
BLOCK 3 Lot 9 OPEN	4896	COMMON		
BLOCK 3 Lot 10 OPEN	13586	COMMON		
BLOCK 3 Lot 19 OPEN	3800	COMMON		
BLOCK 3 Lot 25 OPEN	1984	COMMON		
BLOCK 4 Lot 1 OPEN	2063	COMMON		
BLOCK 4 Lot 6 OPEN	16619	COMMON		
BLOCK 5 Lot 1 OPEN	3028	COMMON		
BLOCK 5 Lot 9 OPEN	3057	COMMON		
BLOCK 6 Lot 1 OPEN	1702	COMMON		
BLOCK 6 Lot 10 OPEN	12800	COMMON		
BLOCK 6 Lot 13 OPEN	1098	COMMON		
BLOCK 7 Lot 8 OPEN	2521	COMMON		

Common Lots			
Lot	Area	Type	
BLOCK 7 Lot 16 OPEN	2449	COMMON	
BLOCK 8 Lot 1 OPEN	2885	COMMON	
BLOCK 8 Lot 10 OPEN	1959	COMMON	
BLOCK 8 Lot 16 OPEN	12703	COMMON	
BLOCK 9 Lot 1 OPEN	14597	COMMON	
BLOCK 9 Lot 8 OPEN	9317	COMMON	
BLOCK 10 Lot 1 OPEN	1922	COMMON	
BLOCK 11 Lot 1 OPEN	10869	COMMON	
BLOCK 11 Lot 9 OPEN	3745	COMMON	
BLOCK 12 Lot 1 OPEN	1414	COMMON	
BLOCK 12 Lot 8 OPEN	2364	COMMON	
BLOCK 12 Lot 9 OPEN	9173	COMMON	
BLOCK 13 Lot 9 OPEN	11209	COMMON	
BLOCK 13 Lot 10 OPEN	1282	COMMON	

- NOTES:
1. TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES AND PROPERTY DRAINAGE EASEMENT IS HEREBY DESIGNATED ALONG ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY AND ALONG ALL REAR LOT LINES. A FIVE (5) FOOT WIDE PUBLIC UTILITIES AND PROPERTY DRAINAGE EASEMENT IS HEREBY DESIGNATED ALONG EACH SIDE OF INTERIOR LOT LINES UNLESS OTHERWISE SHOWN.
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ACREAGE
TOTAL PARCEL - 47.49 ACRES

LOTS
TOTAL LOTS - ~~200~~ 206
TOTAL DWELLING UNITS - ~~476~~ 174
SF RESIDENTIAL - ~~476~~ 174
COMMON LOTS - 32

DENSITY
OVERALL DENSITY DU/ACRE - 0.74 3.67

OPEN SPACE
 ONSITE COMMON AREA - 6.23 ACRES - 13.1%
 USABLE OPEN SPACE - 5.72 ACRES - 12.0%

[illegible]

EXISTING - COUNTY RR
PROPOSED - R3 PUD

WATER SUPPLY
CITY OF MOUNTAIN HOME

SCHOOL DISTRICT
MOUNTAIN HOME

IRRIGATION DIST

OWNERS
VIPER INVESTMENTS LLC
1977 E OVERLAND ROAD
MERIDIAN, IDAHO 83642

TRILOGY DEVELOPMENT, INC.
9839 W CABLE CAR ST
BOISE, ID 83709

DAVID A. BAILEY, P.E.
BAILEY ENGINEERING, INC.
1119 E. STATE ST., SUITE 210
EAGLE, ID 83616

SHAWN BROWNLEE
TRILOGY DEVELOPMENT, INC.
9839 W CABLE CAR ST
BOISE, ID 83709

BEFORE THE CITY COUNCIL FOR THE CITY OF MOUNTAIN HOME

IN RE:	)	
	)	
Viper Investments, LCC	)	FINDINGS OF FACT,
Thunderbolt Landing Subdivision	)	CONCLUSIONS OF LAW
Applicant.	)	
	)	

This matter came before the City Council for deliberation and decision on or about the 12th day of July, 2021 after a public hearing was heard by the Planning and Zoning Commission of the City of Mountain Home, Idaho, on April 19th and May 3rd, 2021; all held pursuant to notice as required by law, on a request for the annexation, zoning to a planned unit development, and approval of preliminary plat of certain real property 47.49 acres in size that is contiguous to the City of Mountain Home, Idaho. The owner of the real property for which annexation is sought has requested in writing that the property be annexed as a Category A annexation.

Having heard from the Applicant in support of the application and having heard

- Nine (9) property owners appearing in opposition and three (3) property owners submitting letters in opposition; and
- Ten (10) property owners undecided/uncommitted concerning the project;

the commission being fully advised in the matter, having adopted the staff report as part of its deliberation, issues findings, and recommendations recommending denial of the application.

The City Council held a subsequent public hearing on June 14, 2021 duly noticed and conducted as required by law. Having heard from the Applicant in support of the application and having heard from eighteen members of the public; mostly the same citizens from the Commission public hearings, having considered all prior testimony,

Having duly considered the Commission's recommendation, the application (both initial and as revised) and supporting materials, the staff report, prior testimony, minutes, and any/all supporting relevant information provided in the record, and having heard additional from eighteen members of the public largely consistent with the Commission's public hearing, the City Council closed the public hearing and tabled its decision to a date certain: July 12, 2021 wherein the City Council having considered the above-same rejected the Commission's recommendation and hereby approves the application as follows:

FINDINGS OF FACT

1. The applicant has requested the annexation of the real property contiguous to the City of Mountain Home that is legally described in Exhibit A attached hereto and by this reference made a part hereof and the subsequent initial zoning and preliminary platting of the property as R-3 "Thunderbolt Landing" PUD Zone.
2. Notice of public hearing had been given as required by law.
3. The owner of the real property for which annexation is sought has requested in writing that the property be annexed to and made a part of the City of Mountain Home and initial zoned and preliminarily platted.
4. Because the owner of the property has requested in writing that the property be annexed to the City of Mountain Home, the annexation is a Category A annexation as provided by Idaho Code § 50-222.
5. Relevant criteria and standards for consideration of this application are set forth in Mountain Home City Code Section 9-6-4 & Idaho Code § 50-222 and Mountain Home City Code Section 9-18-6.
6. The annexation is consistent with the negotiated area of impact with Elmore County.
7. The annexation incorporates the City's sewer planning area.
8. With the construction of the improvements by the applicant, the annexation balances the costs of services with anticipated revenues.
9. The annexation promotes the keeping of City limit boundaries that are squared off and not irregular in shape.
10. Per City of Mountain Home City Code 9-18, a Planned Unit Development (PUD) is designed to accommodate appropriate combinations of uses that may be planned, developed, and operated as integral land use units either by a single owner or a combination of owners. The purpose of a PUD is to accomplish some, or all of the following:
 - a. Foster and promote a variety of appropriate land use combinations in a preplanned development pattern;
 - b. Encourage developers to use a creative approach in land development.
 - c. Retain and conserve natural land and topographic features;

- d. Promote greater use of streetscape and pedestrian oriented aesthetics;
- e. Promote the creation and efficient use of open spaces;
- f. Create flexibility and variety in the location of improvements on lots;
- g. Provide flexibility in development standards to facilitate creative land development concepts.

11. Mountain Home City Code 9-7-8 specifies a minimum lot size in the R-3 zone as 6,500 square feet with a minimum street frontage of sixty (60) feet and side set backs of five feet and twelve feet.

12. The applicant's PUD request includes a reduction in the minimum lot sizes to 3,420 square feet for the smallest lots, a reduction in minimum street frontage to thirty six feet for narrowest lots, and reduction in one of the side setback dimensions to five feet.

13. The initial application consisted of a total of two hundred thirty-eight (238) residential lots. Thirty-eight (38) of those lots would be 6,100 square feet or larger. One hundred (100) of the lots would be between 5,000 and 6,200 square feet, and the other one hundred (100) lots would be between 3,420 square feet and 4,200 square feet.

14. To address the concerns of the public testimony concerning density and other considerations, the applicant revised the application thereby reducing the number of lots to a total of one hundred seventy-four (174) lots. Twenty-six (28) of the lots will be 8,000 square feet or larger. One-hundred-fifteen (115) of the lots will be between 7,100 and 8,000 square feet. Thirty-one (31) of the lots will be between 3,420 square feet and 7,100 square feet.

15. The proposed subdivision would have street widths as narrow as thirty-six feet with on street parking on both sides.

16. The subdivision layout places the larger lot and home sizes adjacent to currently existing larger homes and places the smaller lots and home sizes adjacent to I-84 and across from R-3 zoned property on S. 10th East.

17. The City of Mountain Home has adequate water and sewer capacity to service the subdivision as initial proposed and as revised.

18. The City of Mountain Home Fire Department has verified that fire apparatus can operate safely on streets as narrow as thirty-two (32) feet with parking on both sides.

19. The applicant testified providing an engineering traffic impact study analyzing the impact the new development would have on the adjacent collector streets: N. 6th E., N. 10th E., N.

3rd E., and E. 15th N. The applicant testified that collector streets are expected to handle up to five thousand (5,000) trips/day and local streets at two thousand (2,000) trips/day. The study shows an expected total load of 2,380 trips/day attributed to the subdivision spread over the collector streets. The expected traffic volume when built out will not degrade the current A or B level of service the collector streets currently handle. The applicant testified that the subdivision would add approximately 119 trips/day to the NE Union street's traffic.

20. The applicant testified that the mix of lot sizes; specifically the number of smaller lot sizes below, would satisfy a housing need within the community for those members that cannot afford the larger lot size configuration. Members of the public provided similar testimony.

21. The applicant testified that the smaller lot sizes promote water conservation as there is less landscaping to water ratio with potable drinking water.

22. Staff has recommended the approval of the annexation and the zoning of the property as R-3 "Thunderbolt Landing" PUD.

23. A Citizen testified that there had possibly been hazardous dirt piles stored on site, which is not accurate. The applicant provided a letter from the Idaho department of Environmental Quality confirming that any hazardous materials had been removed and the site is not contaminated.

24. Members of the public testified generally that they thought current levels of traffic were high and that there were concerns about speed and pedestrian safety.

25. Members of the public testified generally that the homes were out of most people's price range, particularly younger families; hence the smaller lot sizes.

26. Members of the public testified generally that there are too few single-level homes; that some of the home sizes are too small; that the lot sizes are too small and do not fit with adjacent properties; and that the lot coverages were too great creating a crowded appearance.

27. Members of the public testified generally that the traffic study could be inaccurate on the basis that it was investigated during the Covid-19 pandemic restrictions. The applicant testified that the study numbers were adjusted to account for reduced activity during the pandemic for Covid, but could not specify the methodology for that adjustment.

28. Members of the public testified generally about the lack of internal park and open space inside the development.

Based on the foregoing FINDINGS OF FACT, the City Council hereby makes the following:

CONCLUSIONS OF LAW

1. The notice and hearing requirements of Idaho Code Section 67-6509(a) have been met.
2. The action taken herein does not violate Chapter 80 of Title 67 of the Idaho Code, the Idaho Regulatory Takings Act.
3. The applicant has met the relevant criteria, standards, procedures, and requirements of Mountain Home City Code Section 9-6-4 and Idaho Code § 50-222 concerning annexation as the application is in the public convenience and general welfare of the city.
4. The applicant has met the relevant criteria, procedures, and standards governing Planned Unit Developments as provided in Mountain Home City Code Section Title 9, Chapter 18.
 - a. The application fosters and promotes a variety of appropriate land use combinations in a preplanned development pattern;
 - b. Encourages developers to use a creative approach in land development;
 - c. Retains and conserves natural land and topographic features;
 - d. Creates flexibility and variety in the location of improvements on lots;
 - e. Provides flexibility in development standards to facilitate creative land development concepts.
5. Staff has recommended the approval of the annexation, zoning, and preliminary platting of the property as R-3 “Thunderbolt Landing” PUD and the City Council hereby adopts the staff report as if stated in full.
6. The application is subject to the attached PUD development agreement restricting the zoning, uses, and development standards and the applicant’s revised development plan; all of which is incorporated herein as if stated in full. .
7. The requested zoning of the property as R-3 “Thunderbolt Landing” PUD is in conformity with the City’s duly adopted Comprehensive Plan per City Code 9-18-6(e)3. The City Council respectfully disagrees with the Commission in this regard.

8. Despite the Commission's findings, the City Council finds that the requested zoning of the property as R-3 "Thunderbolt Landing" PUD is consistent with the City's duly adopted Comprehensive Plan.

- a. In particular, the City Council disagrees with the Commission in that the requested annexation, zone to R-3 "Thunderbolt Landing PUD" does:
 - i. Balance the needs of residential development and inventory while maintaining the City's "small town" character (Mtn Home 2020 Comprehensive Plan, pg. 1).
 - ii. Encourage smart growth strategies (Mtn Home 2020 Comprehensive Plan pg. 27).
 - iii. Foster creatively designed subdivision layouts in which open space and recreational amenities are thoughtfully integrated throughout, and that which promote density appropriate to the surrounding area (Mtn Home 2020 Comprehensive Plan pg. 37).
 - iv. Ensure building scaling is appropriate to the site (Mtn Home 2020 Comprehensive Plan pg. 54).
 - v. Establish and maintain development patterns and design criteria in keeping with the small town and rural transitional identity of Mountain Home (Mtn Home 2020 Comprehensive Plan pg. 55).

Based on the forgoing CONCLUSIONS OF LAW, the City Council for the City of Mountain Home enters the following:

DECISION AND RECOMMENDATION

The City Council hereby approves the application to annex the property described in Exhibit A to the City of Mountain Home, Idaho, as a Category A annexation.

The City Council hereby approves the initial zoning of said property as R-3 "Thunderbolt Landing" PUD as consistent with the City's comprehensive plan and Planned Unit Development ordinances along with the requested preliminary plat subject to the attached development agreement.

DATED this th 27 day of July, 2021.

By 
Rich Sykes, Mayor

ATTEST:

Tiffany Belt, City Clerk



Penner & Fink Insurance

P. O. Box 700
Glenns Ferry, Idaho 83623
(208) 366-7486
pennerfink1@hotmail.com

City of Mountain Home 2025-2026 ICRMP Renewal

Membership Contribution 25-26	408,872
Previous Term	351,998
16% Increase	
Payroll 24-25	6,548,334
Previous Term	5,832,683
12%	
Total Insured Property Value 25-26	59,089,590
Previous Term	57,147,492
3.3%	
Loss Ratio 2019-2025	95%
Previous 2018-2024	106%

SUMMARY OF ICRMP PUBLIC ENTITY POLICY CHANGES October 1, 2025 through September 30, 2026

Key

CLARIFY – Definitions or terms in the policy are altered or changed to clarify intent or define terms.

BROADEN – Change adds or expands coverage or adds or increases limits of insurance.

REDUCTION – Change removes or lowers coverage or removes or lowers limits of insurance.

This Summary of Policy Changes outlines significant changes to coverage and/or limits of insurance. Grammatical and other formatting updates are not reflected in this summary. Refer to the Redline Policy to see every modification. Page numbers below are from the redline policy, not the final policy document.

A. DECLARATIONS PAGES

Item 1: *Section V limit of insurance* – REDUCTION

Sublimit of \$200,000,000 per covered occurrence, now shared between all ICRMP members collectively. (Page D-2)

Item 2: *Earthquake Limit of Insurance* – BROADEN

Increased sublimit for earthquake to \$100,000,000 per covered occurrence, shared between all ICRMP members collectively. (Page D-2)

Item 3: *Flood Type 1 Limit of Insurance* – BROADEN

Increased sublimit for flood type 1 to \$25,000,000 per covered occurrence, shared between all ICRMP members collectively. (Page D-2)

Item 4: *Flood Type 2 Limit of Insurance* – BROADEN

Increased sublimit for flood type 2 to \$100,000,000 per covered occurrence, shared between all ICRMP members collectively. (Page D-2)

Item 5: *Ordinance or Law Limit of Insurance* – REDUCTION

Decreased sublimit for ordinance or law to be \$1,000,000 or 25% of stated value, whichever is less. (Page D-2)

Item 6: *Property in Transit Coverage Basis* – REDUCTION

Property in Transit sublimit is per covered occurrence AND/OR in the aggregate. (Page D-2)

Item 7: *Service Animal Deductible* – CLARIFY

Deductible for service animal loss stated. (Page D-2)

- Item 8: *Equipment Breakdown Insurance Endorsement Aggregate Limit*– REDUCTION**
Aggregate limit to \$100,000,000 per occurrence shared between all ICRMP members collectively, instead of only public entity members. (Page D-6)
- Item 9: *Security & Privacy Liability Endorsement* – CLARIFY**
Aggregate limits are shared among all members collectively, not only public entity members. (Page D-6)
- Item 10: *Terrorism First Party Property Endorsement* – CLARIFY**
Endorsement language modified to match new reinsurance partner. (Page D-6)

B. SECTION II, GENERAL DEFINITIONS

- Item 1: A. (31.) *Small Unmanned Aircraft* – CLARIFY**
Amended definition from “UAS” to Small Unmanned Aircraft and matched definition components to FAA’s definition. (Page 5)

C. SECTION III, GENERAL CONDITIONS

- Item 1: A. 4. a. (2). (b). (ii). 1. *Cancellation and Nonrenewal* – CLARIFY**
Updated language to match Idaho Department of Insurance guidelines and Idaho Code related to commercial insurance. (Page 8)

D. SECTION V, PROPERTY INSURANCE

- Item 1: *Property Insurance Provided*– CLARIFY**
Removed sublimits within policy form itself and reference declarations page as the location to state limits of insurance and related sublimits. (Various pages within the section)
- Item 2: *Unmanned Aircraft A. 9.* – CLARIFY**
Clarify intent of maximum allowable weight to takeoff weight, including everything on board or otherwise attached to aircraft. This further clarifies attached payload is considered part of overall weight of aircraft for coverage purposes. (Page 27)
- Item 3: *Schedule of Values C. 7. a.* - CLARIFY**
Updated to include “property in the open” as being required to be listed on schedule of values for coverage to apply. (Page 32)
- Item 4: *Valuation of Loss C. 8. b. 5* – BROADEN**
Clarified our practice of including all reasonable recovery, towing and storage costs to valuation of loss. (Page 33)
- Item 5: *Vehicles and Mobile Equipment that are Leased or Rented* – BROADEN**
Now includes 3rd party loss of use claims for up to 90 days, meaning rental car company or lessor’s claim for loss of use of damaged vehicle. (Page 36)
- Item 6: *Exclusions D. 4. I. Underground Pipes* – REDUCTION**
Included pipe casings as part of underground pipes exclusion. (Page 38)

E. SECTION VIII – GENERAL LIABILITY INSURANCE

- Item 1: *Exclusions C. 1. i.* – Utilities – REDUCTION**
Amended exclusion to match exclusion from ICRMP’s liability reinsurance partner. (Page 49)

F. SECTION X – ERRORS AND OMISSIONS INSURANCE

Item 1: Exclusions D. 1. c. – Utilities – REDUCTION

Amended exclusion to match exclusion from ICRMP's liability reinsurance partner. (Page 54)

G. SECTION XII – EMPLOYMENT PRACTICES LIABILITY INSURANCE

Item 1: Conditions C. 2. – Deductible – REDUCTION

Amended condition to include failure to appoint or re-appoint. Also removed duplicative language. (Page 57)

H. SECTION XV, ENDORSEMENTS

Item 1: #2 Security & Privacy Liability Endorsement. – CLARIFY

Updated language to match new reinsurance partner. This is a complete change of language. (Pages 65-93)

Item 2: #6 Equipment Breakdown Insurance Endorsement. – CLARIFY

Updated language to match new reinsurance partner. This is a complete change of language. (Pages 96-111)

Item 3: #9 Terrorism For First Party Property Endorsement. – CLARIFY

Updated language to match new reinsurance partner. This is a complete change of language. (Pages 114-118)

AGREEMENT

AGREEMENT, made this _____ day of September 2025, between THE CITY OF MOUNTAIN HOME, IDAHO, a municipal corporation of the County of Elmore, State of Idaho, whose address is P. O. Box 10, Mountain Home, Idaho 83647, hereinafter designated as the “City,” and COTTAGE INVESTORS II, LLC, an Idaho limited liability company doing business as The Cottages of Mountain Home, whose address is 735 South 5th West, Mountain Home, Idaho 83647, hereinafter designated as “The Cottages.”

RECITALS

(a) The Cottages is an assisted living facility providing services and housing for up to sixteen (16) elderly people at a given time that is located at 735 South 5th West in Mountain Home, Idaho.

(b) The City owns the Parks and Recreation building that is located at 795 South 5th West in Mountain Home, Idaho, (the “Building”) which is near The Cottages’ building.

(c) The City has agreed that in the event of an emergency situation The Cottages may bring its residents to the Building for a few hours only to allow The Cottages time within which to arrange for more permanent and appropriate facilities to house its residents.

IN CONSIDERATION OF the mutual promises and covenants contained in the agreement the City and The Cottages agree as follows:

1. In the event of an emergency situation involving its building The Cottages may bring its residents to the Building located at 795 South 5th West in Mountain Home, Idaho, for a few hours only to allow The Cottages time within which to arrange for more permanent and appropriate facilities to house its residents. The residents shall not be left alone in the Building

and The Cottages shall provide sufficient staff to care for its residents while they are in the Building.

2. The City shall provide The Cottages with the names and contact numbers of City employees who can provide access to the Building for The Cottages in the event of an emergency.

3. The City may terminate this agreement at any time by so notifying The Cottages in writing of the City's election or decision to terminate this agreement.

4. The Cottages shall defend, indemnify and hold the City harmless from and against all liability, claims, judgments and demands of any persons or parties whatsoever on account of injuries to or deaths of persons or occurrences in, on, or about the Building incurred during the use of the Building by The Cottages or its residents pursuant to this agreement, including loss predicated on the active or passive negligence of the City.

5. The parties incorporate into this agreement, as part of the terms of this agreement, the "Recitals" set forth above.

6. All notices, requests, demands and communications hereunder will be given by first class certified or registered mail, return receipt requested, or by a nationally recognized overnight courier, postage prepaid, to be effective when properly sent and received, refused or returned undelivered. Notices will be addressed to the parties as set forth above. Either party hereto may change the place for the giving of notice to it by ten (10) days prior written notice to the other party as provided herein.

#

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year in this agreement first above written.

CITY OF MOUNTAIN HOME, IDAHO
a municipal corporation

By _____
Rich Sykes, Mayor

ATTEST:

By _____
Tiffany Belt, City Clerk

COTTAGES INVESTORS II, LLC,
an Idaho limited liability company doing
business as The Cottages of Mountain Home

By _____
Its _____

AGREEMENT

AGREEMENT, made this _____ day of September, 2025, between THE CITY OF MOUNTAIN HOME, IDAHO, a municipal corporation of the County of Elmore, State of Idaho, whose address is P. O. Box 10, Mountain Home, Idaho 83647, hereinafter designated as the “City,” and COTTAGE INVESTORS II, LLC, an Idaho limited liability company doing business as The Cottages of Mountain Home, whose address is 735 South 5th West, Mountain Home, Idaho 83647, hereinafter designated as “The Cottages.”

RECITALS

(a) The Cottages is an assisted living facility providing services and housing for up to sixteen (16) elderly people at a given time that is located at 735 South 5th West in Mountain Home, Idaho.

(b) The City owns the Discovery Center Pre-School building that is located at 940 North 5th East in Mountain Home, Idaho, (the “Building”).

(c) The City has already agreed in a previous Agreement that in the event of an emergency situation The Cottages may bring its residents to the Parks and Recreation Building located at 795 South 5th West for a few hours only to allow The Cottages time within which to arrange for more permanent and appropriate facilities to house its residents.

(d) The Cottages have requested in case of an emergency to allow for a second location in the event that the first location is damaged or destroyed due to the emergency. That second location to be the Discovery Center Pre-School building that is located at 940 North 5th East in Mountain Home, Idaho.

IN CONSIDERATION OF the mutual promises and covenants contained in the agreement the City and The Cottages agree as follows:

1. In the event of an emergency situation involving its building and if the first location provided by the City located at 795 South 5th West is damaged or destroyed due to the emergency, The Cottages may bring its residents to the Building located at 940 North 5th East in Mountain Home, Idaho, for a few hours only to allow The Cottages time within which to arrange for more permanent and appropriate facilities to house its residents. The residents shall not be left alone in the Building and The Cottages shall provide sufficient staff to care for its residents while they are in the Building.

2. The City shall provide The Cottages with the names and contact numbers of City employees who can provide access to the Building for The Cottages in the event of an emergency.

3. The City may terminate this agreement at any time by so notifying The Cottages in writing of the City's election or decision to terminate this agreement.

4. The Cottages shall defend, indemnify and hold the City harmless from and against all liability, claims, judgments and demands of any persons or parties whatsoever on account of injuries to or deaths of persons or occurrences in, on, or about the Building incurred during the use of the Building by The Cottages or its residents pursuant to this agreement, including loss predicated on the active or passive negligence of the City.

5. The parties incorporate into this agreement, as part of the terms of this agreement, the "Recitals" set forth above.

6. All notices, requests, demands and communications hereunder will be given by first class certified or registered mail, return receipt requested, or by a nationally recognized overnight courier, postage prepaid, to be effective when properly sent and received, refused or returned undelivered. Notices will be addressed to the parties as set forth above. Either party

#

hereto may change the place for the giving of notice to it by ten (10) days prior written notice to the other party as provided herein.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this day and year in this agreement first above written.

CITY OF MOUNTAIN HOME, IDAHO
a municipal corporation

By _____
Rich Sykes, Mayor

ATTEST:

By _____
Tiffany Belt, City Clerk

COTTAGES INVESTORS II, LLC,
an Idaho limited liability company doing
business as The Cottages of Mountain Home

By _____
Its _____

RESOLUTION NO. #20-2025R

A RESOLUTION OF THE CITY OF MOUNTAIN HOME, IDAHO, APPOINTING THE CURRENT MEMBERS OF THE PLANNING AND ZONING COMMISSION TO SERVE AS THE DEVELOPMENT IMPACT FEE ADVISORY COMMITTEE FOR THE CITY OF MOUNTAIN HOME AND TERMINATING CURRENT DEVELOPMENT IMPACT FEE ADVISORY COMMITTEE APPOINTMENTS.

WHEREAS, pursuant to Idaho Code Title 67, Chapter 82, the City of Mountain Home is required to establish a Development Impact Fee Advisory Committee to assist and advise in the implementation of development impact fees and §67-8205(2)(c) provides that an existing planning and zoning commission may serve as the development impact fee advisory committee; and

WHEREAS, having a separated commission and committee creates scheduling and procedural hurdles which impede efficient and timely processing of amendments to the City's capital improvements plan and required amendments to the development impact fee ordinance, the comprehensive plan, and other statutory planning requirements, and that handling all matters within one committee will greatly streamline these processes; and

WHEREAS, the City Council finds it efficient and appropriate to appoint the members of the Planning and Zoning Commission, who are already engaged in land use and development matters, to also serve as the Development Impact Fee Advisory Committee; and

WHEREAS, the City Council further finds it necessary to terminate the current appointments to the Development Impact Fee Advisory Committee in order to appoint the existing planning and zoning commission to serve in the capacity of the development impact fee advisory committee.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MOUNTAIN HOME, IDAHO, DOES RESOLVE AS FOLLOWS:

Section 1. Appointment: The current members of the Planning and Zoning Commission of the City of Mountain Home are hereby appointed to serve as the Development Impact Fee Advisory Committee for the City of Mountain Home, effective immediately.

Section 2. Termination of Existing Committee: The existing Development Impact Fee Advisory Committee, and all current appointments thereto, are hereby terminated as of the effective date of this Resolution.

Section 3. Duties: The Planning and Zoning Commission, when acting as the Development Impact Fee Advisory Committee, shall carry out all duties and responsibilities as set forth in Idaho Code Title 67, Chapter 82, and any City ordinances relating to development impact fees.

Section 4. Effective Date: This Resolution shall be in full force and effect immediately upon its passage and approval.

PASSED by the City Council of the City of Mountain Home, Idaho, on the ____ day of September 2025.

APPROVED by the Mayor of the City of Mountain Home, Idaho, on the ____ day of September 2025.

Mayor, Rich Sykes

ATTEST:

Tiffany Belt, City Clerk

(SEAL)



RESOLUTION NO. ____21-2025R
A RESOLUTION OF MOUNTAIN HOME, IDAHO

*A Resolution Supporting the America 250 In Idaho Commemoration and
the United States Semiquincentennial.*

WHEREAS, the year 2026 marks the 250th anniversary of the signing of the Declaration of Independence; and

WHEREAS, Governor Brad Little proclaimed the establishment of the America250 in Idaho Commemoration in July 2024 to plan, encourage, develop, and coordinate the commemoration of this momentous occasion, and honor and recognize the contributions of Idaho's residents to the nation's past, present, and future; and

WHEREAS, it is fitting and desirable that we commemorate the birth of the nation with the support of partners and stakeholders across the Gem State, America250 in Idaho will advance the ideals of the American Revolution - equality, liberty, and justice – through meaningful community engagement and recognize, appreciate, and commemorate America's legacy; and

WHEREAS, Mountain Home, founded in 1946 has contributed proudly and significantly to the history of our nation and our state for more than 79 years; and

WHEREAS, the Mayor and City Council of Mountain Home thus encourage its citizens to create and participate in programs that will commemorate the history of our city, our state, and our nation; and

NOW, THEREFORE, BE IT RESOLVED, that the City of Mountain Home hereby endorses the America250 in Idaho Commemoration and its vision to celebrate American history and the invaluable contributions of Idahoans to our region, nation, and world.

IT IS FURTHER RESOLVED that:

1. The City of Mountain Home commemorates the 250th anniversary of the establishment of the United States as an independent nation.

2. The City of Mountain Home authorizes the appointment of an individual or committee to oversee local projects and efforts to support this commemoration that will promote the maximum involvement of our residents, neighborhoods, businesses, schools, civic organizations, and institutions in the commemorations.
3. The City of Mountain Home will officially recognize the 250th Anniversary of America with a celebration on July 4th, 2026 at Railroad Park by City staff and citizens.
4. That a copy of this resolution be sent to the America250 in Idaho Advisory Council.

ADOPTED this _____ day of _____, 202_.

ATTEST:

[NAME]

[POSITION]

Objective:

- To reduce the feral feline colonies and colony volume within the City of Mountain Home
- To preserve public safety and health, by empowering Mountain Home Animal Control Center through local ordinance section 6-6 and various state statutes under I.C. § 25-35xx
- To reduce public nuisance created by feral feline populations
- To recognize that TNR is one facet of the total solution to reducing feral cat populations in the City of Mountain Home
- To create community partnership in efforts to reduce feral feline population
- To create a process and suggest ordinance updates, which through reasonable means creates a permitting process for local non-profit organizations to perform aspects of Trap-Neuter-Vaccinate-Return/Relocate and the associated management of feral feline colonies in the City of Mountain Home.
- To provide definitions of terminology
- To add a legal process and distinction between Trap-Neuter-Vaccinate-Return and unlawful abandonment
- Protect the rights of citizens who experience feral cat nuisances.
- To create a licensing program to perform TNR to be adopted by resolution (if applicable)
- To propose a fee schedule for each
 - Permit to TNVR (Blanket)
 - Per animal (proportionate)

Definitions to add:

- **EAR TIP** - The removal of the distal one-quarter left ear, which is approximately 3/8-inch in an adult and proportionally smaller in a kitten. This procedure is performed by licensed veterinary care providers, while the cat is under anesthesia.
- **FERAL CAT**: Any un-owned, wild or untamed free roaming cat.
- **FERAL CAT COLONY**: A group of free roaming feral cats
- **LICENSED VETERINARIAN** - A person holding a current and valid license to perform veterinary medicine issued by Idaho DOPL - Board of Veterinary Medicine
- **NON-PROFIT** - An organization with current 501(c)(3) status
- **PERMIT** - A permit issued to qualifying TNVR groups
- **TRAP-NEUTER-VACCINATE-RETURN PROGRAM REGULATIONS AND GUIDELINES OR TNVR PROGRAM REGULATIONS AND GUIDELINES**: The rules adopted by the City Council allowing permitted organizations to undertake TNVR activities, which rules include standards of care and guidelines.
- **TNVR** - The practice of controlling feral feline populations through Trapping, Neuter (sterilization), Vaccination for rabies, and subsequent Return to the trapping location.
- **TNVR GROUP**: An organization permitted by the city to engage in implementing TNVR among feral cat colonies within City Limits, adhering to the rules set forth by MHACC & MHPD

Ordinance Language:

*****Need to add violation fine schedule**

***Harjo and MHPD Chiefs suggest infraction for first offense, \$500 and misdemeanor for each subsequent offense.**

Add to 6-6-12:

It shall be unlawful for any person to keep any animal on any property located within the City when the method of keeping or harboring such animal(s), constitutes a public nuisance or menace to public health or safety.

Add to 6-6-19:

- C. It shall be the duty of any non-profit performing TNVR to keep accurate and detailed records of TNVR Forms, in accordance with the issued permit, and submit such completed forms to MHACC within seven (7) days of each animal release.

Create 6-6-23: FEEDING OF FERAL CATS PROHIBITED; EXCEPTIONS:

The feeding of feral cats is prohibited in the city of Mountain Home unless otherwise permitted and conducted in accordance with the TNVR program regulations and guidelines.

Create 6-6-25: TRAP TYPES PROHIBITED: No such style of trap which is constructed to snare, hinge, grip legs or feet, to be used in city limits.

Create 6-6-24 TRAP-NEUTER-VACCINATE-RETURN - BY PERMIT ONLY:

A. PURPOSE:

To establish, through partnership between the City of Mountain Home, MHACC and Idaho nonprofit entities to perform Trap-Neuter-Vaccinate-Release within the City limits; to recognize TNVR as one part of the solution to humanely reduce feral cat volume.

- B. As a prerequisite to receiving approval of a permit for a TNR partner or a TNR individual, the TNR partner or individual shall agree to comply with the standard conditions of approval set forth in the adopted TNR program requirements and guidelines. (Ord. 09-O-2568, eff. 10-16-2009)

C. STANDARDS FOR PERMIT

The City shall govern rules and regulations governing TNVR within the City. The manner in which food, veterinary care and sanitation will be provided to such

animals; measures relating to the health of said animals, the control of noise and odors, control of colony numbers, the protection of persons or property rights of adjacent premises; and other matters as the City shall deem necessary.

1. Such rules and regulations shall have the effect of law, and violation of such rules and regulations shall be deemed a violation of this chapter and grounds for revocation of a permit issued by the City.
2. No feeding and/or trapping TNVR activity shall be permitted within five hundred feet (500') of the perimeter of any city park.
3. It is unlawful for any person to intentionally or knowingly feed or attract feral cats by placing, depositing, distributing, storing, or scattering food, edible material, garbage, or other attractant, with the intent to lure, attract, entice feral cats without a TNVR permit.
4. MHACC reserves all rights to inspect colonies

D. REVOCATION GROUNDS: A TNVR permit may be suspended or revoked, or a permit application rejected, by the Chief of Police for any one (1) or more of the following grounds:

1. Falsification of facts on a permit application, or TNVR Form;
2. Failure to fulfill all steps of TNVR as set forth by MHACC and MHPD
3. Violation of any of the provisions of this chapter or any other State, County or City law or regulation governing TNVR, feeding of wildlife or any other applicable regulation; including, but not limited to, noise, health and sanitation concerns.
4. Conviction on a charge of cruelty to animals by any individual working on behalf of the permitted organization.
5. Utilization of unlicensed veterinary care.
6. Release of cats without fulfilling all required aspects of TNVR set forth by code or policy as defined by MHACC
7. Poor treatment of MHACC or MHPD staff, as determined by the Chief of Police

E. LIMITATIONS

1. No aspect of this chapter shall undermine the authority of MHACC/MHPD or the City of Mountain Home to perform duties as provided by state law
2. The City of Mountain Home shall have ultimate authority to regulate the practice of TNVR within the city limits
3. The City of Mountain Home reserves the right to suspend TNVR permits or practice at any point, by decision of the City Council, brought by request of the Chief of Police

Procedure:

Permit:

- Each 501(c)(3) organization wishing to perform TNR must obtain a permit from the City
- Permits shall be issued to qualifying organizations
- Must have 501c paperwork
- Must pay annual fee (*reasonable, set by resolution*)
- Must cite Name, Address and phone numbers for board members, officers and agents doing TNVR field work
- Permits are revocable by MHACC, ACO, Chief of Police, City Council

TNVR Field Work Guidelines:

- Required to fill out TNVR Form for each animal; regardless of outcome path.
- Cats trapped with tipped ears or indication of private ownership (i.e. tag, collar, chip, tattoo) must be ~~immediately released on location~~ **immediately brought to MHACC**
- All feral cats trapped under TNVR must be presented to MHACC for inspection of suspected ownership, sex, overall health, obvious pregnancy, and other factors as MHACC determines
- Feral cats trapped with already tipped ears must be released to TNVR group to proceed to a licensed vet to be re-administered Rabies vaccine if previous trapping occurred over one year prior.
- Cats that have overwhelming health issues must be humanely euthanized (i.e. major infections, open wounds, broken bones)
- Required to obtain Idaho Licensed veterinary care and signature of same upon completion of spay/neuter, vaccination and ear-tipping.
- Required to return completed TNVR Form to MHACC within seven (7) days of release

TNVR Trapped Feral Cat Workflow:

1. Cat is trapped
2. Cat is logged on TNVR form
3. Qualification for TNVR Assessed on-site
 - a. Determined feral - proceed to 4
 - b. Determined owned - log and immediately release
 - c. Determine feral previously TNVR'd
 - i. Fast-track to 8a
 - d. Determine kittens of rehabilitative age - on track for adoption
 - i. *WHO IS RESPONSIBLE FOR THIS STEP???*
4. Fill initial portion of TNVR form
5. Present feral cat to MHACC for inspection
6. MHACC performs inspection for
 - a. Suspected ownership,
 - b. Form accuracy
 - c. Overall health (pregnancy, broken bones, infection, etc)
 - d. Logs date, signs top half of TNVR form, authorizing veterinary medical procedures

- e. Collects \$2 fee per animal (*to be set by resolution*)
7. TNVR group takes feral cat to licensed veterinarian
8. Vet performs:
 - a. Sterilization
 - b. Vaccination for rabies
 - c. Ear-tip
 - d. Signs TNVR form for completion of above
9. TNVR group releases feral cat to trap origination point
10. TNVR group logs date of release
11. TNVR group returns completed TNVR form to MHACC
12. MHACC created photocopy of original TNVR form and supplies that copy to TNVR group
13. MHACC maintains copies of all TNVR forms

Questions this sections raises:

- Does any of this language undermine the MHACC / MHPD authority under state and local law?
- Any unintended consequences?
- Are there any contradicting sections?
- Who is legally responsible for managed feral cats?
 - What happens if a feral cat bites someone?
 - Who is responsible for adjacent property damage or nuisance?
- What to do with adoptable kittens?
- What to do with pregnant cats and in-utero kittens?



PROPOSAL

Trap-Neuter-Vaccinate-Return

Chapter 6-6 Ordinance updates

Objectives



- **To reduce the feral feline colonies and colony volume within the City of Mountain Home**
- **To preserve public health and safety**
- **Empower Mountain Home Animal Control Center**
- **To create partnership with local nonprofit organizations wishing to perform TNVR**
- **Recognize TNVR as one facet of the total solution**
- **Create distinction between “Return” and unlawful “Abandonment”**
- **Create a legal framework to perform TNVR within the City of Mountain Home**

Idaho Code § 50-319

Powers of the City

TITLE 50 MUNICIPAL CORPORATIONS

CHAPTER 3 POWERS

50-319. ANIMALS AT LARGE — REGULATION. The mayor and council of each city shall have authority: to regulate the running at large of domesticated animals; to cause such as may be running at large to be impounded and sold to discharge the penalties and costs of impounding, keeping and sale; to impose a license tax upon the owners and harborers and enforce the same by appropriate penalties; to authorize the destruction or sale of any domesticated animal, the owner or harbinger of which shall neglect or refuse to pay such license tax; to provide for the erection of all needful pens and pounds within or without the city limits; and to appoint and compensate keepers thereof, and to establish and enforce rules governing the same.

History:

[50-319, added 1967, ch. 429, sec. 55, p. 1249.]

Concerns

- **Nuisances:** Feral cats create public nuisance for private citizens
- **Public health & safety:** Feline-to-human communicable diseases; rabies, toxoplasmosis, etc. (<https://www.cdc.gov/mmwr/volumes/74/wr/mm7431a2.htm>)
- **Empowering MHACC:** Idaho Title 50-319; MH Chapter 6-6, etc.
- **Preserving rights:** How to preserve the rights of the public to maintain their own domestic cats pursuant to current ordinances
- **Remaining humane:** Ethically handling various scenarios of sick, pregnant and injured animals
- **Program Costs:** Public funds and private donations are a limited resource
- **Usability:** Program must be thorough enough to determine efficacy, while being user friendly
- **Open feeding:** Attracting unwanted pests and wildlife

Current Roadblocks

Currently there is not a legal framework to perform TNVR in the city limits

- **6-6-4:** Keeping of unlicensed animals, proof of rabies vaccine, license tag
- **6-6-4:** Number of kept cats (& dogs) total is 3 per household
- **6-6-11:** Animal Cruelty – Abandonment
- **6-6-13:** Animals running at large
- **6-6-15:** Animal feces to be removed by owners



TNVR – Creating a Legal Framework

Ordinances

- Thoughtful additions to 6-6 of Mountain Home code, addressing:
 - Creation of a permit to TNVR
 - Feeding
 - Property and rights of citizens
 - Standards for permit
 - Revocation grounds
 - Addition of pertinent definitions

Permit

- Permit to legally perform functions of TNVR
 - Similar to a conditional use permit
 - Open to 501[c] organizations

Program

- TNVR Form to formalize workflow
- Required signatures
 - MHACC
 - Licensed Veterinarian
- Remit reasonable fee per animal (set by resolution)

Permit Overview

- Functions similarly to a conditional use permit (C.U.P.)
- Available to 501[c] organizations wishing to perform TNVR within the City
- Must follow “Standards” as set forth in ordinance and MHPD/MHACC policy
 - City shall govern the rules and regulations of TNVR within the city limits
 - Prerequisite for organizations and their agents to sign standards acknowledgement prior to performing TNVR activities
 - Follow the TNVR Form policies of the City
 - Remit \$2 per cat which qualifies for TNVR
 - Prohibitions:
 - Open feeding of colonies
 - Trapping activity within 500’ of the perimeter of a public park

Potential Ordinance Updates

New definitions

- **EAR TIP:** The removal of the distal one-quarter (left) ear, which is approximately 3/8-inch in an adult and proportionally smaller in a kitten. This procedure is performed by licensed veterinarian, while the cat is under anesthesia.
- **FERAL CAT:** Any un-owned, wild or untamed free roaming cat.
- **FERAL CAT COLONY:** A group of free roaming feral cats
- **LICENSED VETERINARIAN:** A person holding a current and valid license to perform veterinary medicine issued by Idaho DOPL - Board of Veterinary Medicine
- **NEUTER:** A colloquial term of TNVR to represent the function of sterilization of either sex of feral cat. Inclusive of spay of a female cat.
- **NON-PROFIT:** An organization with current 501(c)(3) status
- **PERMIT:** A permit issued to qualifying TNVR groups
- **RETURN:** The act of returning a feral cat to the origin of trapping location, after fulfilling all requirements of TNVR
- **STANDARDS:** The standards of permit as prescribed by ordinance and MHACC rules
- **TNVR FORM:** A formalized processing document produced by MHACC; requiring trapping date, location of trap, property owner name, TNVR group name, agent name, agent signature,
- **TNVR PROGRAM RULES AND REGULATIONS:** The rules and regulations allowing permitted organizations to undertake TNVR activities, which rules include STANDARDS
- **TRAP:** A device or enclosure designed to catch and retain animals, typically by allowing entry but not exit
- **TRAP-NEUTER-VACCINATE-RETURN or TNVR:** The practice of controlling feral feline populations through Trapping, Neuter (sterilization), Vaccination for rabies, and subsequent Return to the trapping location.
- **TNVR GROUP:** An organization permitted by the city to engage in implementing TNVR among feral cat colonies within City Limits, adhering to the rules set forth by MHACC & MHPD
- **VACCINATE:** Administering a vaccine that may prevent infection from disease, especially rabies. Performed by licensed veterinarian.

Potential Ordinance Updates

Existing ordinances

- 6-6-12 – Animal Nuisances:
 - *Proposal - Create Section C*
 - It shall be unlawful for any person to keep any animal on any property located within the City when the method of keeping or harboring such animal(s), constitutes a public nuisance or menace to public health or safety.



Potential Ordinance Updates

Existing ordinances

- 6-6-19 – RECORDS REQUIRED:
 - *Proposal - Create Section C*
 - It shall be the duty of any non-profit performing TNVR to keep accurate and detailed records of TNVR Forms, in accordance with the issued permit, and submit such completed forms to MHACC within seven (7) days of each animal return to trapping location



Proposed Ordinance

Create 6-6-23:

FEEDING OF FERAL CATS PROHIBITED;
EXCEPTIONS:

The feeding of feral cats is prohibited in the city of Mountain Home unless otherwise permitted and conducted in accordance with the TNVR program regulations and guidelines.

*Example of open feeding; downtown Mountain Home. April 2025



Proposed Ordinance

Create 6-6-24:

TRAP-NEUTER-VACCINATE-RETURN - BY PERMIT ONLY

A. PURPOSE

To establish through partnership between the City of Mountain Home, MHACC and Idaho nonprofit entities to perform Trap-Neuter-Vaccinate-Release within the City limits; to recognize TNVR as one part of the solution to humanely reduce feral cat volume

B. PREREQUISITE

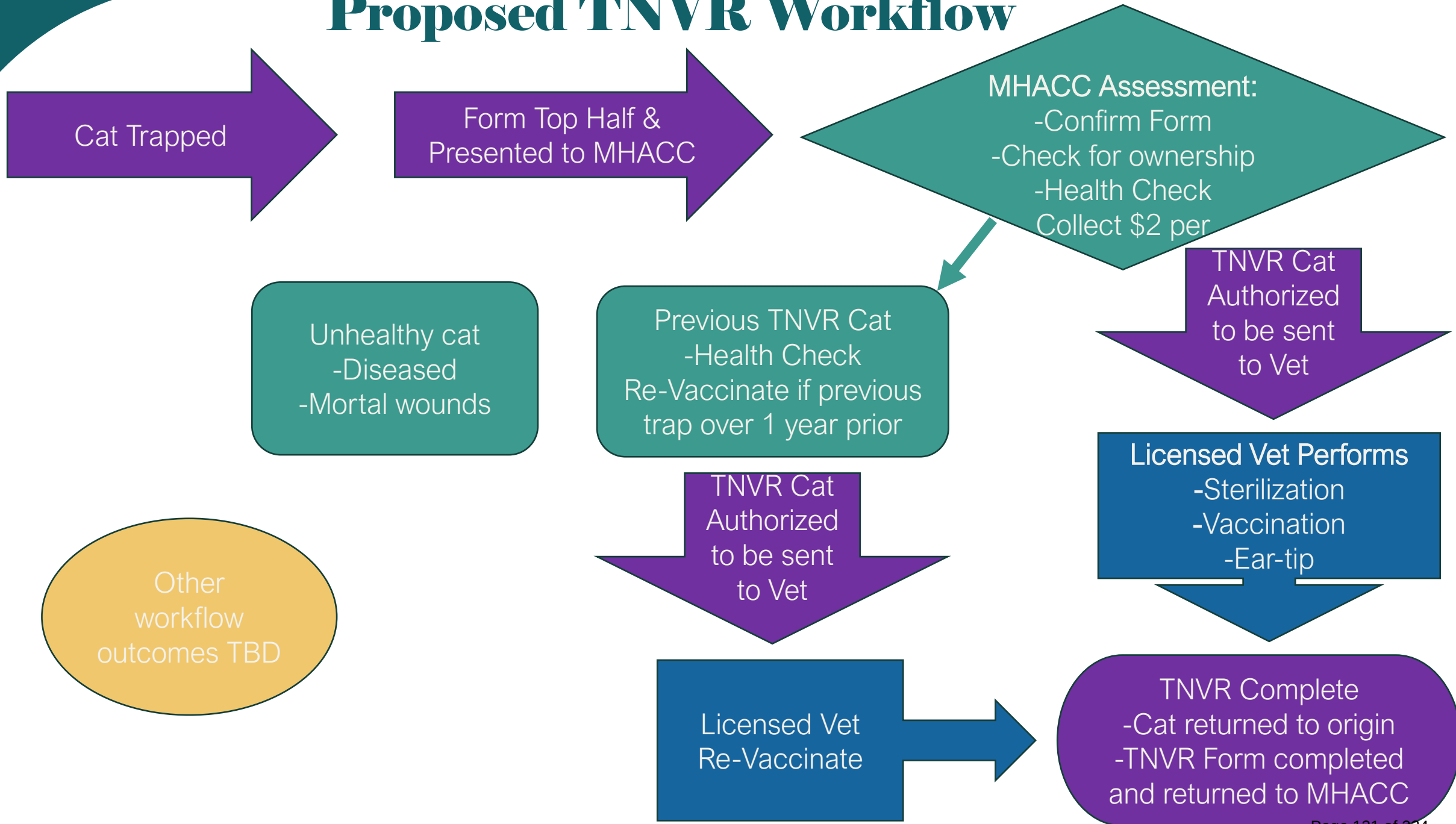
C. STANDARDS FOR PERMIT

D. REVOCATION, GROUNDS

E. LIMITATIONS

*Example of young feral cats; downtown Mountain Home. April 2025

Proposed TNVR Workflow



Thank you

Scott Harjo

sharjo@mountain-home.us



**BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF MOUNTAIN HOME**

IN RE:	)	
	)	
Amended	)	DECISION AND
Turner House Depot Subdivision	)	RECOMMENDATION
Applicant	)	
	)	
PPLAT, PZ-24-30		

This matter came before the Planning and Zoning Commission of the City of Mountain Home, Idaho, on August 18, 2025, for a public hearing held pursuant to notice as required by law, on a request for approval of an amended preliminary plat of certain real property that is within the corporate boundaries of the City of Mountain Home, Idaho. The amended request consists of two-hundred and eighty-seven (287) residential lots. Two-hundred thirty-seven (237) detached single-family homes, with a mix of one- and two-story dwellings, and fifty (50) two-story townhouse units.

The original approved preliminary plat consisted of two-hundred eighty-eight (288) residential lots, two-hundred and thirty-three (233) of those lots were single-family detached home, thirty-three (33) lots were attached townhomes, and the other twenty-two (22) lots were attached live/work units.

On July 16, 2024, the applicant sought to amend the development and presented their request to amend the PUD as strictly residential removing the live/work commercial component. This request included three hundred (300) residential lots, an increase of twelve units from the originally approved PUD. This request consisted of two hundred seventy-two (225) single-family detached home lots, seventy-five (75) attached townhomes lots, and twenty-five (25) common lots. The request was approved by Planning and zoning. On August 13, 2024, the request came before City Council. The commercial live/work unit component was what was attractive with the development and rear setback proposed was vague. The application was tabled. On November 12, 2024, City Council remanded this request back to planning and zoning to include a commercial component.

The notice of public hearing was given as required by law. Having heard from the Applicant in support of the application and having no members of the public expressing concern, the Commission being fully advised in the matter, having adopted the staff report as part of its deliberation, issues findings, and recommendations as follows:

FINDINGS OF FACT

1. The Applicant has applied for the preliminary platting of real property that is legally described in Exhibit A that is attached hereto and by this reference made a part of R-4 "Turner House Depot" PUD Zone.
2. Notice of public hearing has been given as required by law.
 - i. A notification was sent to one hundred thirty-six (136) property owners within 300 ft. on 07/24/2025.
 - ii. A notification was sent to twenty-nine (29) Public Entities on 07/24/2025.
 - iii. Notice of Public Hearing was in the Mountain Home News on 07/30/2025 and 08/06/2025.
 - iv. Notice of the Public Hearing was posted on the property on 07/30/2025.
3. The owner of the real property for a preliminary plat is sought has requested in writing that the property be preliminary platted.
4. No members of the public spoke during the public hearing concerning the preliminary plat.
5. The proposed amendment removes the twenty-two (22) live/work units from the original PUD and Preliminary Plat and replaces that commercial component with one commercial lot of approximately 10,000 square feet to accommodate a building of approximately 3,200 square feet.
6. The proposed amendment will increase the number of detached units from two-hundred and thirty-five units to two-hundred thirty-seven units, an increase of two units from the originally approved plan.
7. The proposed amendment removes the dedication of the public park to the city, relocates it, and the development retains ownership of that land for use as common lots for the amenities within the Turner House Planned Unit Development.

8. The proposed subdivision would provide twenty-six common lots along with the following amenities:

- i. A park that is at least 30,000 square feet which provides:
 - i. A children's playground area.
 - ii. Community gathering space
 - iii. Community Pavilion, including four (4) picnic tables.
 - iv. Four (4) anchored benches.
 - v. Screened Trash Enclosure Area
- ii. A covered school bus stop maintained by the development's HOA.
- iii. A Community Building that is a minimum of 3,000 square feet with a paved plaza space maintained by the HOA.
- iv. Internal neighborhood pathways maintained by the HOA.

9. The proposed amended subdivision would contain two-hundred and eighty-seven (287) residential lots. Two hundred thirty-seven (237) of those lots would be for single-family detached homes. Fifty (50) of the lots would be for attached townhomes, One (1) commercial lot and twenty-six (26) common lots.

10. The applicant is requesting the following waivers, deviations, and variances to City Code, which were previously approved by the City and proposed to remain in the amended PUD Agreement (Exhibit C)

a) Lot Dimensional Requirements.

- i. City Code Section 9-7-8 for R-4 zone. a. Minimum Size.
Minimum lot size reduced from lot size range from 5,000-7,000 square feet to 1,750 square feet for attached homes and 2,100 square feet for detached homes.
- ii. Lot coverage up to seventy (70) percent.
- iii. Lot Minimum Street Frontage. Minimum lot frontage reduced from 50 feet to 20 feet.
- iv. No minimum floor area.

b) Yard Setbacks. City Code Section 9-7-8 for R-4 zone.

- i. Side setback, interior: from five (5') and twelve (12') foot to zero (0') feet for attached unit or zero lot line condition, otherwise 5 feet.
 - ii. Side setback, street: five (5') feet minimum to sidewalk.
 - iii. Front yard setbacks from fifteen (15') to 10 feet minimum for alley-loaded homes/garages, and twenty (20') feet for front loaded homes/garages provided that front porches may extend up to four (4') feet into a ten (10') front setback.
 - iv. Rear yard setbacks: 15 foot minimum generally but permitted down to 12.5' feet for single level homes with alley-loaded garages, with 20' alley access.
- c) Driveway length: minimum driveway length of ten (10') feet for alley loaded lots.
- d) Street Right-Of-Way Widths. City Code Section 9-16-13.A.3 We are proposing 32 foot wide streets with restricted parking locations and variable right-of-way widths. Refer to Sheet PP-06 of the amended Preliminary Plat and PUD Agreement Item 9.a
- e) Half Streets. City Code Section 9-16-13.A.3.f Mountain Home Way is a new public collector road located on the west side of this development. Per approved PUD, we are constructing the east half of the road.
- f) Block Length. City Code Section 9-16-13.E.1.b.
 - i. a. Block 2, along the south boundary is approximately 1,120 feet long and exceeds the maximum block length of 900 feet. No reasonable way has been identified to break up this block without negatively impacting the adjacent property. See PUD Agreement Item 9.d.i.
 - ii. Blocks 13, 14, and 15, in the northeast corner of the project, are below the minimum block length of 250 feet. This section was re-designed with the removal of the live work units after Phase 1 was recorded. The layout shown in the Preliminary Plat and PUD Master Plan optimizes the available space for residential lots.

- g) Corner Lot Size. City Code Section 9-16-13.E.2.f Corner lots are not required to be 20% larger as previously approved in the PUD. See PUD Agreement Item 9.d.ii.
 - h) Buffer Yards and Reserve Strips. City Code Section 9-16-13.H. It was discussed and agreed to by the City to include these areas in the back yard of the adjacent residential lots.
 - i) House Size in Relation to Lot Size. City Code Section 9-19B-2-1.B.1 Lot coverage of up to 70% as previously approved in the PUD. See PUD Agreement item 10.b.
11. Staff verified that the City of Mountain Home has adequate water and sewer capacity to service the subdivision as proposed.
- i. There are currently water and sewer EDU's available.
12. An updated traffic estimate and memo indicated that no additional mitigation is required as a result in the design changes. Further, the removal of the live/work units generates fewer trips by 30 trips per weekday.

Based on the foregoing FINDINGS OF FACT, the City of Mountain Home Planning and Zoning Commission hereby makes the following:

CONCLUSIONS OF LAW

1. The notice and hearing requirements of Idaho Code Section 67-6509(a) have been met.
2. The action taken herein does not violate Chapter 80 of Title 67 of the Idaho Code, the Idaho Regulatory Takings Act.
3. Relevant criteria and standards for consideration of this application are set forth in Mountain Home City Code Section Mountain Home City Code Section 9-16-10.
4. The Planning & Zoning Commission voted 4-0 to recommend approval of the request to amend the preliminary plat.

Based on the forgoing CONCLUSIONS OF LAW, the City of Mountain Home Planning and Zoning Commission hereby enters the following:

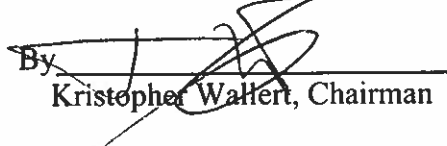
DECISION AND RECOMMENDATION

The Planning and Zoning Commission hereby recommends to the City Council that the application PZ-24-30 to amend the "Turner House Depot" preliminary plat, attached as exhibit B, be approved by the City Council with the following conditions:

1. Subject to site plan amendments as required by Building, Public Works, Fire, and Zoning Officials to comply with applicable City Codes and standards.
2. The Final Plat and all future development will comply with the uses and bulk & coverage controls as provided in attached "Proposed Planned Unit Agreement" and "Master Plan".
3. Prior to a Final Plats being recorded the applicant shall receive all necessary approvals from the Central Health District regarding water and sewer infrastructure.
4. Per City Code 9-16-10(J), Failure to file and obtain the certification of the acceptance of the final plat application by the administrator within one year after action by the Commission shall cause all approvals of said preliminary plat to be null and void unless a one-year extension of time is applied for, thirty (30) days before the expiration, by the subdivider and granted by the Commission. A preliminary plat may be extended one time only, after which it shall be null and void.
5. All development regarding this application will be subject to the City of Mountain Home's ability to provide municipal water and wastewater services.

DATED this 16th day of September 2025.

CITY OF MOUNTAIN HOME
PLANNING AND ZONING COMMISSION

By: 
Kristopher Wallert, Chairman

ATTEST:

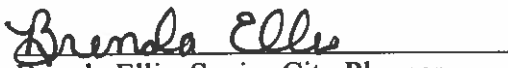

Brenda Ellis, Senior City Planner

Exhibit A-Legal Description

TRACT I:

The tract of land depicted as "Turner House Depot, LLC" on the Record of Survey recorded as Instrument No. 496063, Official Records of Elmore County, said tract hereinafter referred to as the Turner House Tract, being situate in the northeast quarter of the southeast quarter of Section 27, Township 3 South, Range 6 East, Boise Meridian, City of Mountain Home, County of Elmore, State of Idaho, and being more particularly described as follows:

Commencing at the southeast corner of said Section 27;

thence from said Point of Commencement, North 00°03'01" East, coincident with the east line of said Section 27, a distance of 2,626.79 feet to the east quarter corner of said Section 27; thence reversing course, South 00°03'01" West, coincident with said east line, a distance of 985.07 feet; thence leaving said east line, South 89°40'56" West, a distance of 30.00 feet to a 5/8-inch rebar with an orange plastic cap stamped "PLS 19630" marking the southeast corner of said Turner House Tract, said corner being the Point of Beginning of this description;

thence from said Point of Beginning, coincident with boundary lines of said Turner House Tract, the following four (4) consecutive courses and distances:

1. continuing South 89°40'56" West, a distance of 1,297.54 feet to a 1/2-inch rebar with a yellow plastic cap stamped "PLS 2471" marking the southwest corner of said Turner House Tract, and a point on the west line of the northeast quarter of the southeast quarter of said Section 27,
 2. North 00°01'19" East, coincident with said west line, a distance of 945.51 feet to a 5/8-inch rebar with an orange plastic cap stamped "PLS 19630" marking the northwest corner of said Turner House Tract,
 3. North 89°42'06" East, a distance of 1,298.00 feet to a 5/8-inch rebar with an orange plastic cap stamped "PLS 19630" marking the northeast corner of said Turner House Tract, and
 4. South 00°03'01" West, a distance of 945.08 feet to the Point of Beginning.
- Containing an area of 28.16 acres of land, more or less.

Exhibit B-Preliminary Plat

**BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF MOUNTAIN HOME**

IN RE:	)	
	)	
Amended	)	DECISION AND
Turner House Depot Subdivision	)	RECOMMENDATION
Applicant.	)	
	)	
PUD, PZ-24-31		

This matter came before the Planning and Zoning Commission of the City of Mountain Home, Idaho, on August 19, 2025, for a public hearing held pursuant to notice as required by law, on a request for a rezoning amendment of certain real property previously approved as the R-4 PUD Turner House Depot planned unit development that is within the corporate boundaries of the City of Mountain Home, Idaho. The notice of public hearing was given as required by law. Having heard from the Applicant in support of the application and having heard from no members of the public, the Commission being fully advised in the matter, having adopted the staff report as part of its deliberation, issues findings, and recommendations as follows:

FINDINGS OF FACT

1. The Applicant has applied to amend the rezone of real property that is legally described in Exhibit A that is attached hereto and by this reference made a part hereof with a requested amendment of the initial zoning of R-4 PUD as described as "Turner House Depot".
2. Notice of public hearing has been given as required by law.
 - i. A notification was sent to one hundred thirty-six (136) property owners within 300 ft. on 07/24/2025.
 - ii. A notification was sent to twenty-nine (29) Public Entities on 07/24/2025.
 - iii. Notice of Public Hearing was in the Mountain Home News on 07/30/2025 and 08/06/2025.
 - iv. Notice of the Public Hearing was posted on the property on 07/30/2025.

3. The owner of the real property for which the amended rezoning, is sought has requested in writing that the property be zoning be amended.
4. No members of the public spoke regarding this development.
5. Per City of Mountain Home City Code 9-18, a Planned Unit Development (PUD) is designed to accommodate appropriate combinations of uses that may be planned, developed, and operated as integral land use units either by a single owner or a combination of owners. The purpose of a PUD is to accomplish some, or all of the following:
 - a. Foster and promote a variety of appropriate land use combinations in a preplanned development pattern;
 - b. Encourage developers to use a creative approach in land development.
 - c. Retain and conserve natural land and topographic features;
 - d. Promote greater use of streetscape and pedestrian oriented aesthetics;
 - e. Promote the creation and efficient use of open spaces;
 - f. Create flexibility and variety in the location of improvements on lots;
 - g. Provide flexibility in development standards to facilitate creative land development concepts.
6. Further, 9-18 PUD, 9-18-4: A. e. Proposed changes that constitute a departure from the conceptual development plans and/or standards, the PUD written commitment document shall be adequately amended using the initial approval process. Changes to any of the following items constitute a departure from the conceptual development plan and/or development plan and/or development standards, thus changing the basic relationship of the proposed development to the adjacent property:
 - a. The permitted uses;
 - i. Proposed initial amendment was for all residential. Remand required a commercial component.
 - b. Increase in density;
 - i. Density was reduced by one unit.
 - c. Increase in building height;
 - i. No change
 - d. Increase in building coverage or the site;

- i. No change
- e. Reduction in the off-street parking ration;
 - i. Off street parking was not reduced
- f. Reducing the building setbacks provided at the boundary of the site;
 - i. No Change
- g. Reduction of any open space plans; or
 - i. No Change
- h. Alteration of the overall design theme, primary architectural elements or building materials.
 - i. No Change

7. Per City of Mountain Home City Code 9-6-3, the commission and City Council shall review the particular facts and circumstances of each proposal in terms of the following standards and shall find adequate evidence answering the following questions about the proposed rezone, including:

- a. Will the new zoning be harmonious with and in accordance with the comprehensive plan, and if not, has there been an application for a comprehensive plan amendment;
 - i. The zoning is harmonious with and in accordance with the comprehensive plan.
 - ii. Housing is a top five priority.
 - iii. A variety of housing provides for workforce and Airbase housing and is a priority for economic growth.
 - iv. Balancing housing needs and the ability to provides services.
 - Tying approvals to availability of infrastructure, both existing and proposed.
- b. Is the area included in the zoning amendment intended to be rezoned in the future;
 - i. The current future land use map has this area designated as Light Industrial. It is unlikely to be rezoned in the future having been designated as an R-4 PUD zone.

- c. Has there been a change in the area or adjacent areas which may dictate that the area should be rezoned;
 - i. The applicant is seeking amendment of the existing zoning. The zone will remain R-4 PUD. Applicant provided a negative economic feasibility study regarding the live/work units.
- d. Will the proposed uses be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area;
 - i. The general vicinity is residential and abuts Industrial.
- e. Will the proposed uses not be hazardous or disturbing to existing or future neighboring uses;
 - i. Immediate uses in the area are residential. Abuts the Rail Industrial Park, Optimist Park, and the Airport.
- f. Will, the area, be served adequately by essential public facilities and services such as highways, streets, police, and fire protection, drainage structures, refuse disposal, water, and sewer, or that the person responsible for the establishment of the proposed zoning amendment shall be able to provide adequately any of such services;
 - i. This application has been reviewed by, building, fire, police, fiber, water, wastewater, streets, and Public Works.
 - 1. Fire – Required naming of the public alleys where front site access will be taken from. This has been completed.
 - 2. Building-Directional required on street names. Street names required for alleys. Street names were sent to E-911 for approval.
 - 3. Police had no comment on the amendment.
 - 4. City Fiber - had no additional comment. City Fiber has been installed within phase one.
 - 5. Water-currently there are available Water EDU's. Water has been installed within phase one.

6. Wastewater-currently there are available wastewater EDU's. Many mitigation efforts have been undertaken by the Public Works Department to reduce infiltration into the wastewater facilities. Wastewater has been installed within phase one.
- g. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;
 - h. Will the proposed uses not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors;
 - i. The surrounding uses are residential. The Rail Industrial Park to the north is currently vacant land. There are storage facilities to the South. Airport to the West/southwest, and residential uses to the east.
 - ii. A TIS was completed. The TIS concluded all studied intersections operate with the City's adopted level of service standards. The study warranted restriping the southbound land to include one left turn lane, one through land, and one shared through/right turn lane on Main Street and 5th North. Applicant has completed the required mitigation during phase one.
 - i. Will the area have vehicular approaches to the property, which shall be designed as not to create an interference with traffic on surrounding public streets;
 - i. Access to Turner House Depot will be from Elmcrest and Marathon Way.
 - j. Will not result in the destruction, loss, or damage of a natural or scenic feature of major importance; and
 - k. Is the proposed zoning amendment in the best interest of the city?

8. The applicants initial request to amend the entitled R-4 PUD eliminated the twenty-two (22) live/work units from the original PUD and added an additional twelve (12) residential lots, configured in two hundred twenty-five (225) single-family detached homes and seventy (75) attached townhomes for a total of three hundred (300) residential lots. City Council deemed adding back in a commercial component to this application as a material change remanded this application back to Planning and Zoning.

9. The proposed modified amended “Turner House Depot” (Exhibit B) would allow for a total of two-hundred and eighty-seven (287) residential lots configured in two-hundred and thirty-seven (237) detached single family lots, fifty (50) two-story townhouse lots, one (1) commercial lot, and twenty-six (26) common lots.

10. The proposed modified amendment still removes the dedication of the public park to the city and the development retains ownership of that land for use as common lots for the amenities within the Turner House Planned Unit Development and relocates it to a central location.

11. The proposed amended “Turner House Depot” would provide twenty-six common lots along with the following amenities:

- a. A common community-oriented open space with active use areas including:
 - i. A children's playground/Equipment area.
 - ii. Community gathering space
 - iii. Community Pavilion, including four (4) picnic tables.
 - iv. Four (4) anchored benches.
 - v. Screened Trash Enclosure Area
- b. A covered school bus stop maintained by the development's HOA.
- c. A Community Building that is a minimum of 3,000 square feet with a paved plaza space maintained by the HOA.
- d. Internal neighborhood pathways maintained by the HOA

12. The applicant is requesting the following waivers, deviations, and variances to City Code, which were previously approved by the City and proposed to remain in the amended PUD Agreement (Exhibit C)

- a) Lot Dimensional Requirements.

- i. City Code Section 9-7-8 for R-4 zone. a. Minimum Size.
Minimum lot size reduced from lot size range from 5,000-7,000 square feet to 1,750 square feet for attached homes and 2,100 square feet for detached homes.
 - ii. Lot coverage up to seventy (70) percent.
 - iii. Lot Minimum Street Frontage. Minimum lot frontage reduced from 50 feet to 20 feet.
 - iv. No minimum floor area.
- b) Yard Setbacks. City Code Section 9-7-8 for R-4 zone.
- i. Side setback, interior: from five (5') and twelve (12') foot to zero (0') feet for attached unit or zero lot line condition, otherwise 5 feet.
 - ii. Side setback, street: five (5') feet minimum to sidewalk.
 - iii. Front yard setbacks from fifteen (15') to 10 feet minimum for alley-loaded homes/garages, and twenty (20') feet for front loaded homes/garages provided that front porches may extend up to four (4') feet into a ten (10') front setback.
 - iv. Rear yard setbacks: 15 foot minimum generally but permitted down to 12.5' feet for single level homes with alley-loaded garages, with 20' alley access.
- c) Driveway length: minimum driveway length of ten (10') feet for alley loaded lots.
- d) Street Right-Of-Way Widths. City Code Section 9-16-13.A.3 We are proposing 32 foot wide streets with restricted parking locations and variable right-of-way widths. Refer to Sheet PP-06 of the amended Preliminary Plat and PUD Agreement Item 9.a
- e) Half Streets. City Code Section 9-16-13.A.3.f Mountain Home Way is a new public collector road located on the west side of this development. Per approved PUD, we are constructing the east half of the road.
- f) Block Length. City Code Section 9-16-13.E.1.b.
- i. a. Block 2, along the south boundary is approximately 1,120 feet long and exceeds the maximum block length of 900 feet. No

reasonable way has been identified to break up this block without negatively impacting the adjacent property. See PUD Agreement Item 9.d.i.

- ii. Blocks 13, 14, and 15, in the northeast corner of the project, are below the minimum block length of 250 feet. This section was re-designed with the removal of the live work units after Phase 1 was recorded. The layout shown in the Preliminary Plat and PUD Master Plan optimizes the available space for residential lots.

- g) Corner Lot Size. City Code Section 9-16-13.E.2.f Corner lots are not required to be 20% larger as previously approved in the PUD. See PUD Agreement Item 9.d.ii.
- h) Buffer Yards and Reserve Strips. City Code Section 9-16-13.H. It was discussed and agreed to by the City to include these areas in the back yard of the adjacent residential lots.
- i) House Size in Relation to Lot Size. City Code Section 9-19B-2-1.B.1 Lot coverage of up to 70% as previously approved in the PUD. See PUD Agreement item 10.b.

13. The requested zoning amendment of the entitled R-4 "Turner House Depot" PUD was found by the Planning & Zoning Commission to be in accordance with the city's Planned Unit Development Ordinance (9-18):

- a. The proposed uses are not detrimental to any surrounding uses, nor shall they be detrimental to the public's health, safety, and general welfare.
- b. The requested variations from the underlying zoning district development requirements are warranted by the design and amenities incorporated in the conceptual development plan.
- c. The underlying zoning district and the conceptual development plan conform to the comprehensive plan.
- d. The existing and proposed streets, roadways, and utility services are suitable and adequate for the proposed development.

- 14. An updated traffic estimate and memo indicated that no additional mitigation is required as a result in the design changes. Further, the removal of the

live/work units generates fewer trips by 30 trips per weekday. An updated memorandum has been provided and the revised site plan is expected to generate fewer trips than the original by fifteen trips per weekday and one per peak hours and no additional mitigation is needed.

Based on the foregoing FINDINGS OF FACT, the City of Mountain Home Planning and Zoning Commission hereby makes the following:

CONCLUSIONS OF LAW

1. The notice and hearing requirements of Idaho Code Section 67-6509(a) have been met.
2. The action taken herein does not violate Chapter 80 of Title 67 of the Idaho Code, the Idaho Regulatory Takings Act.
3. Relevant criteria and standards for consideration of this application are set forth in Mountain Home City Code Section 9-6-3, City Code Section 9-6-10, City Code 9-18, 9-19 and the 2020 Comprehensive Plan, along with the Local Land Use Planning Act, Title 67, chapter 65.
4. The Planning & Zoning Commission voted 4-0 to recommend approval of the request to amend the R-4 PUD Turner House Depot.

Based on the foregoing CONCLUSIONS OF LAW, the City of Mountain Home Planning and Zoning Commission hereby enters the following:

DECISION AND RECOMMENDATION

The Planning and Zoning Commission hereby recommends to the City Council that the application to amend the entitled R-4 PUD "Turner House Depot" be approved by the City Council with the following conditions:

1. Subject to site plan amendments as required by Building, Public Works, Fire, and Zoning Officials to comply with applicable City Codes and standards.
2. All future development will comply with the uses and bulk & coverage and landscaping controls as provided in the attached "Site Masterplan", Landscape Plan and Planned Unit Development agreement.

3. Per City Code 9-16-10(J), Failure to file and obtain the certification of the acceptance of the final plat application by the administrator within one year after action by the Commission shall cause all approvals of said preliminary plat to be null and void unless a one-year extension of time is applied for, thirty (30) days before the expiration, by the subdivider and granted by the Commission. A preliminary plat may be extended one time only, after which it shall be resubmitted to the administrator and the commission.
4. All development regarding this application will be subject to the City of Mountain Home's ability to provide municipal water and wastewater services.

DATED this 16th day of September 2025.

CITY OF MOUNTAIN HOME
PLANNING AND ZONING COMMISSION

By 
Kristopher Wallert, Chairman

ATTEST:


Brenda Ellis, Senior City Planner

Exhibit A: Legal Description

TRACT I:

The tract of land depicted as "Turner House Depot, LLC" on the Record of Survey recorded as Instrument No. 496063, Official Records of Elmore County, said tract hereinafter referred to as the Turner House Tract, being situate in the northeast quarter of the southeast quarter of Section 27, Township 3 South, Range 6 East, Boise Meridian, City of Mountain Home, County of Elmore, State of Idaho, and being more particularly described as follows:

Commencing at the southeast corner of said Section 27;
thence from said Point of Commencement, North 00°03'01" East, coincident with the east line of said Section 27, a distance of 2,626.79 feet to the east quarter corner of said Section 27; thence reversing course, South 00°03'01" West, coincident with said east line, a distance of 985.07 feet; thence leaving said east line, South 89°40'56" West, a distance of 30.00 feet to a 5/8-inch rebar with an orange plastic cap stamped "PLS 19630" marking the southeast corner of said Turner House Tract, said corner being the Point of Beginning of this description;

thence from said Point of Beginning, coincident with boundary lines of said Turner House Tract, the following four (4) consecutive courses and distances:

1. continuing South 89°40'56" West, a distance of 1,297.54 feet to a 1/2-inch rebar with a yellow plastic cap stamped "PLS 2471" marking the southwest corner of said Turner House Tract, and a point on the west line of the northeast quarter of the southeast quarter of said Section 27,
2. North 00°01'19" East, coincident with said west line, a distance of 945.51 feet to a 5/8-inch rebar with an orange plastic cap stamped "PLS 19630" marking the northwest corner of said Turner House Tract,
3. North 89°42'06" East, a distance of 1,298.00 feet to a 5/8-inch rebar with an orange plastic cap stamped "PLS 19630" marking the northeast corner of said Turner House Tract, and
4. South 00°03'01" West, a distance of 945.08 feet to the Point of Beginning.

Containing an area of 28.16 acres of land, more or less.

Exhibit B: Site Plan

Exhibit C – Planned Unit Development Agreement

Exhibit C: Planned Unit Development Agreement

Turner House Depot Amended and Restated Planned Unit Development Agreement

THIS AGREEMENT is made effective this ___ day of _____, 2025, by and between the CITY OF MOUNTAIN HOME, IDAHO, a municipal corporation organized pursuant to the laws of the State of Idaho, of P. O. Box 10, Mountain Home, Idaho 83647, hereinafter referred to as the "City," and Turner House Depot LLC, a Washington limited liability company, hereinafter referred to as the "Owner" or "THD LLC".

WHEREAS, on July 27, 2021, the City and Owner entered into that certain Planned Unit Development Agreement recorded under Instrument No. 497936, real property records for Elmore County, ID ("Original Development Agreement") regarding development of Elmore County Tax Assessor Parcel Numbers RP03S06E277505 and RP03S06E277200, the "Property", which is legally described in Exhibit A, attached hereto and incorporated here by reference.

WHEREAS, the intent of City and Owner in entering the Original Development Agreement was to ensure that the Property would be developed consistent with the Turner House Conceptual Master Plan (the "Original Masterplan"), approved by the City on July 26, 2021 and as set forth in the Findings of Fact and Conclusions of Law in the matter of the Turner House Depot Subdivision Application.

WHEREAS, in response to a significant shift in residential real estate market conditions since 2021, Owner proposed certain modifications to the Original Masterplan, which the City reviewed and approved on _____, resulting in the Turner House Depot Revised Conceptual Master Plan and Preliminary Plat (the "Revised Master Plan"), which is attached hereto as Exhibit B, attached hereto and incorporated herein by this reference.

WHEREAS, the owner desires to develop the property consistent with the Revised Master Plan.

WHEREAS, this Amended and Restated Development Agreement intends to ensure the Property is developed in a manner consistent with the Revised Master Plan and Mountain Home's City Code; and

WHEREAS, the Owner has agreed to the development standards set forth herein upon the use and development of the Property with the requirements outlined in this Development Agreement; and

WHEREAS, the Turner House Depot Planned Unit Development is proposed to be an attractive community that provides the following:

- A range of lot sizes, and a market demand-based mix of home sizes and types including detached single-family homes and townhomes
- Recognition of the City's heritage regarding Mountain Home's first resident, William J. Turner, regarding the subdivision and street names.
- Landscape improvements as illustrated in the Revised Master Plan.
- Pedestrian connectivity to amenities within and around Property.

- A Community Building to provide various community functions.

NOW, THEREFORE, IN CONSIDERATION of the covenants and conditions set forth herein, the parties agree as follows:

1. **Amend and restate.** This Amended and Restated Planned Unit Development Agreement governs and vests the development of the Property and supersedes and replaces the Original Development Agreement,
2. **Construct to City Standards:** Owner agrees that all improvements required by this Agreement or by City codes shall be built to City standards, as reviewed and approved by the City through engineering review, or to the standards of any applicable public agency providing service to the development, adhering to all City policies and procedures; including, but not limited to the sanitary sewer improvements, water lines, fire hydrants, flood works, stormwater management, curbs, sidewalks, and roads UNLESS otherwise exempted in the proposed Revised Planned Unit Development or this Agreement. Such policies include extending the utility lines in a manner acceptable to the City to make service available to adjoining lands and to maintain continuity of municipal systems at minimal public cost.
3. **Applicable Standards:** The Owner agrees that all laws, standards, policies, and procedures regarding public improvement construction that the Owner is required to comply with or otherwise meet according to this Agreement or City codes shall be those in effect when construction is commenced. If Owner fails to comply with applicable laws while constructing improvements, public or otherwise, on the lands subject to this Agreement, Owner consents to suspension of issuance of building permits or denial of certificates of occupancy until such compliance is attained.
4. **Covenant to Run with the Land:** The covenants herein to be performed by Owner shall be binding upon Owner and Owner's heirs, assigns, and successors in interest, and shall be deemed to be covenants running with the land.
5. **Severability:** Should any provision of this Agreement be declared invalid by a court of competent jurisdiction; the remaining provisions shall continue in full force and effect and be interpreted to effectuate the purposes of the entire Agreement to the greatest extent possible.
6. **Merger and Amendment:** All promises and prior negotiations of the parties merge into this Agreement. The parties agree that this Agreement shall only be amended in writing and signed by both parties. The parties agree that this Agreement shall not be amended by a change in law, unless ratified in a writing signed by both parties. The parties agree that, except as specifically set forth herein, this Agreement is not intended to replace any other requirement of City Code and that its execution shall not constitute a waiver of requirements established by City ordinance or other applicable provisions of law.

7. Allowed Land Use Permitted by Right: The Turner House Depot shall include the following land uses:

- a. Residential Area: The residential area shall include a total of 287 lots including:
 - i. 237 Single-Family Detached Homes
 - ii. 50 Single-Family Attached Homes
 - iii. Uses accessory to the single-family home use, including community amenities
- b. Commercial Area: The commercial area shall include a land area of approximately 10,000 square feet, suitable for a commercial building of roughly 3,200 square feet (2-3 separate small neighborhood retail uses) and parking.
 - i. Allowed uses. The uses enumerated below as allowed in the C-1 Zone, subject to review and approval under 9-7-6(F), are allowed in the Commercial Area.
 1. Spa/Health and Wellness Center, Exercise Facility/Gym
 2. Restaurant with Dining Room
 3. Real Estate Sales Office
 4. Print Shop
 5. Podiatrist, Physicians, Physical Therapist, Optometrist, Optician/Retail Sales, Dentist, Orthodontist, Chiropractors, Massage Therapy
 6. Photographers Studio
 7. Pet Store and Supplies/Grooming Small Animals
 8. Office, Miscellaneous
 9. Jewelry Store
 10. Janitorial Services (Office)
 11. Interior Decorators with Retail
 12. Insurance Agency
 13. Ice Cream Shop
 14. Hobby Shop/Crafts
 15. Health Food Store
 16. Gift Shop
 17. Fabric Shop
 18. Engineers (Office)
 19. Electronics/Technology Sales and Repair
 20. Dance Supplies/Retail
 21. Coffee shop/cafe
 22. Computer and/or phone sales and service
 23. Convenience Store
 24. Clothing Stores/New and Used
 25. Classes/piano, dance, ceramics, craft (more than 5)
 26. Church Supplies/Retail Sales
 27. Children's shops, clothing, furniture, toys
 28. Bridal Shop

29. Book Store with miscellaneous retail
 30. Bicycle Dealers and Repair
 31. Barber and Beauty Shops
 32. Bakeries (Retail/Product Sold on Site)
 33. Professional and Administrative offices, including Attorneys, Architects, Appraiser, Adjuster, Accountant
 34. Art Galleries & Supplies
 35. Antiques (With Miscellaneous Retail)
 36. Advertising Agency
 37. Abstract and Title Company
 - ii. Other uses not expressly listed may approved by the Planning & Zoning Official. If the Planning & Zoning Official determines that the proposed land-use does not meet the intent of a neighborhood commercial area, they may forward the decision to the Planning & Zoning Commission and City Council via conditional use permit.
8. *Development Schedule:* Applicant previously commenced construction and platted Phase 1 of the Turner House Depot Planned Unit Development, which consists of 39 finished, buildable lots. 26 of the Phase 1 lots have finished, occupied homes. The next Phase for construction is expected to be in the southeast corner of the site, between Phase 1 on the north and Elmcrest to the east. Now that Phase 1 is platted and recorded, all phases will be developed based on market demand and absorption. The Turner House Depot PUD and Preliminary Plat Approval remain vested for additional development, all new phases, as long as each subsequent phase is recorded within 5 years of the recording date of immediately previous phase.
9. *Subdivision Design Standards:* All future development and improvements shall conform to the standards and regulations of Mountain Home City Code Title 9 – Chapter 16 – Section 13: Subdivision Design Standards for the area designated as “Turner House Depot PUD”, or as amended, and all references to other sections therein except for the following:
- a. Street Right of Way Widths:
 - i. Perimeter Streets:
 1. NW Mountain Home Way: 52' ROW (no additional ROW required). Owner to construct ½ width frontage.
 2. NW Marathon Way: 70' ROW (no additional ROW required). Frontage improvements by Owner to existing south edge of payment only.
 3. Elmcrest Street: 70' ROW. Owner to dedicate an additional 5' of ROW and construct ½ street improvements.
 - ii. Internal Streets.
 1. NW Turner Park Ave: 32' curb-to-curb.
 2. NW Enterprise Avenue: 32' curb-to-curb.
 3. NW Brickyard Avenue: 32' curb-to-curb.
 4. NW Founder Avenue: 32' curb-to-curb.

5. NW Postmaster Avenue: 32' curb-to-curb.
 6. NW Meadow Grass Way: 24' curb-to-curb.
 7. Rolled curbs are permitted.
- iii. Internal Alleys.
 1. NW Buckeye Drive: 20' curb-to-curb.
 2. NW Strahorn Drive: 20' curb-to-curb.
 3. NW Spanish Fork Drive.
 4. NW Middle Fork Drive.
 5. NW Endeavor Drive.
 6. Alleys to be minimum of 20' ROW and shall be dedicated public alleys.
 7. Other alleys shall be named if deemed necessary by the City and Emergency Services.
 - iv. Internal Alleys.
 1. Alleys to be minimum of 20' ROW and shall be dedicated public alleys.
 - v. Pedestrian Walkways
 1. Sidewalks will be contiguous with the public streets and will be concrete and 5' wide. Sidewalks will be located within the street right of way OR in a street-side buffer strip/common lot. Sidewalks are not required on alleys and may be approved for just one side of public roadways, subject to City review and approval through the engineering plan review process.
 2. Pathways will be concrete and at least 5' wide located in common lots/tracts.
- b. Mailboxes
 - i. The development shall provide cluster mailboxes as approved by the local postmaster and Public Works Director.
 - c. Easements/Utility and Drainageway
 - i. Unobstructed utility easements shall be provided: along front lot lines, six (6') feet minimum; rear lot lines, five feet (5'); and no side lot line utility easements. Easements of greater width may be required along lines across lots or along boundaries where necessary for surface drainage or the extension of main sewers or other utilities. Stormwater from public roadway improvements on the west side of the project may shed drain to adjacent city property.
 - d. Lots/Blocks:
 - i. Blocks: Except as noted below, block length shall not exceed nine hundred feet (900'), except as specifically approved through the engineering plan review process for lots on the south and west Property perimeters.
 1. Block Length. City Code Section 9-16-13.E.1.b.
 - a. Block 2, along the south boundary is approximately 1,120 feet long and exceeds the maximum block length of 900 feet.

No reasonable way has been identified to break up this block without negatively impacting the adjacent property. See PUD Agreement Item 9.d.i.

- b. Blocks 13, 14, and 15, in the northeast corner of the project, are below the minimum block length of 250 feet. This section was re-designed with the removal of the live work units after Phase 1 was recorded. The layout shown in the Preliminary Plat and PUD Master Plan optimizes the available space for residential lots.

ii. Lots

- 1. Corner lots shall NOT BE REQUIRED to be twenty percent (20%) greater in size than the minimum lot size for the zoning district.
- 2. At the time of platting, corner lots ARE NOT required to be larger to accommodate setbacks for two (2) street frontages.

e. Public Spaces, Open Spaces, & Amenities

- i. The Owner shall construct and provide the following, as shown on the Master Plan:

- 1. A park/common amenity area that is at least 30,000 square feet The Park at minimum shall consist of the following components:
 - a. A Children's Playground/Equipment Area.
 - b. Community gathering space
 - c. Community Outdoor Pavilion, including four (4) picnic tables
 - d. Four (4) anchored benches
 - e. Screened Trash Enclosure Area
- 2. A covered school bus stop on Enterprise Ave, or at an alternate location that is approved by the School District owned and maintained by the HOA.
- 3. A minimum 3,000 square foot Community Building with minimum top-plate height of 12'. The Community Building area shall also include a surrounding paved plaza space suitable for summer gatherings of residents. The Community Building will be owned and maintained by the property owner or, in the event that there is more than one owner, the HOA.
- 4. Internal neighborhood pathways, to be owned and maintained by the HOA, as required, and approved through the engineering plan review process.

- f. Homeowners' Agreement and/or Maintenance Agreement: to be recorded after recordation of the first final plat for Turner House Depot PUD. It shall include, at a minimum, the following elements:

- i. Shared parking agreement for any common parking area.
- ii. Maintenance obligations of the Homeowner's Association, including all PUD common areas and buffers.

iii. Maintenance obligation of each owner.

10. Bulk & Coverage Standards; Setbacks: All future development and improvements shall conform to the standards and regulations of Mountain Home City Code Title 9 – Chapter 7 – Section 6: Zoning Districts, (C) R-4 zone/residential zone for the area designated as “Turner House Depot PUD”, or as amended, and all references to other sections therein except for the following:

a. Residential Uses.

- i. Minimum Lot Size: 1,750 square feet for attached homes and 2,100 square feet for detached homes.
- ii. Lot Coverage: Up to 70%
- iii. Minimum Street Frontage: 20 feet.
- iv. Side setback, interior: 0’ for attached unit or zero lot line condition, otherwise 5’, as approved by the Fire Marshal
- v. Side setback, street: 5’ minimum to sidewalk
- vi. Front yard setback: 10’ minimum for alley-loaded homes/garages and 20’ for front loaded homes/garages, provided that front porches may extend up to 4’ into a 10’ front yard setback.
- vii. Rear yard setback: Rear yard setback: 15’ minimum generally but permitted down to 12.5’ for single level homes with alley-load garages, with 20’ alley access.
- viii. Minimum floor area: No minimum.

b. Commercial Uses.

- i. Commercial uses shall be governed by the following Schedule of Bulk and Coverage Controls:
 1. Minimum Lot Area: 3500 square feet
 2. Minimum Yard Setback requirements:
 - a. Front: 10’
 - b. Rear: 10’
 - c. Interior Side: 5’
 - d. Street Side: 5’
 3. Maximum Lot Coverage: 70%
 4. Maximum Building Height: 35’
 5. Minimum Street Frontage: not applicable

11. Residential Planned Unit Development Design Standards: All future development and improvements shall conform to the standards and regulations of Mountain Home City Code Title 9 – Chapter 19 – Article B: Residential Planned Unit Development Design Standards for the area designated as “Turner House Depot PUD”, or as amended, and all references to other sections therein except for the following:

- a. Landscaping: Landscaping will be as illustrated on the Turner House Depot Revised Conceptual Master Plan (Ex. B), with detailed City of Mountain Home review and approval through the engineering review process. Homeowners or the

Owner is encouraged to maintain/plant front yards with drought-tolerant plants. Native vegetation is encouraged when and where available and feasible.

b. **Building Design:**

- i. Conceptual building designs / plan types are included as Exhibit C to this Agreement. Final building designs shall be generally consistent with the conceptual plans illustrated in Exhibit C
- ii. Lot coverage shall not exceed seventy percent (70%).

12. **Sign Regulations:** Commercial Use are permitted to have ONLY the following signage:

- i. A “window sign” that is attached, painted, placed, or affixed in or on a window.
 1. A window sign shall not be utilized until the City has issued a certificate of occupancy for a building on the property.
 2. The square footage of a window sign shall not exceed twenty five percent (25%) of the square footage of the window in which the sign is located.

AND/OR A

- ii. A single “hanging blade sign” that may be hung from the underside of a bracket, marquee, balcony, or awning.
 1. Any projecting sign shall be located no less than eight (8) feet above the sidewalk as measured from the bottom edge of the sign.
 2. All blade signs shall be rectangle in shape.
 3. All blade signs shall be 24 inches by 18 inches.
 4. All blade signs shall be double-sided.
 5. Blade Sign examples:



- iii. Sandwich Board, A-Frame, and other pedestrian sidewalk signs are prohibited.

13. **Landscaping Requirements:** All future development and improvements shall conform to the standards and regulations of Mountain Home City Code Title 9 – Chapter 11 – Sections 7: Residential Landscaping, and consistent with the Turner House Depot Conceptual Masterplan (Ex. B), with flexibility for City staff to approve alternative plant and tree species not listed on the City's approved list.

14. **Model Home Permits:** Provided that all essential utility connections are available, the project shall be eligible for up to four (4) model home building permits per phase and limited model home certificate of occupancy prior to the final plat recording. A building permit will be allowed for construction of the attached multi-unit plex, HOWEVER only one model of a

multiunit plex may be finished and receive a temporary certificate of occupancy prior to plat recording.

15. Fiber Infrastructure Requirements:

- a. The developer shall install fiber conduit, ducts, vaults, and handhold boxes as designed by the City and provided for by City standards for fiber installation at the time of construction. All such installations shall be subject to City inspection and require City approval before cable installation.
- b. Developer and/or Property owner shall designate on the required final plat and building site plan the locations where the fiber drop duct ends shall terminate. All installation of fiber duct and related infrastructure shall be installed according to the standards adopted by the City of Mountain Home and subject to inspection and approval by the City of Mountain Home before issuance of a certificate of occupancy.
- c. The developer shall pay all associated fiber development fees at the time building permits are pulled pursuant to the applicable city ordinance.

16. Impact Fees:

- a. Development impact fees shall be calculated at the time of building permit application and imposed at time of building permit issuance according to applicable City of Mountain Home impact fee ordinance.

17. Traffic Impact Mitigation:

- a. The Owner shall be responsible for restriping the southbound approach at Main Street and 5th North Street to have one left turn-lane, one through lane, and one shared through/right-turn lane.
 - i. This requirement was completed in Phase 1 and is satisfied.

18. Future Development Agreement(s):

This Planned Unit Development Agreement does not prohibit the City of Mountain Home from requesting additional development agreements concerning new or different infrastructure and public improvements that is not addressed in this Agreement or the approved Master Plan, provided that nothing therein shall be construed to be an additional post-approval requirement for plat recording.

19. Enforcement - Attorney's Fees: Should either party require the services of legal counsel to enforce compliance with the terms of this Agreement, the prevailing party shall be entitled to its reasonable attorney's fees and related costs of enforcement.

IN WITNESS WHEREOF, the City of Mountain Home has caused this Agreement to be executed by its Mayor and City Clerk, and the Owner has executed this Agreement to be effective the day and year first above written.

SIGNATURE PAGES FOLLOW

CITY OF MOUNTAIN HOME

By: _____
Rich Sykes, Mayor

ATTEST:

Tiffany Belt, City Clerk

STATE OF IDAHO)

) ss.

County of Elmore)

On this _____ day of _____, 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared Rich Sykes and Tiffany Belt, known to me to be the Mayor and City Clerk, respectively, of the City of Mountain Home and the persons who executed the foregoing instrument and acknowledged to me that they executed this Agreement on behalf of the City of Mountain Home in their official capacity.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year in this certificate above written.

Notary Public for Idaho
Residing at Mountain Home, Idaho.
Commission Expires: .

Patrick Ginn, Manager

ACKNOWLEDGMENT

STATE OF _____)
) ss.
County of _____)

On this _____ day of _____, 2025, before me, the undersigned, a Notary in and for the State of Idaho, personally appeared Patrick Ginn, known or identified to me to be the persons who executed the foregoing instrument and acknowledged to me that they executed the same as Owner of the Property. IN WITNESS WHEREOF, I have hereunto set my hand and affixed by notarial seal the day and year in this certificate first written.

Notary Public for _____
Residing at: _____
Commission Expires: _____

ACKNOWLEDGMENT

STATE OF _____)
) ss.
County of _____)

On this _____ day of _____, 2025, before me, the undersigned, a Notary in and for the State of Idaho, personally appeared Eric Gill, known or identified to me to be the persons who executed the foregoing instrument and acknowledged to me that they executed the same as Owner of the Property. IN WITNESS WHEREOF, I have hereunto set my hand and affixed by notarial seal the day and year in this certificate first written.

Notary Public for _____
Residing at: _____
Commission Expires: _____

EXHIBIT A: PROPERTY LEGAL DESCRIPTION



Exhibit "A"

Turner House Depot Subdivision Boundary Legal Description

Project No. 10-21-095

October 5, 2022

The tract of land depicted as "Turner House Depot, LLC" on the Record of Survey recorded as Instrument No. 496063, Official Records of Elmore County, said tract hereinafter referred to as the Turner House Tract, being situate in the northeast quarter of the southeast quarter of Section 27, Township 3 South, Range 6 East, Boise Meridian, City of Mountain Home, County of Elmore, State of Idaho, and being more particularly described as follows:

Commencing at the southeast corner of said Section 27;

thence from said Point of Commencement, North 00°03'01" East, coincident with the east line of said Section 27, a distance of 2,626.79 feet to the east quarter corner of said Section 27; thence reversing course, South 00°03'01" West, coincident with said east line, a distance of 985.07 feet; thence leaving said east line, South 89°40'56" West, a distance of 30.00 feet to a 5/8-inch rebar with an orange plastic cap stamped "PLS 19630" marking the southeast corner of said Turner House Tract, said corner being the **Point of Beginning** of this description;

thence from said **Point of Beginning**, coincident with boundary lines of said Turner House Tract, the following four (4) consecutive courses and distances:

1. continuing South 89°40'56" West, a distance of 1,297.54 feet to a 1/2-inch rebar with a yellow plastic cap stamped "PLS 2471" marking the southwest corner of said Turner House Tract, and a point on the west line of the northeast quarter of the southeast quarter of said Section 27,
2. North 00°01'19" East, coincident with said west line, a distance of 945.51 feet to a 5/8-inch rebar with an orange plastic cap stamped "PLS 19630" marking the northwest corner of said Turner House Tract,
3. North 89°42'06" East, a distance of 1,298.00 feet to a 5/8-inch rebar with an orange plastic cap stamped "PLS 19630" marking the northeast corner of said Turner House Tract, and

October 5, 2022

10-21-095_TIID_Bndy.docx

Page 1 of 2

2760 West Excursion Lane, Suite 400, Meridian, ID 83642-5752 || www.jub.com || 208.376.7330

4. South 00°03'01" West, a distance of 945.08 feet to the **Point of Beginning**.

Containing an area of 28.16 acres of land, more or less.

The above-described tract of land is shown on Exhibit "B" attached hereto and made a part hereof.

End of Description.

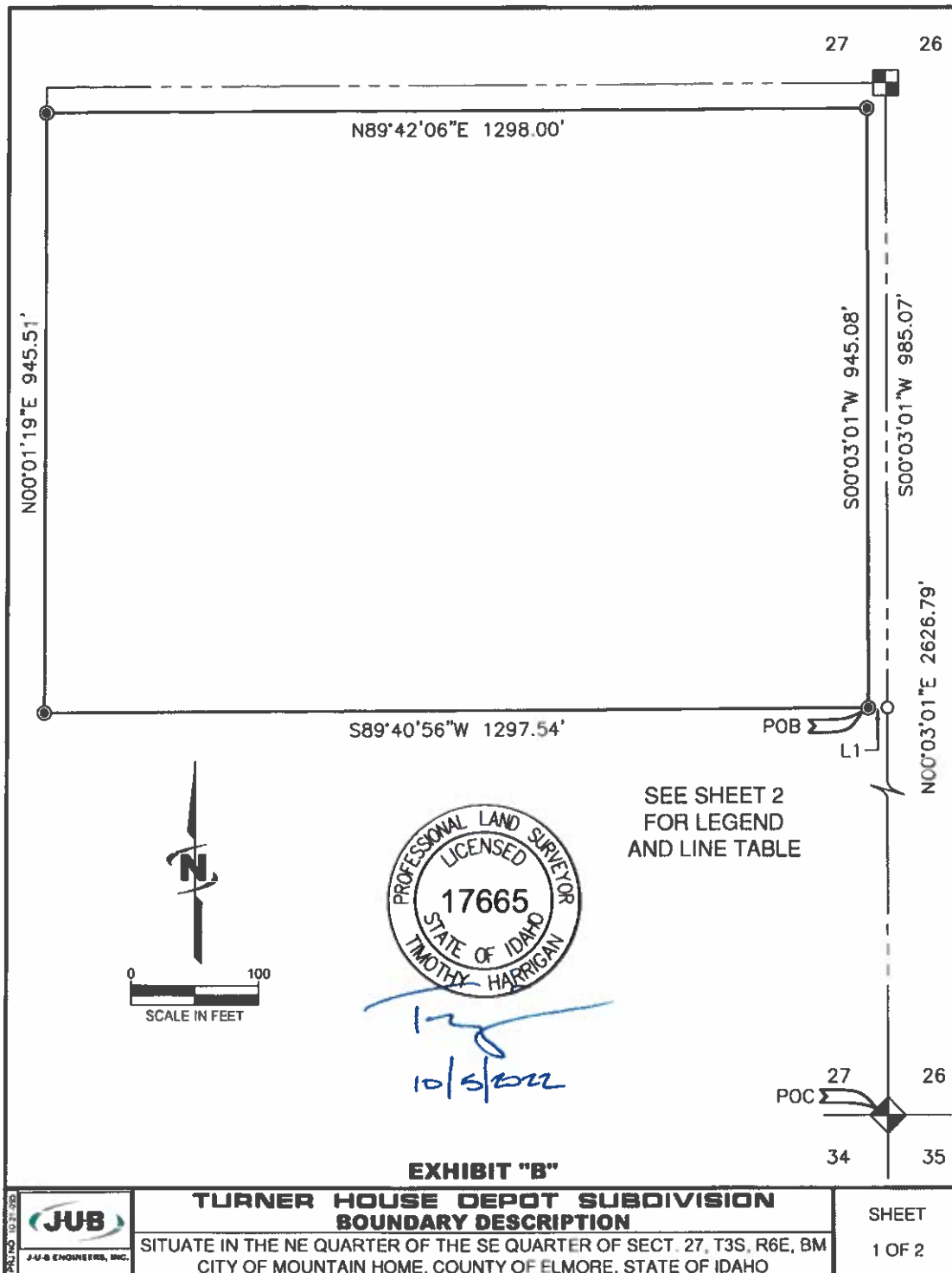
J-U-B ENGINEERS, Inc.

This description was prepared by me or under my supervision. If any portion of this description is modified or removed (including, but not limited to, the graphic portion shown on Exhibit "B") without the written consent of Timothy Harrigan, PLS, all professional liability associated with this document is hereby declared null and void.


Timothy Harrigan, PLS 17665

10/5/2022
Date





LEGEND

- SECTION LINE
- TIE LINE
- PROPERTY LINE
- ◆ SECTION CORNER
- ◼ QUARTER CORNER
- DIMENSION POINT,
NOT FIELD LOCATED
- FOUND MONUMENT
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING

LINE TABLE		
NO.	BEARING	DIST.
L1	S89°40'56"W	30.00'

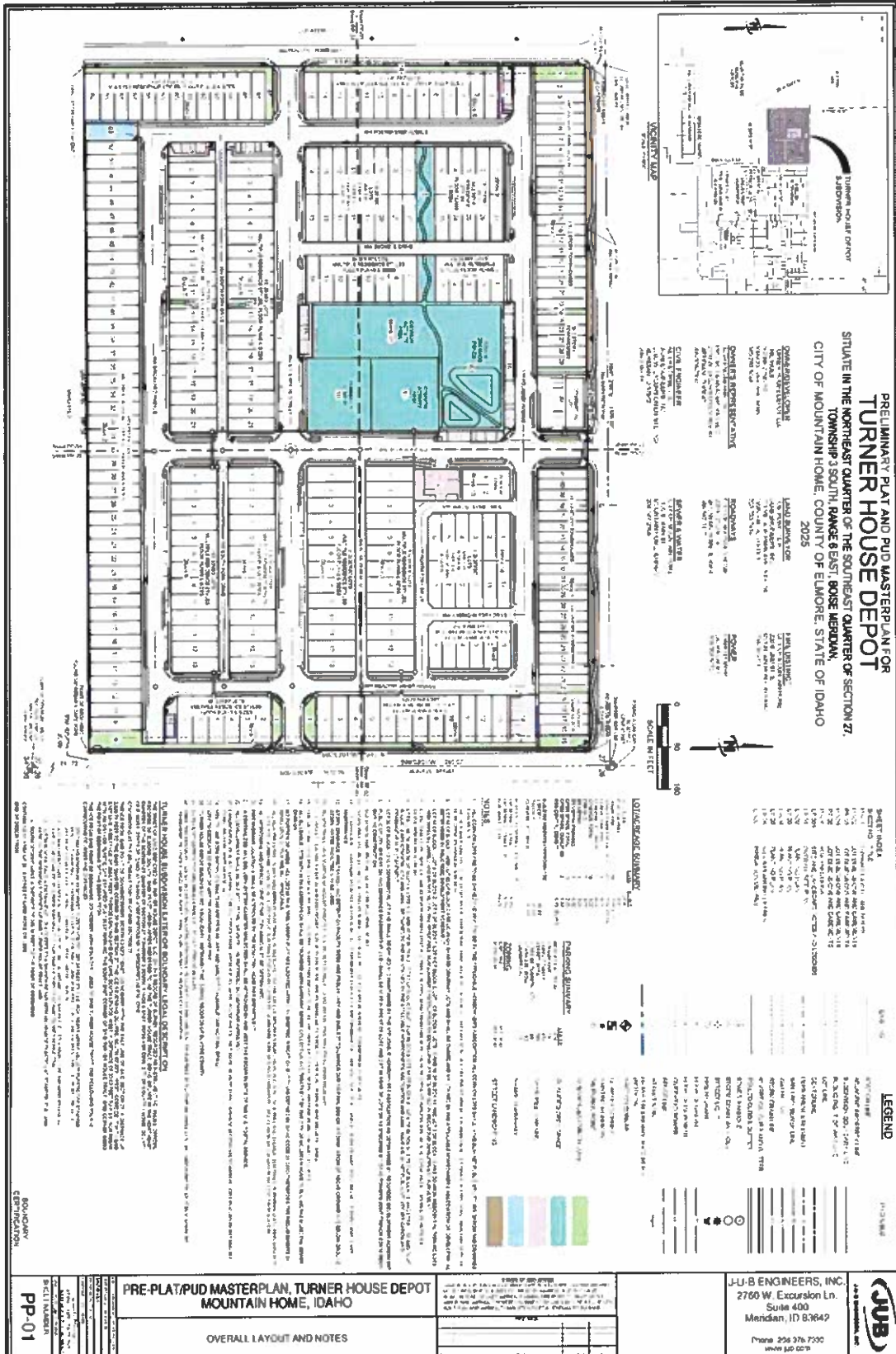


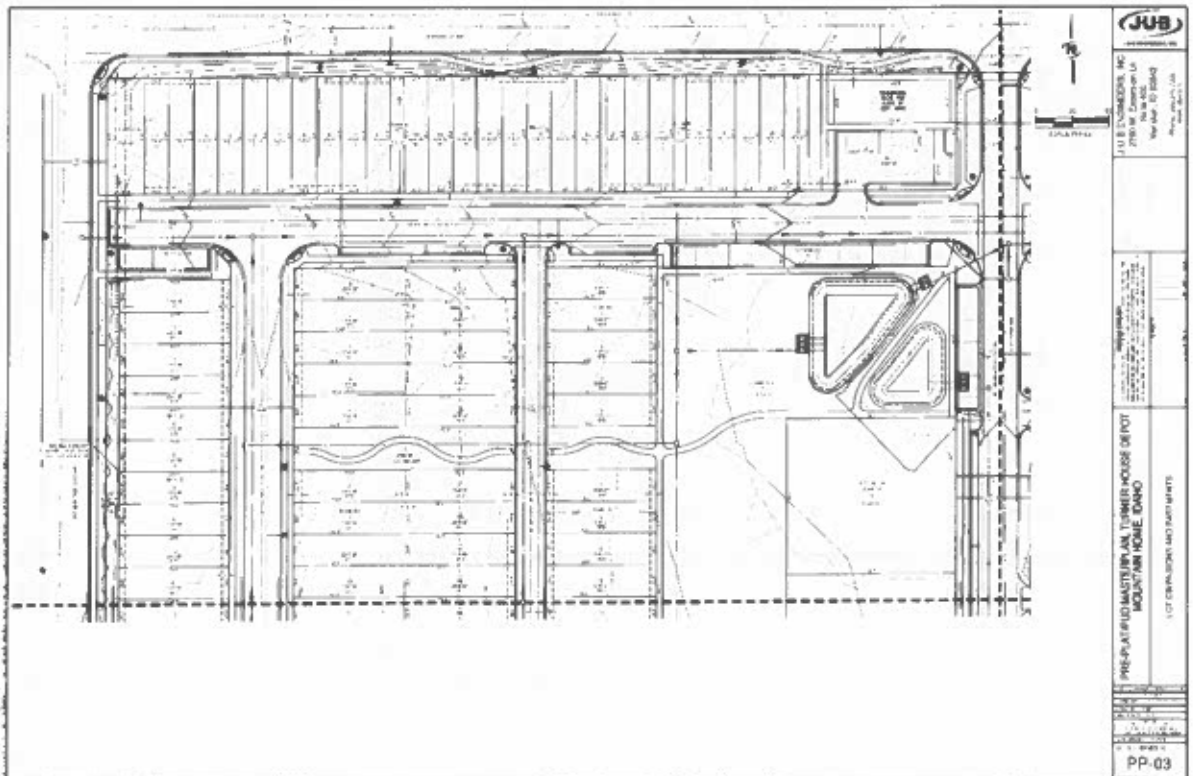
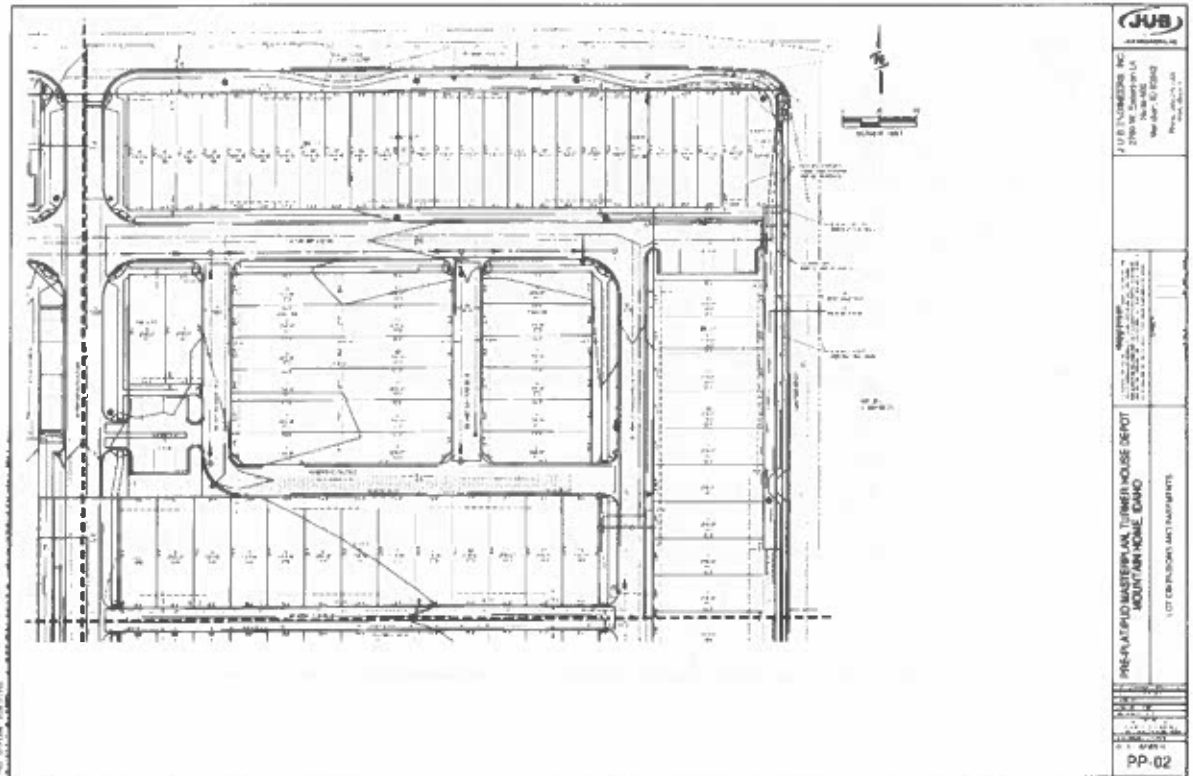
12
10/5/2022

EXHIBIT "B"

PLD NO. 10-1-006 J-U-B ENGINEERS, INC.	TURNER HOUSE DEPOT SUBDIVISION BOUNDARY DESCRIPTION	SHEET 2 OF 2
	SITUATE IN THE NE QUARTER OF THE SE QUARTER OF SECT. 27, T3S, R6E, BM CITY OF MOUNTAIN HOME, COUNTY OF ELMORE, STATE OF IDAHO	

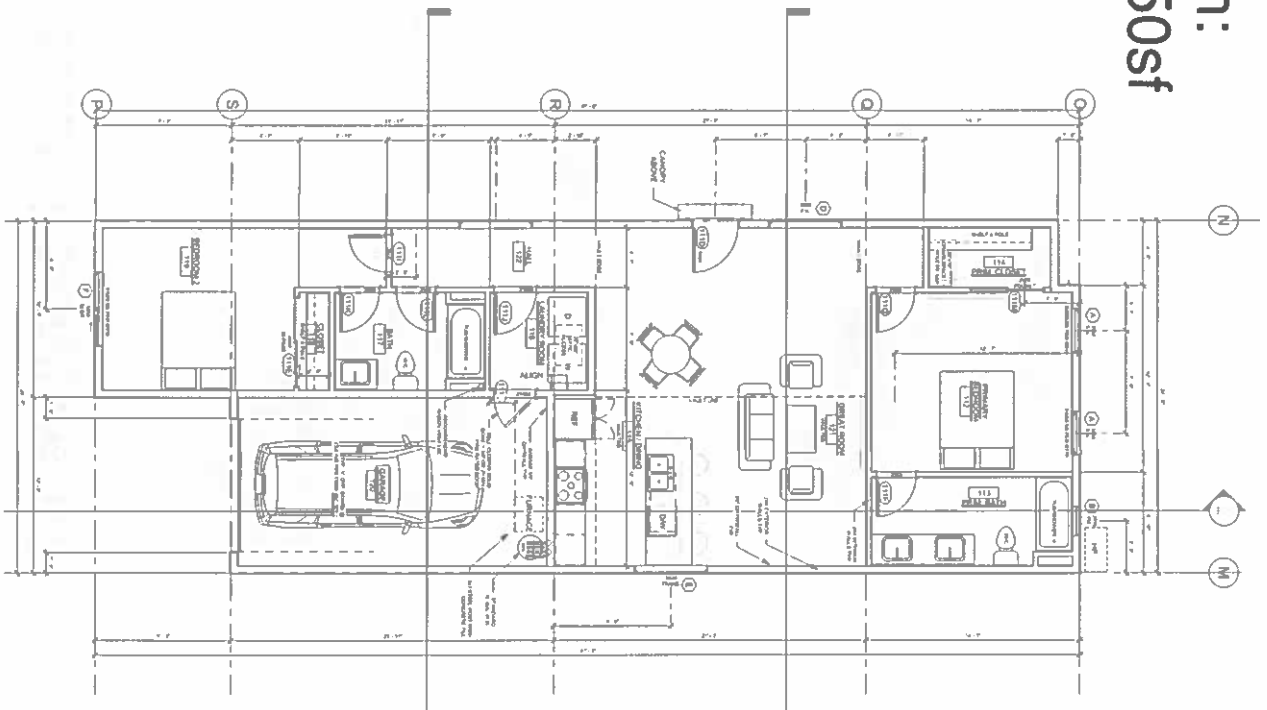
EXHIBIT B: THD REVISED CONCEPTUAL MASTER PLAN



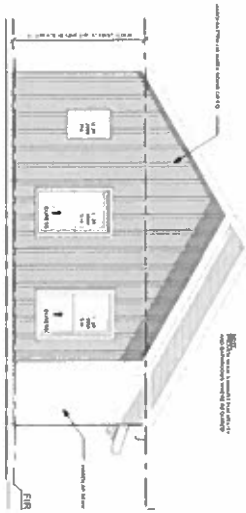


CONCEPTUAL HOUSE DESIGNS

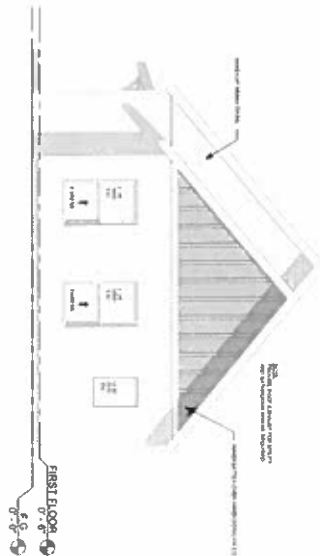
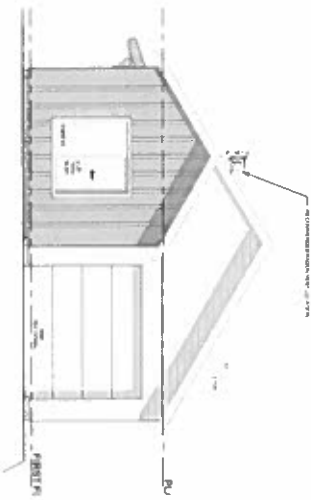
Conceptual Floor Plan:
Model A: 2B/2BA, 1250sf
1 story; 24x67



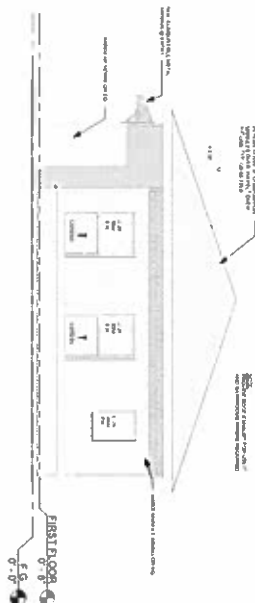
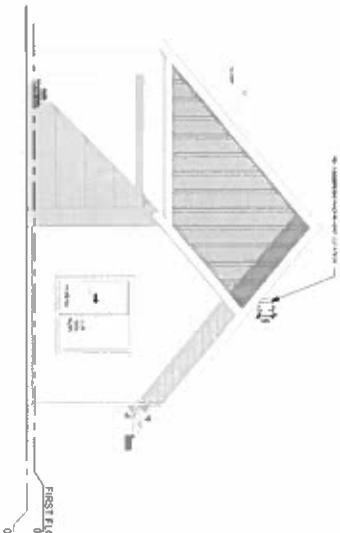
Conceptual Floor Plan: Model A: 2B/2BA, 1 story; 24x67



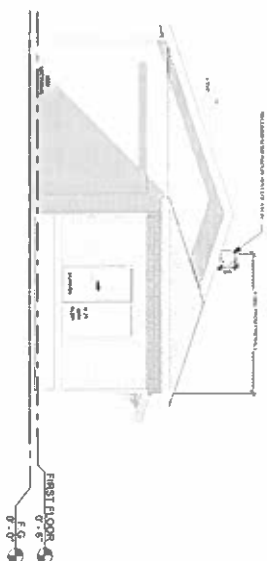
1 STREET - C

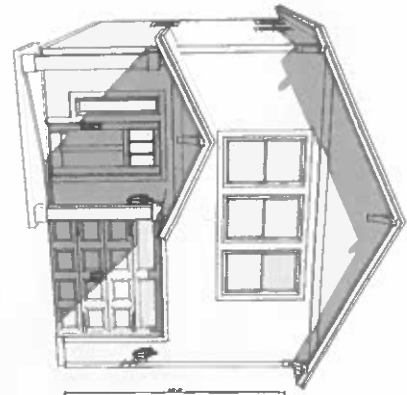


1 STREET - F

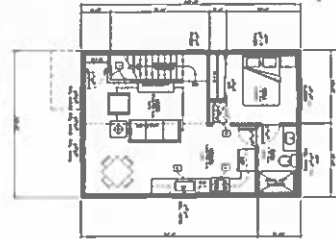


1 STREET - P

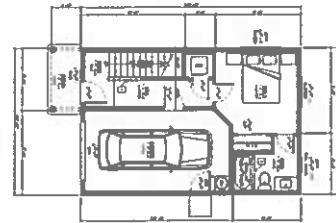




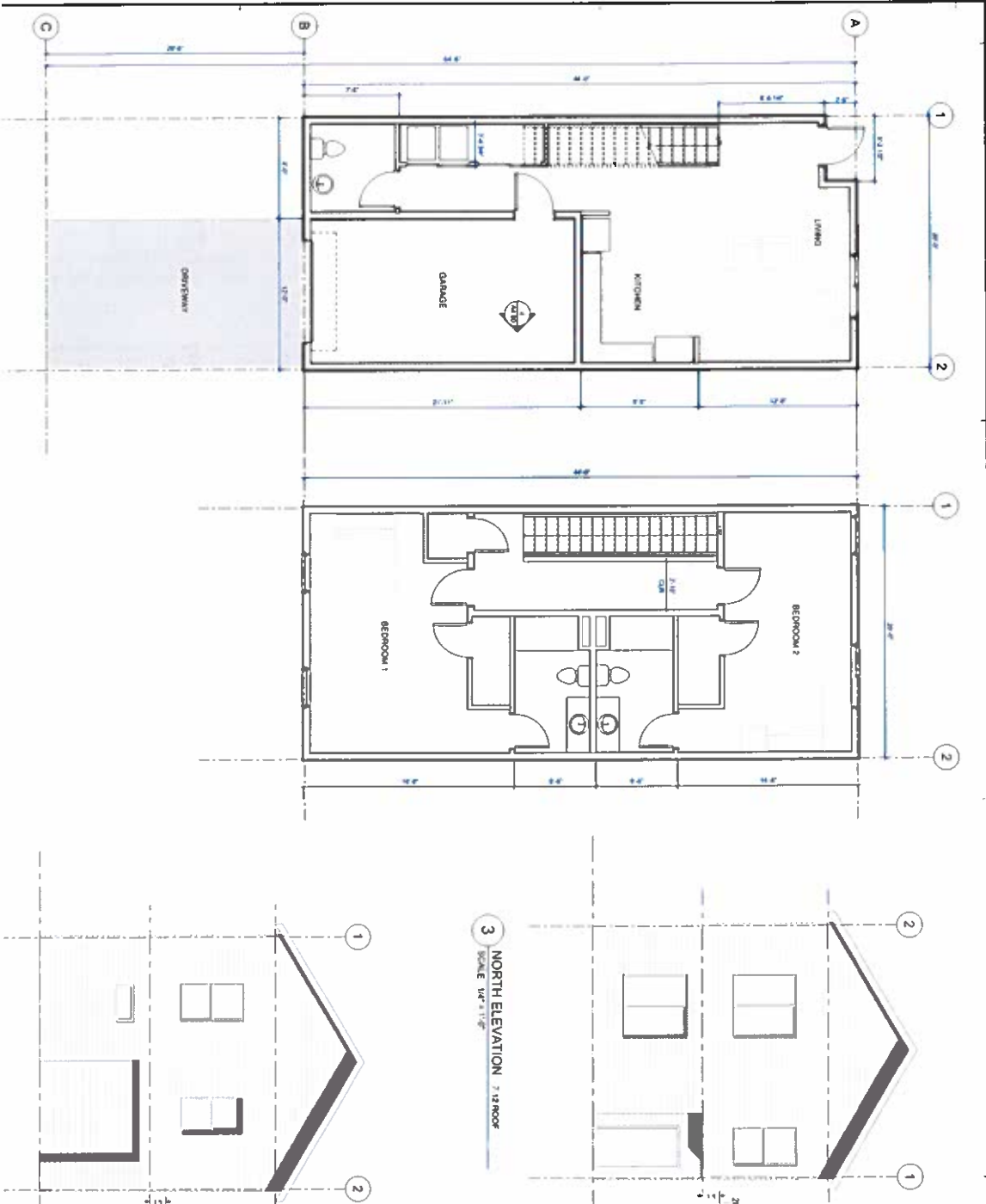
Upper Floor Plan
Overall Dimensions: 28'0" x 36'0"



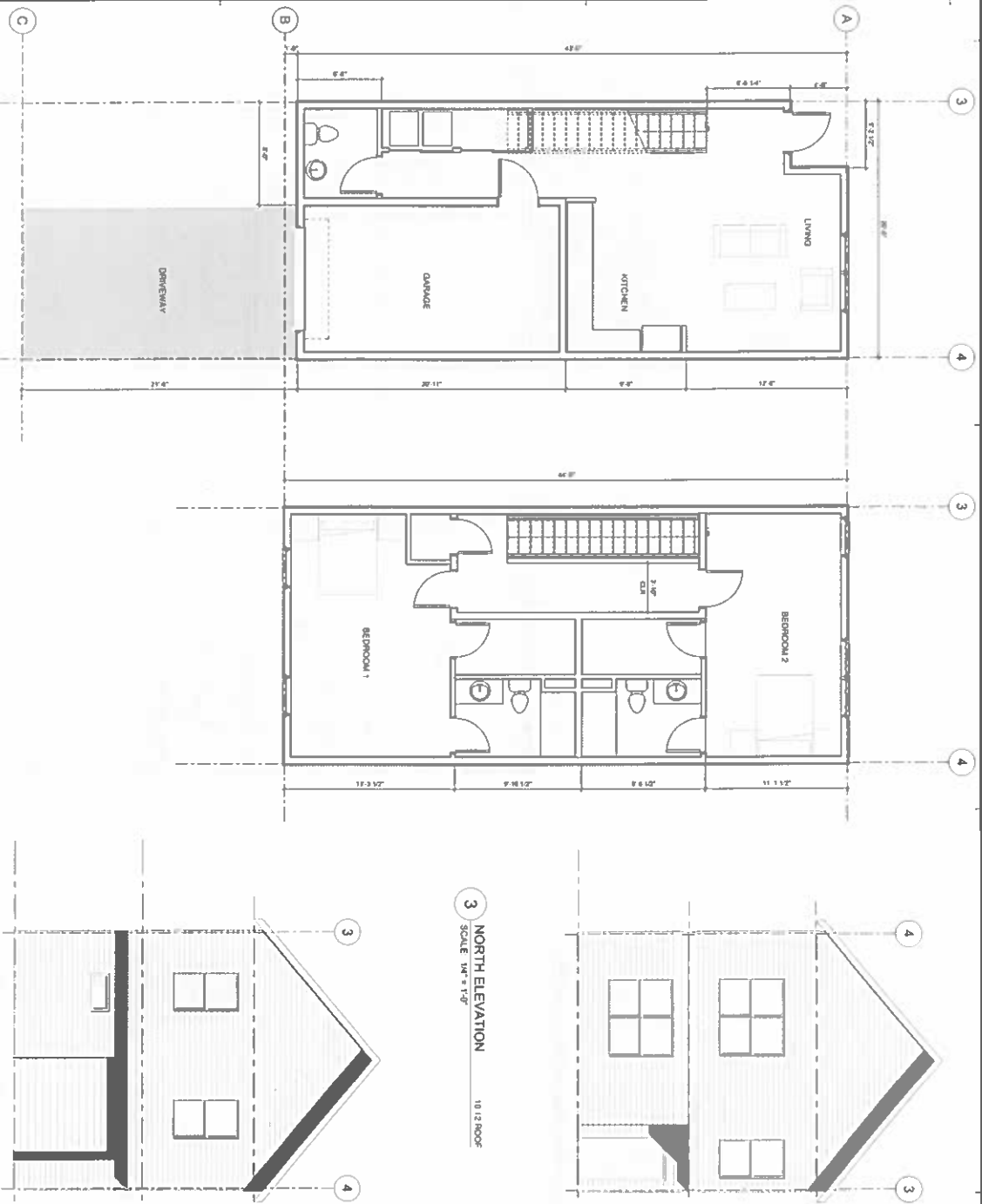
Main Floor Plan
Overall Dimensions: 28'0" x 36'0"



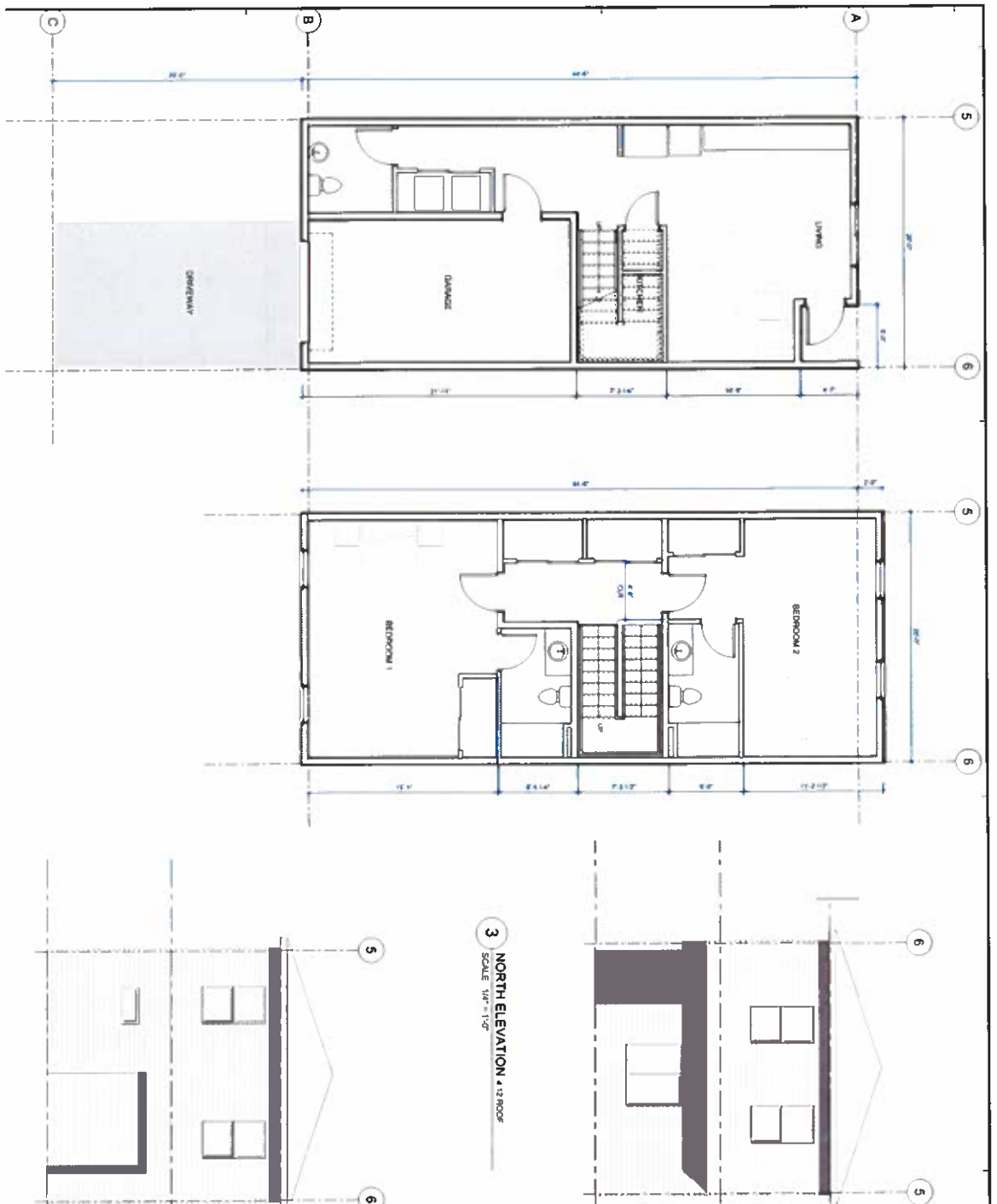
Conceptual Floor
Plan Model D:
2B/2BA, 1750sf
2 story; 20x45



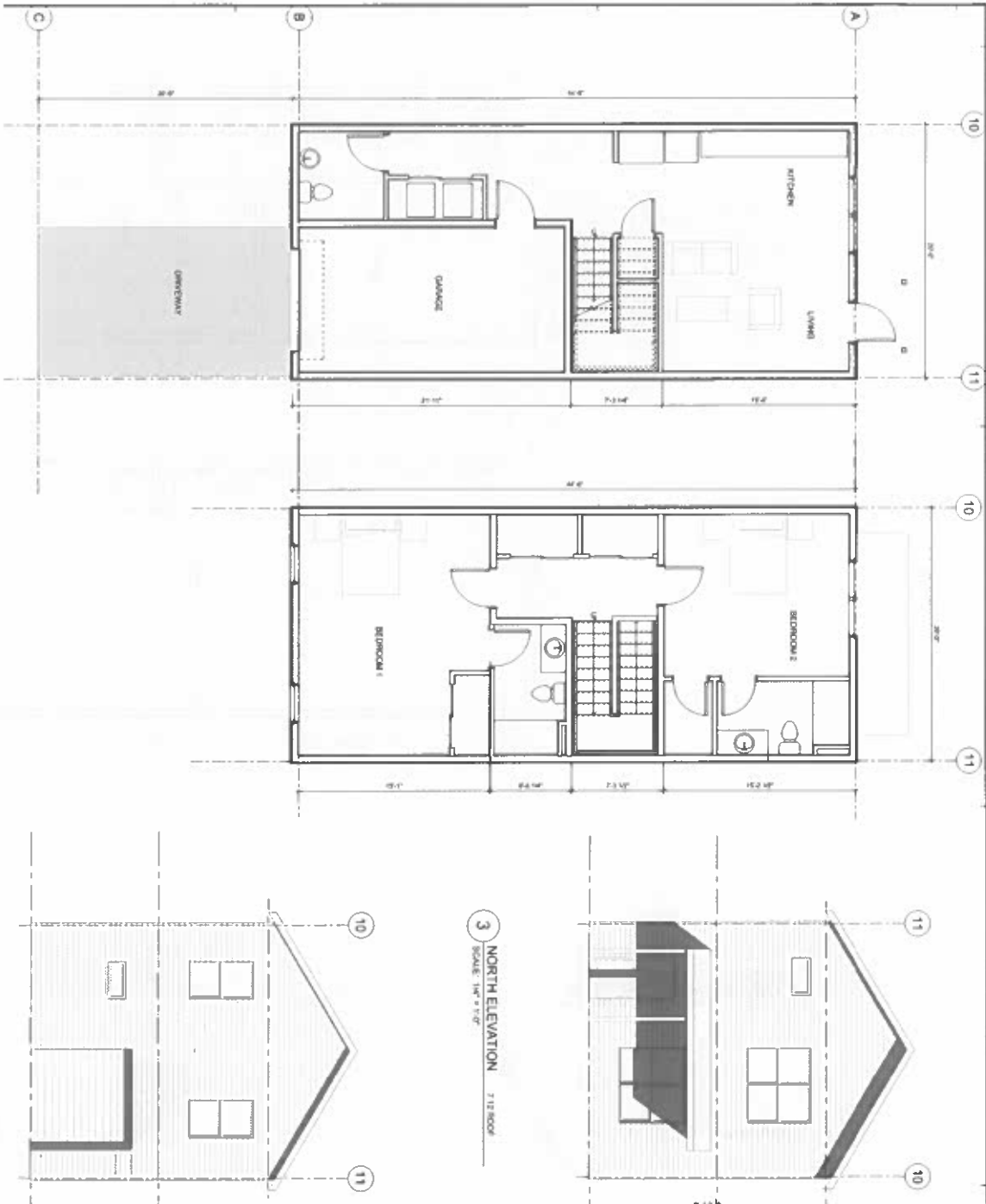
Conceptual Floor
Plan Model E:
2B/2BA, 1750sf
2 story; 20x45



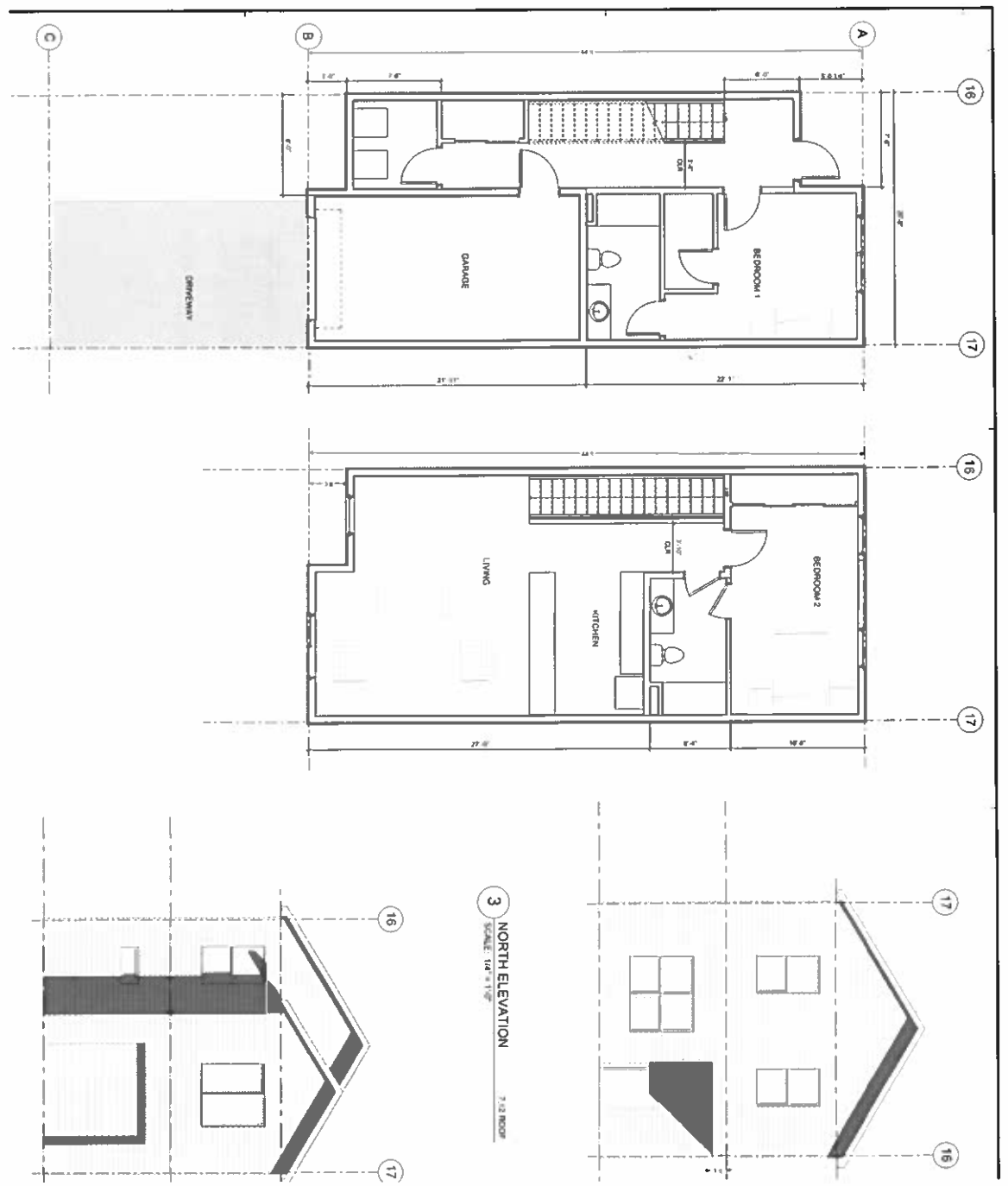
Conceptual Floor Plan: Model F 2B/2BA, 1750sf 2 story; 20x45



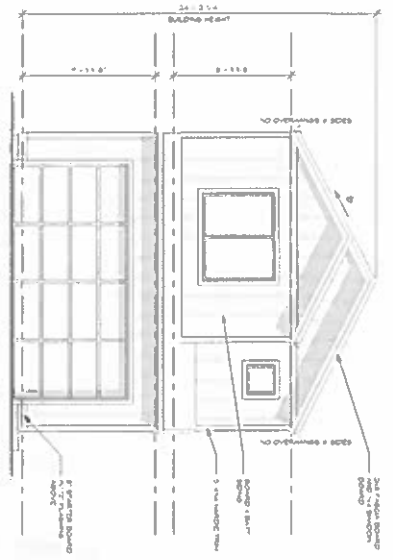
Conceptual Floor
Plan: Model G
2B/2BA, 1750sf
2 story; 20x45



Conceptual Floor Plan: Model H 2B/2BA, 1750sf 2 story; 20x45

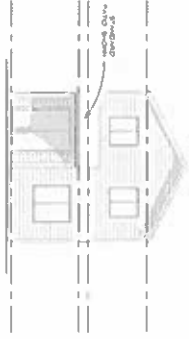


Conceptual Floor Plan Model J: 3B/2.5BA, 1480sf 2 story; 20x50



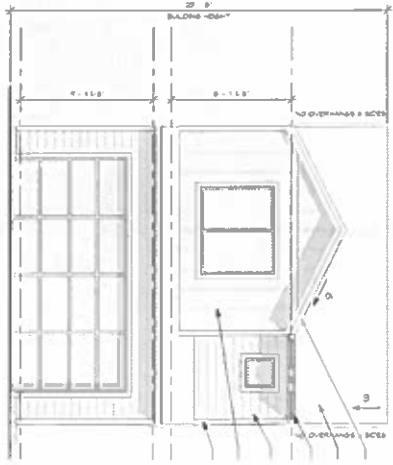
Front Elevation - FARM

1/8" = 1'-0"



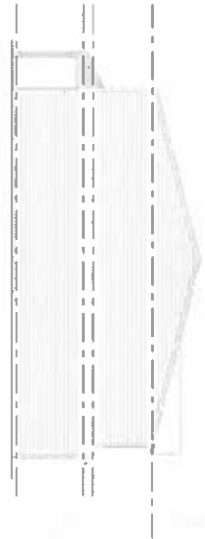
Rear Elevation

1/8" = 1'-0"



Front Elevation - NW

1/8" = 1'-0"



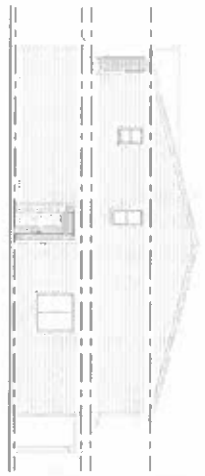
Left Elevation

1/8" = 1'-0"



Rear Elevation

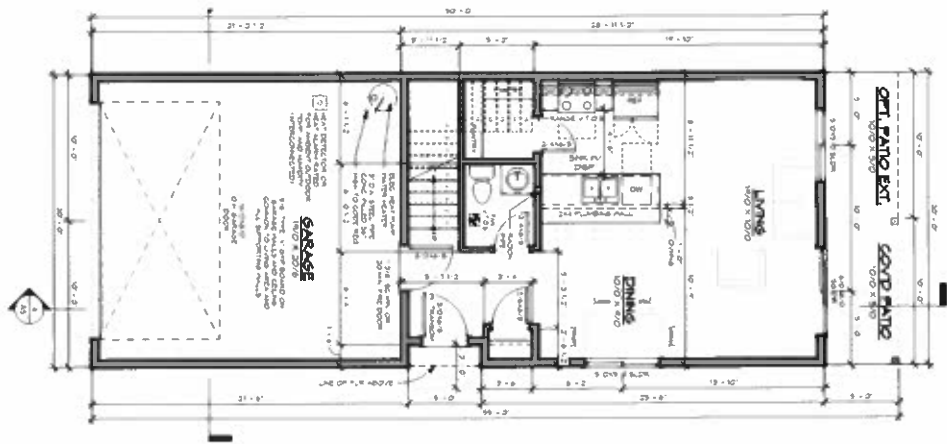
1/8" = 1'-0"



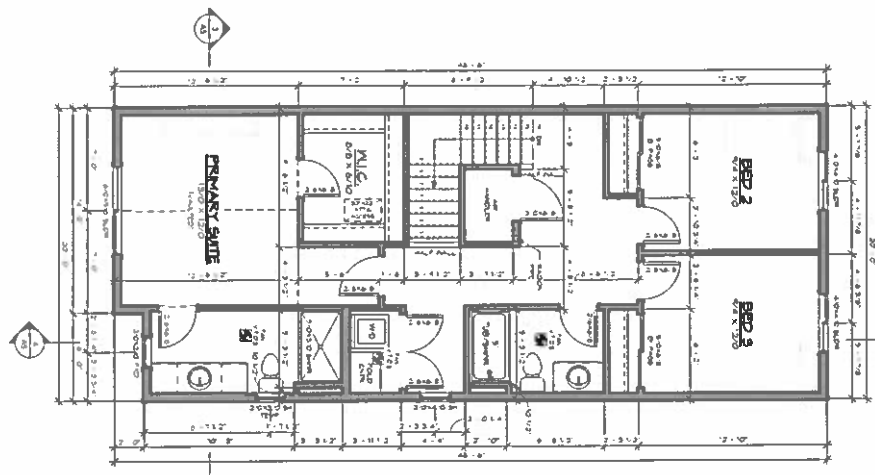
Right Elevation

1/8" = 1'-0"

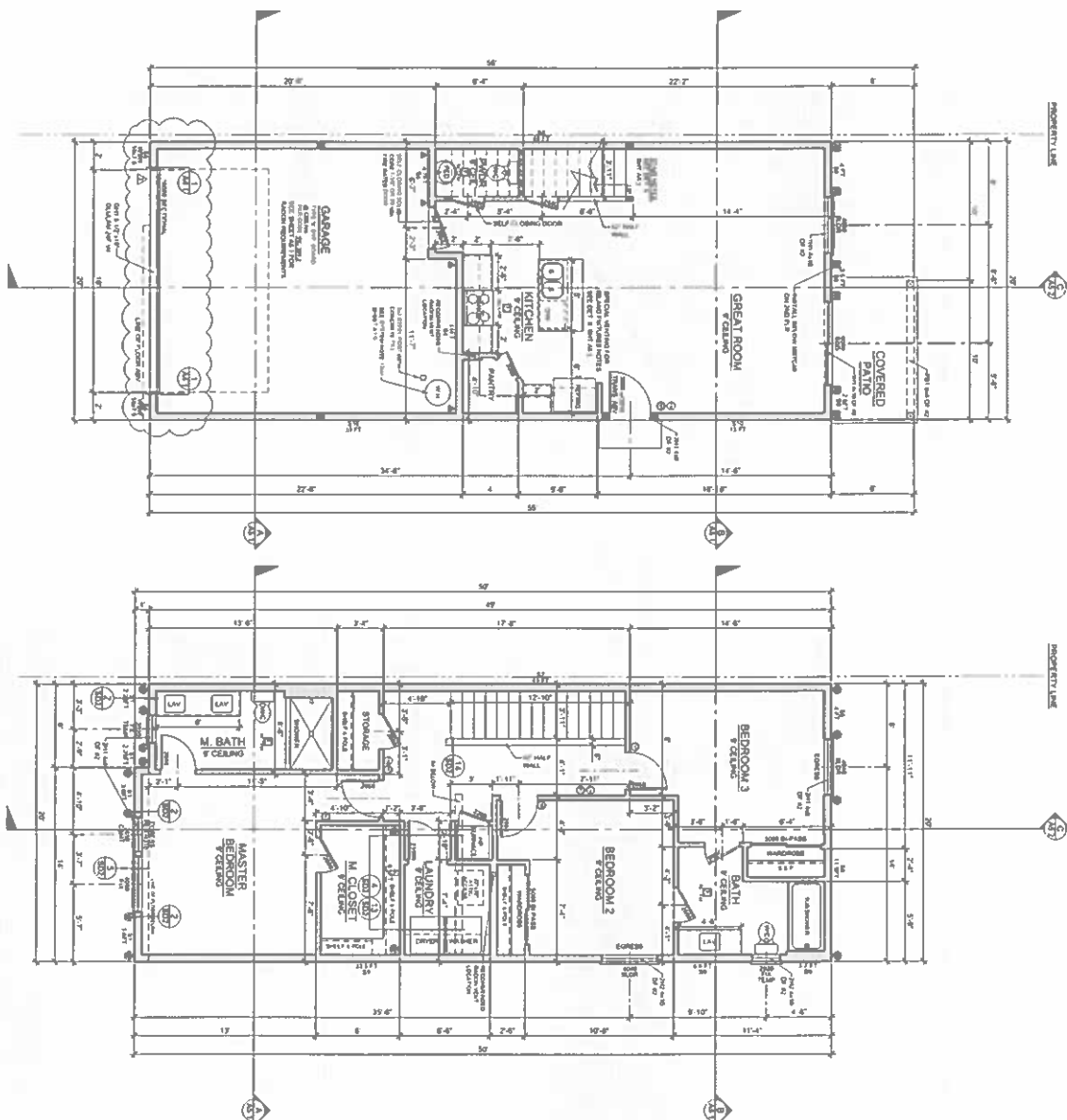
Conceptual Floor Plan: Model J: 3B/2.5BA, 1480sf 2 story; 20X50



Main Floor Plan
1/4" = 1'-0"



Upper Floor Plan
1/4" = 1'-0"

[illegible]

SYMBOL LEGEND

① CHEM AND SUBSTITUED BENZENE¹ / J. AM. CHEM. SOC.

② NUCLEIC ACIDS / J. AM. CHEM. SOC.

③ CARBON-13 NMR / J. AM. CHEM. SOC.

CONNECTORS

FLOOR PLANS

SCALE: 1/4" = 1'

SWARBRICK CIVIL ENGINEERS

1201 1ST AVENUE, SUITE 100
VANCOUVER, BC V6A 1A1

TEL: 604-681-1111
FAX: 604-681-1112
WWW.SWARBRICK-CIVIL.COM

GROVE AT 162ND

ALDER

7223 NE HAZEL DELL AVE

VANCOUVER, WASHINGTON 98665

PROJECT

GROVE AT 162ND

ALDER 3/L

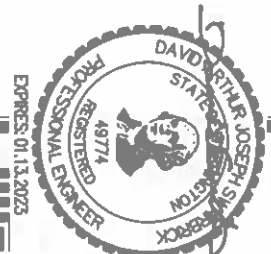
FLOOR PLANS

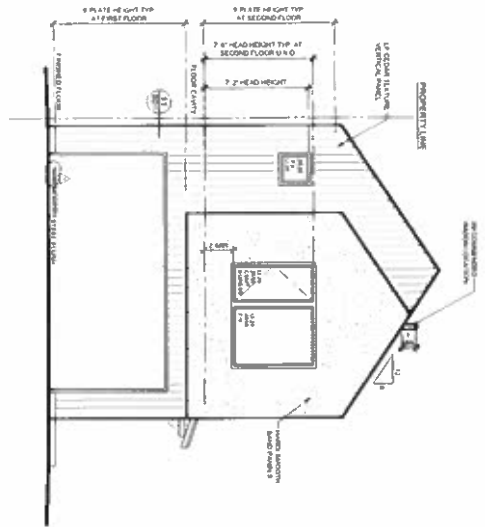
DATE: 10/1/01

BY: J. SWARBRICK

CHECKED: J. SWARBRICK

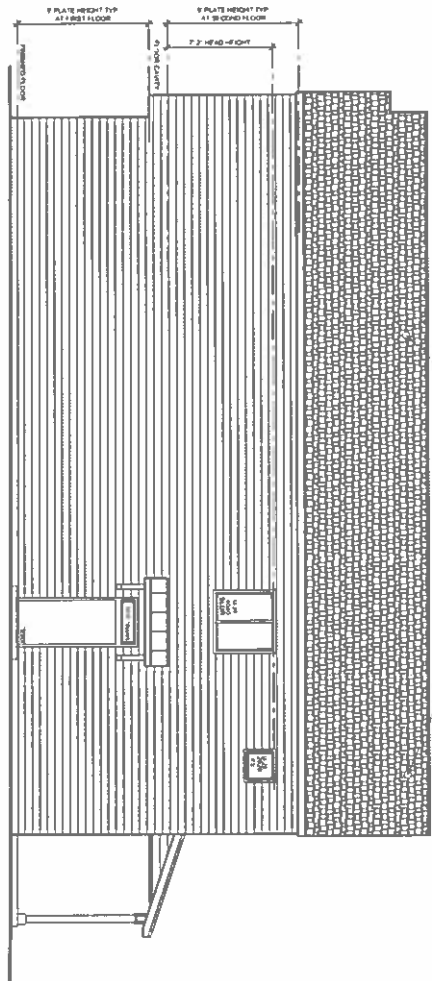
APPROVED: J. SWARBRICK





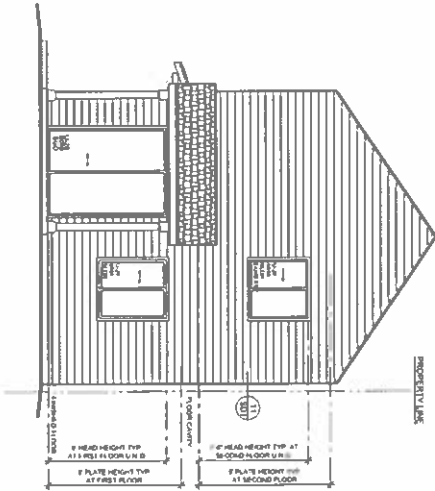
FRONT ELEVATION

SCALE 1/4" = 1'



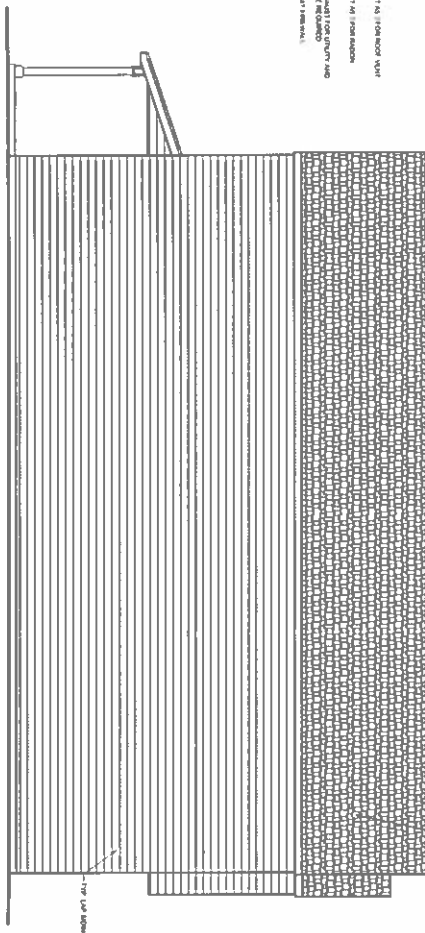
SIDE ELEVATION

SCALE 1/4" = 1'



REAR ELEVATION

SCALE 1/4" = 1'



SIDE ELEVATION

SCALE 1/4" = 1'

NOTES:
1. SEE PLAN, SPEC. NO. 1000000000
2. SEE PLAN, SPEC. NO. 1000000000
3. SEE PLAN, SPEC. NO. 1000000000
4. SEE PLAN, SPEC. NO. 1000000000
5. SEE PLAN, SPEC. NO. 1000000000
6. SEE PLAN, SPEC. NO. 1000000000
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9. SEE PLAN, SPEC. NO. 1000000000
10. SEE PLAN, SPEC. NO. 1000000000

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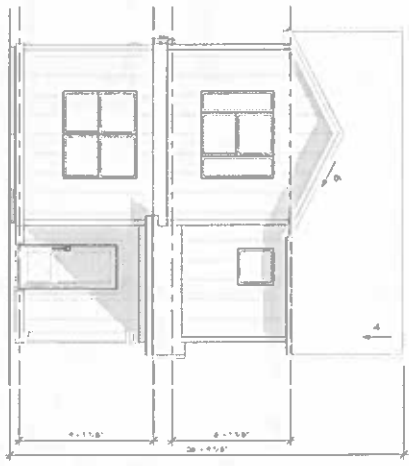
GROVE AT 162ND
ALDER
7223 NE HAZEL DELL AVE
VANCOUVER, WASHINGTON 98665

SWARBRICK
CIVIL
ENGINEERS

NO.	DATE	DESCRIPTION
1	01/13/2023	ISSUED FOR PERMIT
2	01/13/2023	ISSUED FOR PERMIT
3	01/13/2023	ISSUED FOR PERMIT
4	01/13/2023	ISSUED FOR PERMIT
5	01/13/2023	ISSUED FOR PERMIT
6	01/13/2023	ISSUED FOR PERMIT
7	01/13/2023	ISSUED FOR PERMIT
8	01/13/2023	ISSUED FOR PERMIT
9	01/13/2023	ISSUED FOR PERMIT
10	01/13/2023	ISSUED FOR PERMIT

A3.1

Conceptual Floor Plan: Model K: 3B(or 2B)/2BA, 1360sf, 2 story; 20x45



Front Elevation - Farmhouse
1/8" = 1'-0"



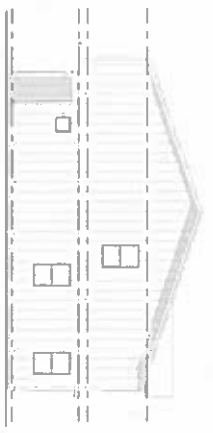
Right Elevation
1/8" = 1'-0"



Right Elevation
1/8" = 1'-0"

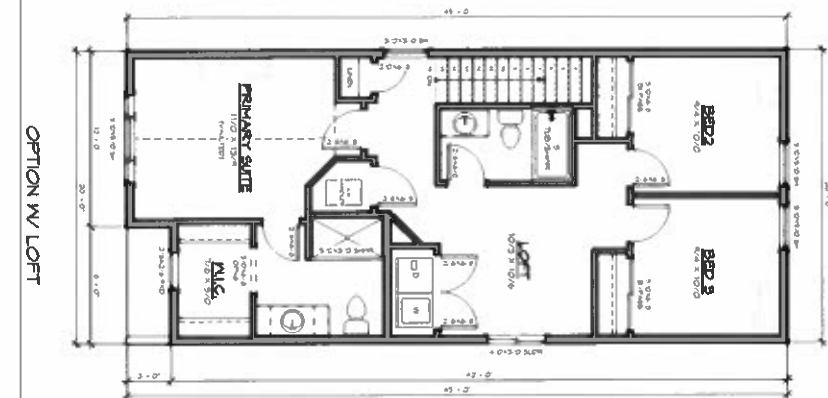
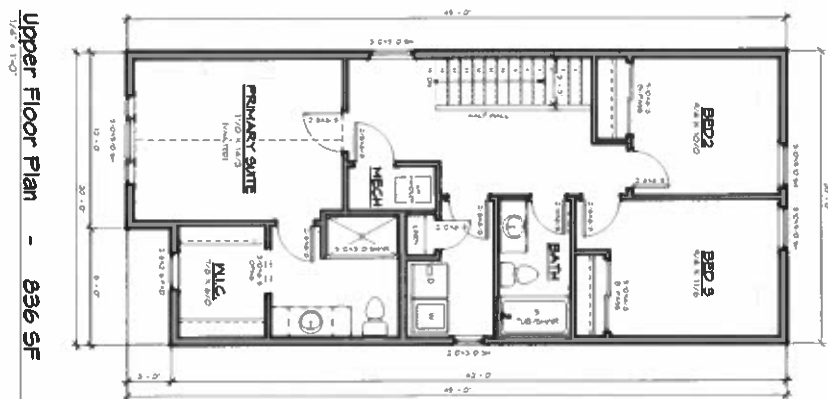
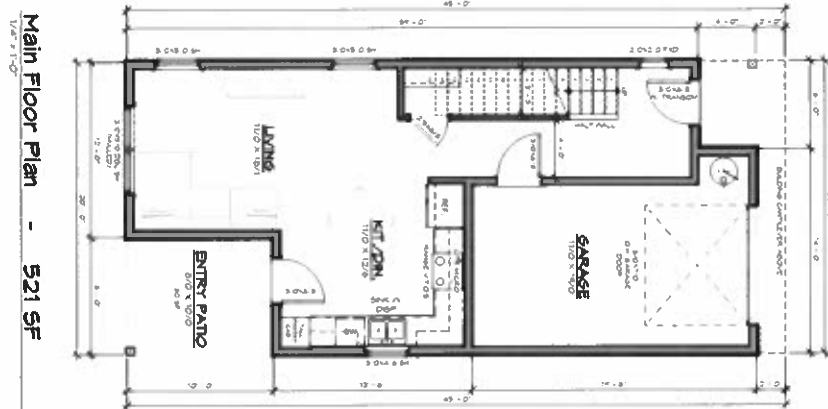


Rear Elevation
1/8" = 1'-0"

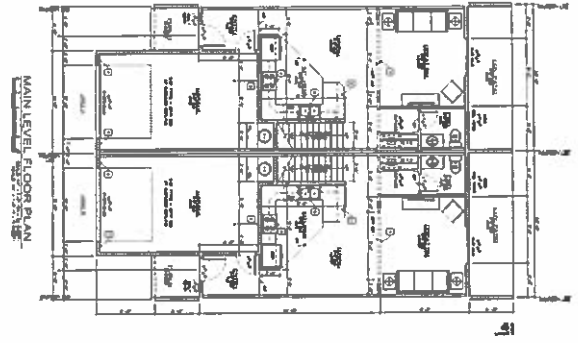


Left Elevation
1/8" = 1'-0"

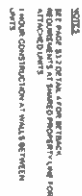
Conceptual Floor Plan Model K: 3B(or 2B)/2BA, 1360sf, 2 story; 20x45



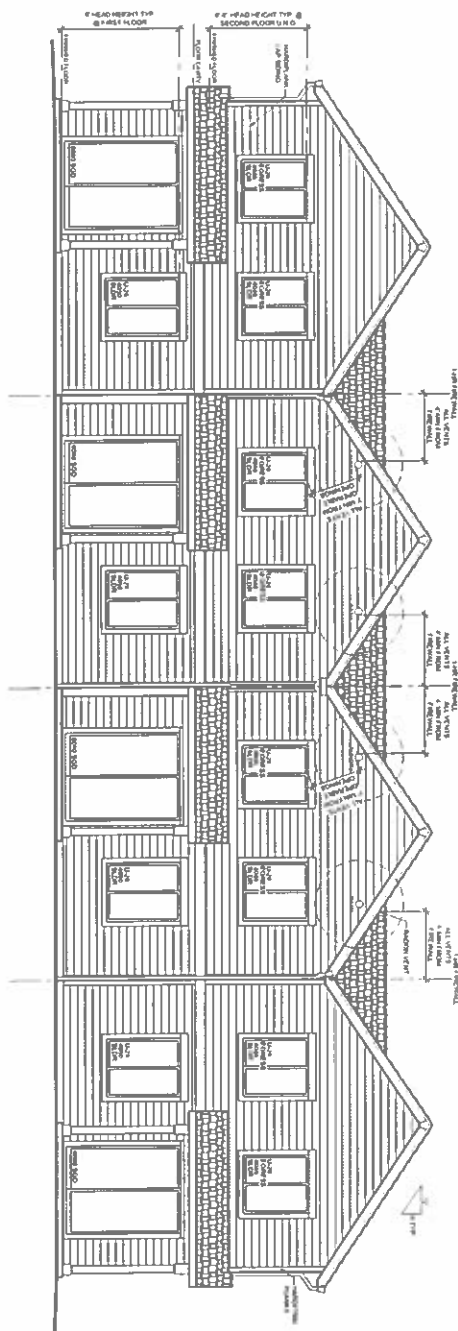




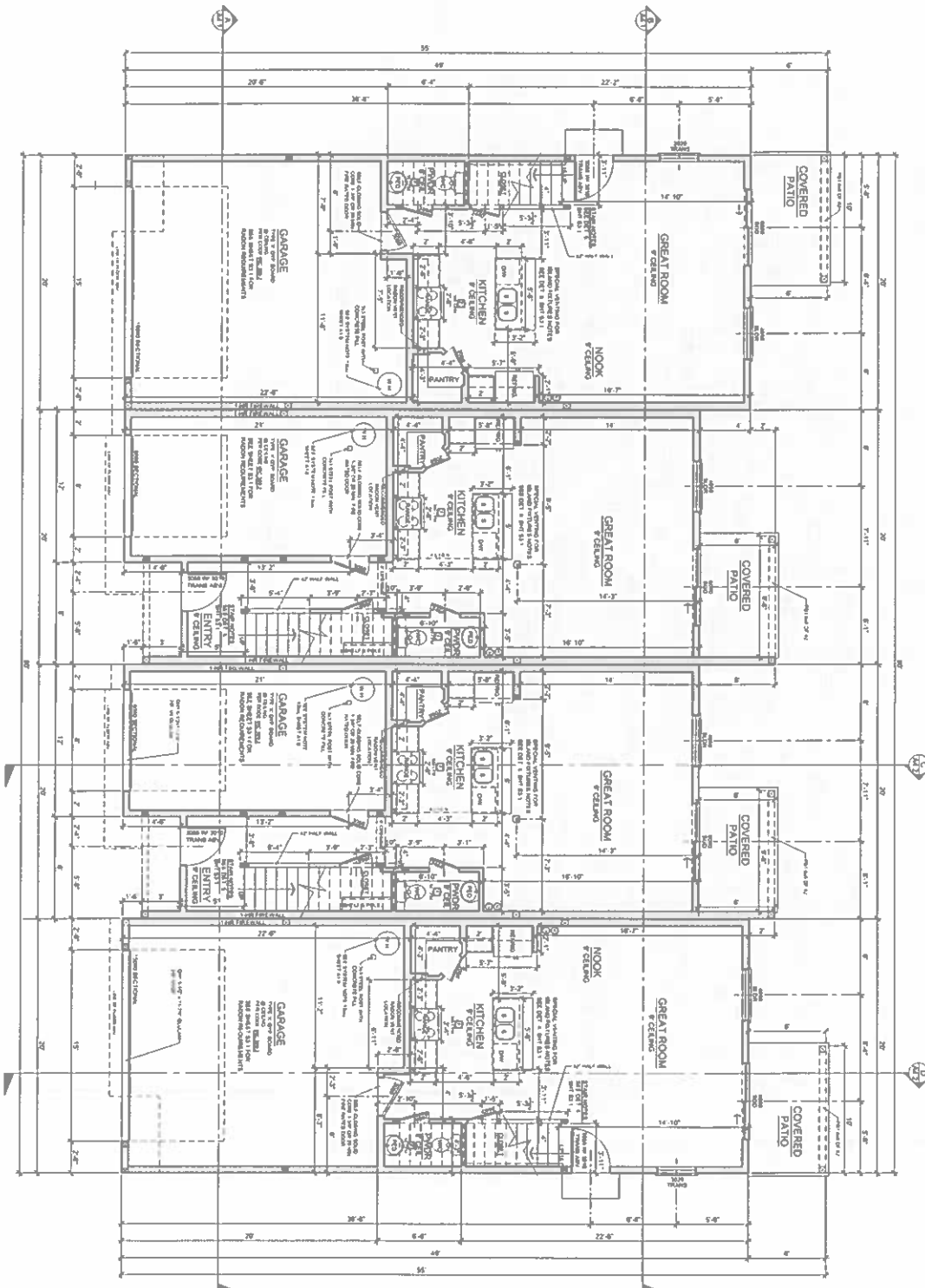
SCALE 1/4" = 1'



SCALE 1/6" = 1'

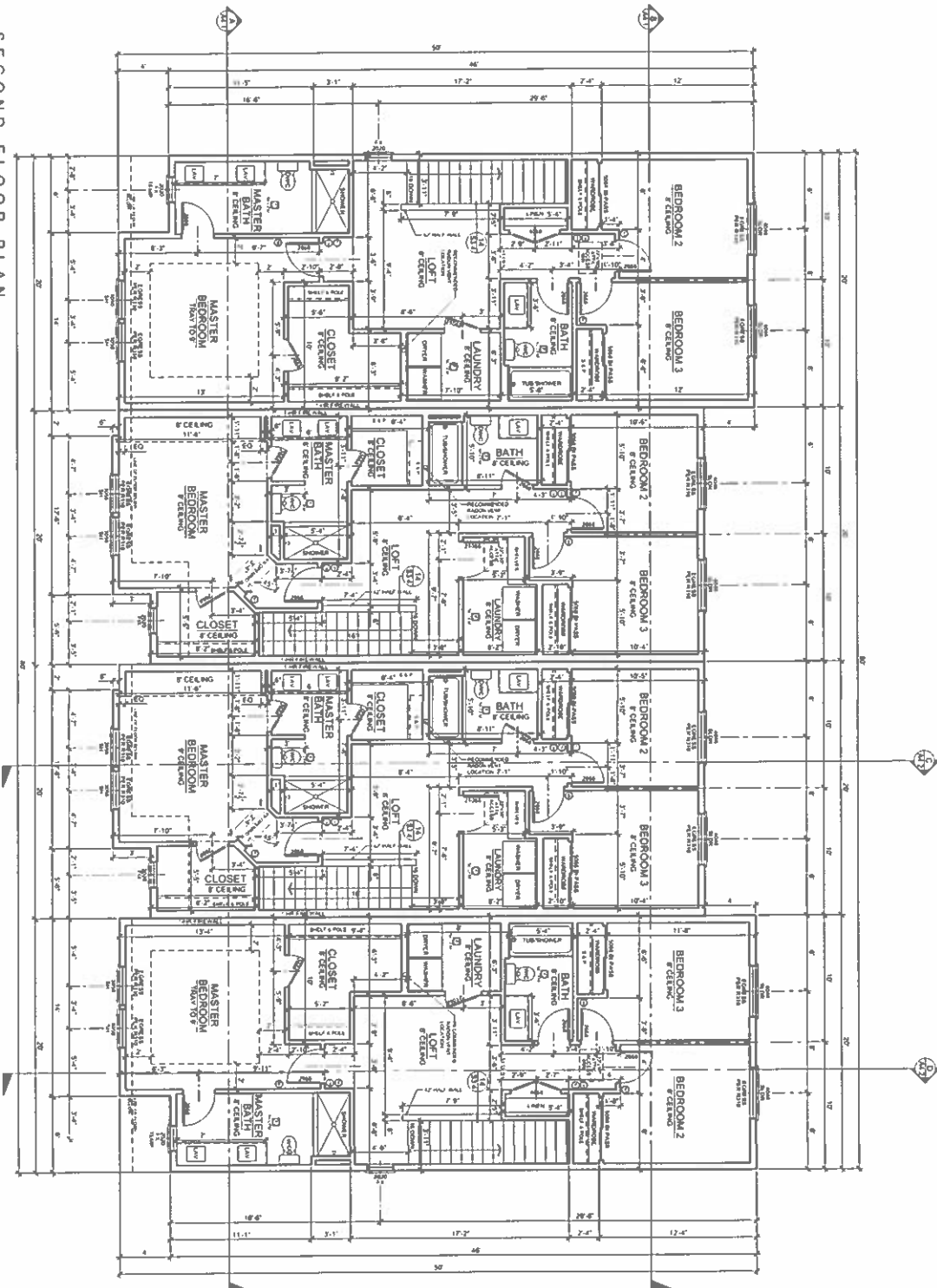


FIRST FLOOR PLAN



SCALE 1/4" = 1'

SECOND FLOOR PLAN





P.O. Box 10 • Mountain Home, ID 83647

www.mountain-home.us

September 17, 2025

RE: Civic Group Agreements- New Business items 2-7

City Council Meeting: September 23, 2025

Mayor and City Council members,

During the FY26 budget process, several discussions were held regarding proposed agreements with civic groups. While existing agreements are already in place, additional language was raised for consideration, including:

- Civic groups providing matching funds for City fund support
- Submission of financial statements or documentation
- Demonstration of community benefits from funded activities
- Routine attendance at City Council or committee meetings

At this time, staff seeks clarification from the City Council as to whether additional language or requirements should be drafted and incorporated into future agreements. Please advise if the Council wishes to move forward with developing this language, or if no further action is required at this time.

Respectfully,

Tiffany Belt
City Clerk

T (208) 587-2104

tbelt@mountain-home.us

SERVICES AGREEMENT

THIS SERVICES AGREEMENT, made and entered into this ____ day of September, 2025, by and between MOUNTAIN HOME ARTS COUNCIL, INC. (“MHAC”), a not-for-profit corporation, and the City of Mountain Home, an Idaho municipal corporation (“City”).

WHEREAS Article XII, Section 2 of the Idaho Constitution grants cities the authority to make and enforce all local police and other regulations not in conflict with the general laws; and

WHEREAS Idaho Code, Title 50, Section 303, “Powers,” provides that cities are “empowered to “create, purchase, operate and maintain recreation and cultural facilities and activities”; and

WHEREAS Since 1977, the mission of the Mountain Home Arts Council, a 501(c) (3) nonprofit, has been to entertain, enrich and educate the community by presenting and promoting varied artistic and cultural activities; and

WHEREAS The City finds that providing varied artistic and cultural activities for its citizens is a public benefit; and

WHEREAS The Mountain Home Arts Council, Inc., is best suited to provide these activities on behalf of and for the City of Mountain Home in exercising its powers under § 50-303, Idaho Code;

NOW, THEREFORE, IN MUTUAL CONSIDERATION of the covenants contained herein, the parties agree to the following:

1. **Term of Agreement.** The original term of this agreement is from October 1, 2025, and ending on or before September 30, 2026, with the option of renewal in future years.

2. **Location.** The service area is the city limits of the City of Mountain Home, Elmore County, Idaho.

3. **Scope of Work.**

General: The Mountain Home Arts Council (“MHAC”) offers public performances and workshops from professional artists, outreach programs to schools, nursing homes, and other community and underserved groups. MHAC has requested that the City provide partial funding for MHAC’s operations serving residents of the City.

Services: MHAC will offer public performances, workshops, and outreach programs for the citizens of Mountain Home.

Responsibilities: As an independent, non-profit corporation, MHAC is responsible to provide its own administration, oversight, budgeting, management and control of its operations, including compliance with employment and State and Federal regulatory requirements. Other than the funding provided under this agreement, The City of Mountain Home provides no employees or administration of MHAC or its operations. Except for the City’s general law enforcement operations, or as otherwise provided in this agreement, the City exercises no oversight over MHAC’s operations.

Reporting: In order for the City to measure the level and amount of service provided to City residents by MHAC, MHAC shall report not less than annually the status and attendance of past and scheduled and upcoming performances, workshops, and outreach programs, for the past and upcoming calendar year.

Non-Exclusivity: The parties agree that this agreement does not grant MHAC any exclusive right to provide the described artistic and cultural activities. The parties further agree that the City is free to contract with other service providers as it deems necessary to serve the public interest.

4. **Payment Agreement and Summary of Costs:** Payment for services will be made on the following basis:

- a. In consideration of the cultural activity services provided to citizens as outlined above, the City will pay to MHAC the amount of \$7,000.00 during the period of the contract, in one annual lump sum payment, payable as outlined below.
- b. MHAC will provide an invoice to the City at the beginning of each year of service provided under the contract, after which presentation, the city shall pay the amount due.
- c. In the event MHAC curtails or ceases services, the City shall be under no obligation to pay MHAC for those months or portions of months for which services were unavailable to residents of the City, and the City shall be reimbursed for those months services were unavailable.

5. **Insurance:** The relationship between MHAC and the City is purely contractual. Each party will maintain its separate identity and shall be responsible for its own actions and the actions of its employees and agents. MHAC shall maintain its own insurance at all times during the effective dates of this agreement.

6. **Indemnification by MHAC.** MHAC agrees to indemnify and hold City harmless against all actions, losses, liabilities, judgments, claims, demands, costs, damages, or expenses of any kind on account thereof, including attorneys' fees and costs of defense, which arise or may arise as a result of the negligence of MHAC, its agents or employees.

7. **Termination.** Either party may terminate this agreement upon providing the other party 60 days written notice.

CITY OF MOUNTAIN HOME, IDAHO

By, _____
Rich Sykes, Mayor

ATTEST:

Tiffany Belt, City Clerk

MOUNTAIN HOME ARTS COUNCIL, INC.,
A NOT-FOR-PROFT CORPORATION

By _____
Executive Director



P.O. Box 10 • Mountain Home, ID 83647

www.mountain-home.us

September 17, 2025

RE: Civic Group Agreements- New Business items 2-7

City Council Meeting: September 23, 2025

Mayor and City Council members,

During the FY26 budget process, several discussions were held regarding proposed agreements with civic groups. While existing agreements are already in place, additional language was raised for consideration, including:

- Civic groups providing matching funds for City fund support
- Submission of financial statements or documentation
- Demonstration of community benefits from funded activities
- Routine attendance at City Council or committee meetings

At this time, staff seeks clarification from the City Council as to whether additional language or requirements should be drafted and incorporated into future agreements. Please advise if the Council wishes to move forward with developing this language, or if no further action is required at this time.

Respectfully,

Tiffany Belt
City Clerk

T (208) 587-2104

tbelt@mountain-home.us

SERVICES AGREEMENT

THIS SERVICES AGREEMENT, made and entered into this ____ day of September, 2025, by and between MOUNTAIN HOME SENIOR CENTER, INC. (“MHSC”), a not-for-profit corporation, and the CITY OF MOUNTAIN HOME, IDAHO, an Idaho municipal corporation (“City”).

WHEREAS Article XII, Section 2 of the Idaho Constitution grants cities the authority to make and enforce all local police and other regulations not in conflict with the general laws; and

WHEREAS Idaho Code, Title 50, Section 303, “Powers,” provides that cities are “empowered to “create, purchase, operate and maintain recreation and cultural facilities and activities”; and

WHEREAS the mission of the Mountain Home Senior Center, Inc., a 501(c)(3) nonprofit corporation, has been to secure, obtain, provide, and advance social, recreational, educational, welfare, nutritional services, and opportunities for the senior citizens of the City of Mountain Home and the surrounding area; and

WHEREAS the City finds that providing the mission of MHSC is a public benefit for the citizens of Mountain Home and the surrounding area; and

WHEREAS the Mountain Home Senior Center, Inc., is best suited to provide these activities on behalf of and for the City of Mountain Home in exercising its powers under § 50-303, Idaho Code;

NOW, THEREFORE, IN MUTUAL CONSIDERATION of the covenants contained herein, the parties agree to the following:

1. **Term of Agreement.** The term of this agreement is from October 1, 2025, through September 30, 2026, with the option of renewal in future years.

2. **Location.** The service area is the city limits of the City of Mountain Home, Elmore County, Idaho.

3. **Scope of Work.**

General: The Mountain Home Senior Center, Inc. (“MHSC”) obtains, provides, and advances social, recreational, educational, welfare, nutritional services, and opportunities for the senior citizens of the City of Mountain Home. MHSC has requested that the City provide partial funding for its annual programs and its meals on wheels operations serving residents of the City.

Services: MHSC will offer meals on wheels as a part of its social, recreational, educational, welfare, nutritional services, and opportunities for the senior citizens of the City of Mountain Home.

Responsibilities: As an independent, non-profit corporation, MHSC is responsible to provide its own administration, oversight, budgeting, management and control of its operations, including compliance with employment and State and Federal regulatory requirements. Other than the funding provided under this agreement, The City of Mountain Home provides no employees or administration of MHSC or its operations. Except for the City’s general law enforcement operations, or as otherwise provided in this agreement, the City exercises no oversight over MHSC’s operations.

Reporting: In order for the City to measure the level and amount of service provided to City residents by MHSC, MHSC shall report not less than annually the status and attendance of the meals on wheels program.

Non-Exclusivity: The parties agree that this agreement does not grant MHSC any exclusive right to provide the services mentioned above and that the City is free to contract with other service providers as it deems necessary to serve the public interest.

4. **Payment Agreement and Summary of Costs:** Payment for services will be made on the following basis:

- a. In consideration of the meals on wheels services provided to citizens as outlined above, the City will pay to MHSC the amount of \$7,000.00 during the period of the contract and an additional \$7,000.00 for the Senior Center services provided to citizens as outlined above, for a total of \$14,000.00, in one annual lump sum payment, payable as outlined below.
- b. MHSC will provide an invoice to the City at the beginning of each year of service provided under the contract, after which presentation, the City shall pay the amount due.
- c. In the event MHSC curtails or ceases services, the City shall be under no obligation to pay MHSC for those months or portions of months for which such services were unavailable to residents of the City, and the City shall be reimbursed for those months' services were unavailable.

5. **Insurance:** The relationship between MHSC and the City is purely contractual. Each party will maintain its separate identity and shall be responsible for its own actions and the actions of its employees and agents. MHSC shall maintain its own insurance at all times during the effective dates of this agreement.

6. **Indemnification by MHSC.** MHSC agrees to indemnify and hold the City harmless against all actions, losses, liabilities, judgments, claims, demands, costs, damages or expenses of any kind on account thereof, including attorneys' fees and costs of defense, which arise or may arise as a result of the negligence of MHSC, its agents or employees.

7. **Termination.** Either party may terminate this agreement upon providing the other party 60 days written notice.

CITY OF MOUNTAIN HOME, IDAHO

By, _____
Rich Sykes, Mayor

ATTEST:

Tiffany Belt, City Clerk

MOUNTAIN HOME SENIOR CENTER, INC.,
A NOT-FOR-PROFIT CORPORATION

By _____
Executive Director



P.O. Box 10 • Mountain Home, ID 83647

www.mountain-home.us

September 17, 2025

RE: Civic Group Agreements- New Business items 2-7

City Council Meeting: September 23, 2025

Mayor and City Council members,

During the FY26 budget process, several discussions were held regarding proposed agreements with civic groups. While existing agreements are already in place, additional language was raised for consideration, including:

- Civic groups providing matching funds for City fund support
- Submission of financial statements or documentation
- Demonstration of community benefits from funded activities
- Routine attendance at City Council or committee meetings

At this time, staff seeks clarification from the City Council as to whether additional language or requirements should be drafted and incorporated into future agreements. Please advise if the Council wishes to move forward with developing this language, or if no further action is required at this time.

Respectfully,

Tiffany Belt
City Clerk

T (208) 587-2104

tbelt@mountain-home.us

SERVICES AGREEMENT

THIS SERVICES AGREEMENT, made and entered into this ____ day of September, 2025, by and between MOUNTAIN HOME HISTORICAL SOCIETY, INC. (“MHHS”), a not-for-profit corporation, and the City of Mountain Home, an Idaho municipal corporation (“City”).

WHEREAS Article XII, Section 2 of the Idaho Constitution grants cities the authority to make and enforce all local police and other regulations not in conflict with the general laws; and

WHEREAS Idaho Code, Title 50, Section 303, “Powers,” provides that cities are “empowered to “create, purchase, operate and maintain recreation and cultural facilities and activities”; and

WHEREAS The mission of the Mountain Home Historical Society, a 501(c) (3) nonprofit corporation, has been to enrich and educate the community by operating the City’s Historical Museum and promoting related historical and cultural activities; and

WHEREAS The City finds that providing a museum and related historical and cultural activities for its citizens is a public benefit; and

WHEREAS The Mountain Home Historical Society, Inc., is best suited to provide these activities on behalf of and for the City of Mountain Home in exercising its powers under § 50-303, Idaho Code;

NOW, THEREFORE, IN MUTUAL CONSIDERATION of the covenants contained herein, the parties agree to the following:

1. **Term of Agreement.** The original term of this agreement is from October 1, 2025, and ending on or before September 30, 2026, with the option of renewal in future years.

2. **Location.** The service area is the city limits of the City of Mountain Home, Elmore County, Idaho.

3. **Scope of Work.**

General: The Mountain Home Historical Society (“MHHS”) operates a Museum open to the general public, and provides public outreach programs and historical and cultural activities to schools, nursing homes, and other community groups. MHHS has requested that the City provide partial funding for MHHS’s operations serving residents of the City.

Services: MHHS will operate a museum open to the general public, in addition to public workshops and outreach programs.

Responsibilities: As an independent, non-profit corporation, MHHS is responsible to provide its own administration, oversight, budgeting, management and control of its operations, including compliance with employment and State and Federal regulatory requirements. Other than the funding provided under this agreement, The City of Mountain Home provides no employees or administration of MHHS or its operations. Except for the City’s general law enforcement operations, or as otherwise provided in this agreement, the City exercises no oversight over MHHS’s operations.

Reporting: In order for the City to measure the level and amount of service provided to City residents by MHAC, MHAC shall report not less than annually museum visitor counts, and status and attendance of past and scheduled and upcoming, workshops, and outreach programs, for the past and upcoming calendar year.

Non-Exclusivity: The parties agree that this agreement does not grant MHHS any exclusive right to provide the described artistic and cultural activities. The parties further agree that the City is free to contract with other service providers as it deems necessary to serve the public interest.

4. **Payment Agreement and Summary of Costs:** Payment for services will be made on the following basis:

- a. In consideration of the cultural activity services provided to citizens as outlined above, the City will pay to MHHS the amount of \$7,000.00 during the period of the contract, in one annual lump sum payment, payable as outlined below.
- b. MHHS will provide an invoice to the City at the beginning of each year of service provided under the contract, after which presentation, the city shall pay the amount due.
- c. In the event MHHS curtails or ceases services, the City shall be under no obligation to pay MHHS for those months or portions of months for which services were unavailable to residents of the City, and the City shall be reimbursed for those months services were unavailable.
- d. The City will pay the utility costs, including phone and IT services, along with the repair and maintenance costs for the operation of the Museum Building.

5. **Insurance:** The relationship between MHHS and the City is purely contractual. Each party will maintain its separate identity and shall be responsible for its own actions and the actions of its employees and agents. MHHS shall maintain its own insurance at all times during the effective dates of this agreement.

6. **Indemnification by MHHS.** MHHS agrees to indemnify and hold City harmless against all actions, losses, liabilities, judgments, claims, demands, costs, damages, or expense of any kind on account thereof, including attorneys' fees and costs of defense, which arise or may arise as a result of the negligence of MHHS, its agents or employees.

7. **Termination.** Either party may terminate this agreement upon providing the other party 60 days written notice.

CITY OF MOUNTAIN HOME, IDAHO

By, _____
Rich Sykes, Mayor

ATTEST:

Tiffany Belt, City Clerk

MOUNTAIN HOME HISTORICAL SOCIETY,
INC., A NOT-FOR-PROFIT CORPORATION

By _____
Chairman



P.O. Box 10 • Mountain Home, ID 83647

www.mountain-home.us

September 17, 2025

RE: Civic Group Agreements- New Business items 2-7

City Council Meeting: September 23, 2025

Mayor and City Council members,

During the FY26 budget process, several discussions were held regarding proposed agreements with civic groups. While existing agreements are already in place, additional language was raised for consideration, including:

- Civic groups providing matching funds for City fund support
- Submission of financial statements or documentation
- Demonstration of community benefits from funded activities
- Routine attendance at City Council or committee meetings

At this time, staff seeks clarification from the City Council as to whether additional language or requirements should be drafted and incorporated into future agreements. Please advise if the Council wishes to move forward with developing this language, or if no further action is required at this time.

Respectfully,

Tiffany Belt
City Clerk

T (208) 587-2104

tbelt@mountain-home.us

SERVICES AGREEMENT

THIS SERVICES AGREEMENT, made and entered into this ____ day of September, 2025, by and between ELMORE COUNTY DOMESTIC VIOLENCE COUNCIL, INC., (“ECDVC”), a not-for-profit corporation, and the City of Mountain Home, an Idaho municipal corporation (“City”).

WHEREAS Article XII, Section 2 of the Idaho Constitution grants cities the authority to make and enforce all local police and other regulations not in conflict with the general laws; and

WHEREAS Idaho Code, Title 50, Section 302, “Powers,” provides that cities are granted powers to “maintain the peace, good government and welfare of the corporation”; and

WHEREAS In enacting the Domestic Violence Crime Prevention chapter of Idaho Code, the Idaho Legislature has found, as stated in Section 39-6302, I.C., that “domestic violence is a crime which can be deterred, prevented, or reduced by legal intervention”, and

WHEREAS The Idaho Legislature requires, in Section 39-6316, Idaho Code, that peace officers, in responding to domestic violence calls shall “make every effort to arrange, offer, or facilitate transportation for the victim to a hospital for treatment of injuries or to a place of safety or shelter”; and

WHEREAS The Elmore County Domestic Violence Council provides, among many other services, urgent services to victims of domestic violence including arranging and facilitating transportation to hospitals or other places of safety and shelter and facilitates and arranges temporary shelter for the safety of the victims and the community; and

WHEREAS The services provided by the Elmore County Domestic Violence Council materially assist the Mountain Home Police Department in maintaining peace and safety during urgent domestic violence situations and furthers the legislative intent of I.C. 39-6302 by deterring, preventing and reducing domestic violence when facilitating transportation and providing shelter for victim safety;

WHEREAS The Elmore County Domestic Violence Council can provide these services on behalf of and for the Mountain Home Police Department in fulfillment of its public safety function, freeing officers to provide other critical law enforcement functions;

NOW, THEREFORE, IN MUTUAL CONSIDERATION of the covenants contained herein, the parties agree to the following:

1. **Term of Agreement.** The original term of this agreement is from October 1, 2025, and ending on or before September 30, 2026, with the option of renewal in future years.

2. **Location.** The service area is the city limits of the City of Mountain Home, Elmore County, Idaho.

3. **Scope of Work.**

General: Elmore County Domestic Violence Council (“ECDVC”) operates and maintains a victim’s counseling and outreach center in the Mountain Home area as outlined on the attached Appendix “A.” ECDVC has requested that the City provide partial funding for ECDVC’s victim

service operations serving residents of the City as requested by the Mountain Home Police Department (“MHPD”) during domestic violence calls and incidents.

Services: ECDVC will operate a victim support system or hotline that provides services to City residents during domestic violence calls or incidents as shown on the attached Appendix “B.”

Responsibilities: As an independent, non-profit corporation, ECDVC is responsible to provide its own administration, oversight, budgeting, management and control of its operations, including compliance with employment and State and Federal regulatory requirements. Other than the funding provided under this agreement, The City of Mountain Home provides no employees or administration of ECDVC or its operations. Except for the City’s general law enforcement operations, and as otherwise provided in this agreement, the City exercises no oversight over ECDVC’s operations as set forth in Appendices A and B.

Reporting: In order for the City to measure the level and amount of service provided to City residents by ECDVC, ECDVC shall report not less than monthly the number of victims served, transported, or housed or otherwise supported as requested by MHPD during domestic violence calls or incidents.

Non-Exclusivity: The parties agree that this agreement does not grant ECDVC any exclusive right to provide the described domestic violence services. The parties further agree that the City is free to contract with other service providers as it deems necessary to serve the public interest.

4. **Payment Agreement and Summary of Costs:** Payment for services will be made on the following basis:

- a. In consideration of the domestic violence services provided to victims when contacted by the MHPD as outlined above, the City will pay to ECDVC the amount of \$7,000 during the period of the contract, in one annual lump sum payment, payable as outlined below.
- b. ECDVC will provide an invoice to the City at the beginning of each year of service provided under the contract. ECDVC will send the invoice to the City, and payment will be made to ECDVC no later than the end of the month following submission of the invoice, and should be sent to the ECDVC office in Mountain Home.
- c. In the event ECDVC curtails or ceases services, the City shall be under no obligation to pay ECDVC for those months or portions of months for which services in Appendix A were unavailable to residents of the City.

5. **Insurance:** The relationship between ECDVC and City is purely contractual. Each party will maintain its separate identity and shall be responsible for its own actions and the actions of its employees and agents. ECDVC shall maintain its own insurance at all times during the effective dates of this agreement.

6. **Indemnification by ECDVC.** ECDVC agrees to indemnify and hold City harmless against all actions, losses, liabilities, judgments, claims, demands, costs, damages or expense of any kind on account thereof, including attorneys’ fees and costs of defense, which arise or may arise as a result of the negligence of ECDVC, its agents or employees.

7. **Termination.** Either party may terminate this agreement upon providing the other party 60 days written notice.

CITY OF MOUNTAIN HOME, IDAHO

By, _____
Rich Sykes, Mayor

ATTEST:

Tiffany Belt, City Clerk

ELMORE COUNTY DOMESTIC VIOLENCE
COUNCIL, INC., A NOT-FOR-PROFIT
CORPORATION

By _____
Chairman



P.O. Box 10 • Mountain Home, ID 83647

www.mountain-home.us

September 17, 2025

RE: Civic Group Agreements- New Business items 2-7

City Council Meeting: September 23, 2025

Mayor and City Council members,

During the FY26 budget process, several discussions were held regarding proposed agreements with civic groups. While existing agreements are already in place, additional language was raised for consideration, including:

- Civic groups providing matching funds for City fund support
- Submission of financial statements or documentation
- Demonstration of community benefits from funded activities
- Routine attendance at City Council or committee meetings

At this time, staff seeks clarification from the City Council as to whether additional language or requirements should be drafted and incorporated into future agreements. Please advise if the Council wishes to move forward with developing this language, or if no further action is required at this time.

Respectfully,

Tiffany Belt
City Clerk

T (208) 587-2104

tbelt@mountain-home.us

SERVICES AGREEMENT

THIS SERVICES AGREEMENT, made and entered into this ____ day of September, 2025, by and between MOUNTAIN HOME CHAMBER OF COMMERCE, INC., an Idaho non-profit corporation, (“Chamber”), and the CITY OF MOUNTAIN HOME, IDAHO, an Idaho municipal corporation (“City”).

WHEREAS Chamber operates and manages the Desert Mountain Visitor Center; and

WHEREAS Article XII, Section 2 of the Idaho Constitution grants cities the authority to make and enforce all local police and other regulations not in conflict with the general laws; and

WHEREAS Idaho Code, Title 50, Section 303, “Powers,” provides that cities are “empowered to “create, purchase, operate and maintain recreation and cultural facilities and activities”; and

WHEREAS the mission of the Chamber through the Desert Mountain Visitor Center is to provide for the management of the day-to-day operations of a gateway visitor center representing the Chamber, the City of Mountain Home and the County of Elmore by providing a variety of information for the public on local Idaho travel, tourism and recreation, and also providing a gift shop for purchasing opportunities; and

WHEREAS the City finds that providing the gateway visitor center to provide information to the public concerning local Idaho travel, tourism and recreation opportunities is a public benefit; and

WHEREAS the Chamber through the Desert Mountain Visitor Center is best suited to provide these activities on behalf of and for the City of Mountain Home in exercising its powers under § 50-303, Idaho Code;

NOW, THEREFORE, IN MUTUAL CONSIDERATION of the covenants contained herein, the parties agree to the following:

1. **Term of Agreement.** The term of this agreement is from October 1, 2025, through September 30, 2026, with the option of renewal in future years.

2. **Location.** The service area is the City of Mountain Home, Elmore County, Idaho, and the surrounding area.

3. **Scope of Work.**
General: The Chamber through the Desert Mountain Visitor Center owns, operates and manages the gateway visitor center that provides a variety of information for the public on local Idaho travel, tourism and recreational activities. The Chamber has requested that the City provide partial funding for Desert Mountain Visitor Center.

Services: The Chamber in operating and managing the Desert Mountain Visitor Center will provide the public with information and advice concerning travel, tourism and recreational opportunities in the Mountain Home area.

Responsibilities: As an independent, non-profit corporation, the Chamber is responsible to provide its own administration, oversight, budgeting, management and control of its operations, including compliance with employment and State and Federal regulatory requirements. Other than the funding provided under this agreement, the City of Mountain Home provides no employees or administration of the Chamber or its operations of the Desert Mountain Visitor Center. Except for the City's general law enforcement operations, or as otherwise provided in this agreement, the City exercises no oversight over the Chamber's operations as set forth herein.

Reporting: In order for the City to measure the level and amount of services provided to City residents by the Chamber, the Chamber shall report not less than annually the hours that the visitor center is open and in operation each week and the number of visitors provided information and services at the Desert Mountain Visitor Center and any programs, workshops, training sessions and outreach programs, for the past and upcoming calendar year.

Non-Exclusivity: The parties agree that this agreement does not grant the Chamber any exclusive right to provide the described travel and tourism services and activities. The parties further agree that the City is free to contract with other service providers as it deems necessary to serve the public interest.

4. **Payment Agreement and Summary of Costs:** Payment for services will be made on the following basis:

- a. In consideration of the maintenance and operation of the gateway visitor center that provides a variety of information for the public on local Idaho travel, tourism, and recreational activities, the City will pay the Chamber the amount of \$7,000.00 during the period of the contract, in one annual lump sum payment, payable as outlined below for the exclusive use at and for the Desert Mountain Visitor Center.
- b. The Chamber will provide an invoice to the City at the beginning of each year of service provided under the contract, after which presentation the City shall pay the amount due.
- c. In the event the Chamber curtails or ceases the services described in this agreement, the City shall be under no obligation to pay the Chamber for those months or portions of months for which services itemized in this agreement were not provided by the Chamber and the City shall be reimbursed for those months services were not provided.

5. **Insurance:** The relationship between the Chamber and City is purely contractual. Each party will maintain its separate identity and shall be responsible for its own actions and the actions of its employees and agents. The Chamber shall maintain its own insurance at all times during the effective dates of this agreement.

6. **Indemnification by the Chamber.** The Chamber agrees to indemnify and hold City harmless against all actions, losses, liabilities, judgments, claims, demands, costs, damages or expense of any kind on account thereof, including attorneys' fees and costs of defense, which arise or may arise as a result of the negligence of the Chamber, its agents or employees.

#

7. **Termination**. Either party may terminate this agreement upon providing the other party 60 days written notice.

CITY OF MOUNTAIN HOME, IDAHO

By _____
Rich Sykes, Mayor

ATTEST:

Tiffany Belt, City Clerk

MOUNTAIN HOME CHAMBER OF
COMMERCE, INC., an Idaho non-profit
corporation,

By _____
Its President



P.O. Box 10 • Mountain Home, ID 83647

www.mountain-home.us

September 17, 2025

RE: Civic Group Agreements- New Business items 2-7

City Council Meeting: September 23, 2025

Mayor and City Council members,

During the FY26 budget process, several discussions were held regarding proposed agreements with civic groups. While existing agreements are already in place, additional language was raised for consideration, including:

- Civic groups providing matching funds for City fund support
- Submission of financial statements or documentation
- Demonstration of community benefits from funded activities
- Routine attendance at City Council or committee meetings

At this time, staff seeks clarification from the City Council as to whether additional language or requirements should be drafted and incorporated into future agreements. Please advise if the Council wishes to move forward with developing this language, or if no further action is required at this time.

Respectfully,

Tiffany Belt
City Clerk

T (208) 587-2104

tbelt@mountain-home.us

SERVICES AGREEMENT

THIS SERVICES AGREEMENT, made and entered into this ____ day of September 2025, by and between TREASURE VALLEY TRANSIT, INC., (“TVT”), a not-for-profit corporation, and the City of Mountain Home, an Idaho municipal corporation (“City”).

IN MUTUAL CONSIDERATION of the covenants contained herein, the parties agree to the following:

1. **Term of Agreement.** The original term of this agreement is from October 1, 2025, and ending on or before September 30, 2026, with the option of renewal in future years.
2. **Location.** The service area is located in and around the City of Mountain Home, Elmore County, Idaho.

3. **Scope of Work.**

General: The City is empowered under I.C. § 50-322 to procure transit systems to serve the City’s residents. TVT operates and maintains a transit system in the Mountain Home area. TVT has requested that the City provide partial funding for TVT’s transportation operations serving residents of the City.

Routes and Hours: TVT will operate a transit system that provides transit services to City residents during the hours and on the routes shown on the TVT Route Schedule attached as Appendix “A.” In addition, TVT will extend the route for individual pickups and drop-offs, known as route deviations, according to the Route Deviation Map attached as Appendix “B.”

Responsibilities: As an independent, non-profit corporation, TVT is responsible to provide its own administration, oversight, budgeting, management and control of its transportation operations, including compliance with employment and State and Federal regulatory requirements. Other than the funding provided under this agreement, The City of Mountain Home provides no employees or administration of TVT or its operations. Except for the City’s general law enforcement operations, and as provided in this agreement, the City exercises no oversight over TVT’s operations.

Non-Exclusivity: The parties agree that this agreement does not grant TVT any exclusive right to provide transportation services. The parties further agree that the City is free to contract with other transit service providers as it deems necessary to serve the public interest.

4. **Payment Agreement and Summary of Costs:** Payment for services will be made on the following basis:
 - a. In consideration of the transit services provided by TVT as outlined above, the City will pay to TVT the amount of \$35,000.00 during the period of the contract, in twelve monthly payments of 1/12 the annual amount, payable as outlined below.
 - b. TVT will provide an invoice to the City at the completion of each month of service provided under the contract. TVT will send the invoice to the City no later than the tenth of the month following the month being invoiced. Payment will be made to TVT no later than the 20th of the month following the month being invoiced and should be sent to the TVT main office, 1136 W. Finch Drive, Nampa, ID 83651.

- c. In the event TVT curtails or ceases services, the City shall be under no obligation to pay TVT for those months or portions of months for which services in were unavailable to residents of the City.
- d. The City will also provide to TVT a one-time lump sum amount of \$3,500.00 to be used to offset the fares charged to riders of the transit services, because of this payment TVT will not charge fares to riders on the City Route.

5. **Insurance:** The relationship between TVT and City is purely contractual. Each party will maintain its separate identity and shall be responsible for its own actions and the actions of its employees and agents. At all times during the life of this Agreement, TVT shall carry commercial general liability insurance of \$500,000.00 per occurrence and \$1,000,000.00 annual aggregate. The City shall be named as an additional insured under the policy and TVT shall furnish a certificate of insurance and a copy of the additional insured endorsement to the City executed by the company issuing such a policy in which said company shall bind itself not to cancel or materially alter said policy without giving at least 30 days prior written notice of its intention to do so to the City.

6. **Indemnification by TVT.** TVT agrees to indemnify and hold City harmless against all actions, losses, liabilities, judgments, claims, demands, costs, damages or expense of any kind on account thereof, including attorneys' fees and costs of defense, which arise of may arise as a result of the negligence of TVT, its agents or employees.

7. **Termination.** Either party may terminate this agreement upon on providing the other party 60 days written notice.

CITY OF MOUNTAIN HOME, IDAHO

By, _____
Rich Sykes, Mayor

ATTEST:

Tiffany Belt, City Clerk

TREASURE VALLEY TRANSIT INC., a not-
for- profit corporation,

By _____
Chairman of the Board

ORDINANCE NO. 1808

AN ORDINANCE OF THE CITY OF MOUNTAIN HOME, IDAHO, AMENDING TITLE 7, CHAPTER 3, SECTION 2 OF THE MOUNTAIN HOME CITY CODE OF MOUNTAIN HOME, IDAHO, BY ADDING THE EXCEPTION FOR TEMPORARY PROJECTS-SPECIFICALLY AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MOUNTAIN HOME, IDAHO as follows:

All refuse or waste accumulated in the city shall be collected, conveyed and disposed of by the city or its waste contractor. No person shall collect, convey over the streets or alleys of the city, or dispose of, any refuse or waste accumulated in the city, except as follows:

A. Exception For Actual Producers: This chapter shall not prohibit the actual producers of refuse, or the owners of premises upon which refuse has accumulated, from personally collecting, conveying and disposing of such refuse; provided such producers or owners comply with the provisions of this chapter and with any other governing laws, ordinances, rules or regulations. The collecting, conveying and disposing of refuse by the producer thereof or the owner of the premises upon which it has accumulated shall not relieve said person from the payment of the charges provided for herein.

B. Exception For Outside Collectors: This chapter shall not prohibit collectors of refuse from outside of the city from hauling such refuse over city streets; provided such collectors comply with the provisions of this chapter and with any other governing laws, ordinances, rules or regulations.

C. Exception For Governmental Entities: This chapter shall not prohibit other governmental entities from collecting, conveying and disposing of their own refuse in such a manner as they deem in their best interest, including, but not limited to, the utilization of their own equipment or other contractors not associated with the city, provided such collectors comply with the other provisions of this chapter and with any other governing laws, ordinances, rules or regulations.

D. Exception for temporary and project-specific solid waste collection containers: Any person may contract with a solid waste collection provider of their choice for the use of solid waste containers that are temporary and project-specific, as defined in Section 7-3-1 of this code.

7-3-1 DEFINITIONS:

[add new definition]

TEMPORARY AND PROJECT-SPECIFIC SOLID WASTE COLLECTION CONTAINERS: Containers supplied by any solid waste collecting company other than the City's, including trailers and trucks, used for a specific project, not to exceed thirty (30) days.

SECTION 2: This ordinance or summary thereof shall become effective upon its passage, approval and publication.

PASSED by the City Council of the City of Mountain Home, Idaho, this ____ day of September 2025.

APPROVED by the Mayor of the City of Mountain Home, Idaho, this ____ day of September 2025.

Rich Sykes, Mayor

ATTEST:

(SEAL)

Tiffany Belt, City Clerk



MOUNTAIN HOME POLICE DEPARTMENT

2775 E. 8th North Street, Mountain Home, ID 83647
Phone 208.587.2101 • Fax 208.587.0180 • www.mhpd.net

Chief Ty Larsen

TO: Mayor Sykes
FROM: Assistant Chief Dudley & Amy Pearson
DATE: September 16th, 2025
RE: WRAP Restraint Device Purchase

Mountain Home Police Department will be purchasing an additional WRAP Restraint Device for a total cost of \$1657.12. The purchase of this device will equip all four Patrol Sergeants with a WRAP device improving accessibility and officer safety.

This purchase will be paid out of line item 01-421-90-10: Patrol Expense, with any offsetting costs being paid out of 01-421-56-00: Meetings, Schools & Dues.

Thank you.



P.O. Box 10 • Mountain Home, ID 83647

www.mountain-home.us

September 17, 2025

RE: Equipment Purchases – FY25 Budget Allocations

City Council Meeting: September 23, 2025

Mayor & City Council members,

This memo is to inform the Council of the following equipment purchases that were approved and allocated in the FY25 Budget:

1. Parks Mower – Purchased from Mountain View Equipment in the amount of \$16,305.00. This purchase was approved under budget line 01-438-99-00.
2. Cemetery Mower – A new mower for the cemetery will be purchased from Lawn Equipment Company in the amount of \$16,432.63. This purchase was approved under budget line 04-442-99-00.

Both purchases were included in the FY25 budget approval and align with authorized allocations.

Respectfully,

Miguel Pedroza
Park Superintendent

mpedroza@mountain-home.us

Rich Sykes, Mayor

LAWN EQUIPMENT COMPANY

11000 W FAIRVIEW AVE

208-898-0539

BOISE, ID 83713

Phone: (208) 898-0539 Fax: (208) 898-1357

Invoice Estimate

117815

We thank you for the opportunity to earn your business! Please let us know how we can do even better.

Bill To				Ship To		
CITY OF MOUNTAIN HOME CEMETERY/ CALL MIGUEL 2085980977 PO BOX 10 MOUNTAIN HOME, ID 83647						
Customer	Contact	Customer Tax Number	Phone	Cell Phone	Transaction	PO Number
9018	LARRY			(208) 598-0977	Estimate	
Counter Person	Sales Person	Date Printed	Reference	Email Address		Department
KEVIN P	KEVIN P	09/16/25	117815	AP@MOUNTAIN-HOME.US		Counter Sales

Model	Line	Description	Ordered	B/O'd	Shipped	List	Net	Amount
944025	HUSW	60" RD KAW FX 1000 EFI (38.5HP)	1		1		\$16,082.63	\$16,082.63

Description	Line	Reference	Quantity	Net Each	Amount
Freight			1	\$350.00	\$350.00

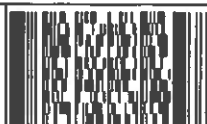
Invoice Total \$16,432.63

Sales Tax \$0.00

Grand Total \$16,432.63

Estimates are good for 30 days. Credit Card Payments will incur additional 3% fee.

Notes:



Customer acknowledges receipt thereof:

P.O. Box 690
700 W Overland Rd
Meridian, ID 83642

QUOTE



Buyer: City of Mountain Home
Address: 795 S. 5th West

Invoice No. _____ Date: _____ Phone #: (208) 598-0977
Fax: _____ E-Mail: mpedroza@mountain-home.us

Fax #: _____
P.O. # _____

New/ Used	Make	Model	Serial #	Stock #	Description	Amount
New	Gravely	992504	TBD	TBD	Pro-Turn 672 - 38.5Hp Kawi EFI, 7Ga. Deck, Parket HTG Transaxles, Operator POD Suspension seat.	\$16,305.00

TRADE-INS: Buyer Certifies Below Trade-Ins to be free of encumbrances except as noted.

Year	Make	Model	Serial #	Stock #	Description	Trade- In Allowance	Subtotal:	Amount
							Tax Rate: 6.000%	EXEMPT
							Extended Coverage:	
							UCC-1 / DOC Fees:	
Trade-In Allowance: Amount Owning: Net Trade-In Allowance:							Total Delivered Price:	\$16,305.00

"Trade-In's must be turned in or picked up no later than 5 days after delivery of purchased equipment."

Terms: Check

Trade-In Allowance _____
Less Cash Down Payment* _____

Total Down Payment

Unpaid Balance

\$16,305.00

PD Insurance:

Other Charges:

AMOUNT FINANCED OR DUE ON DELIVERY \$16,305.00

Warranty: 5 Years - or - 1500 hours. Limited Lifetime Warranty on deck shell and frame.

Notes

Availability: Unit is currently on order from Gravely, ETA 2 weeks.

WE appreciate your business!

Ryan Gratton rgratton@mtvieweq.com
(208) 519-9343

Quotes are valid for 30 days and are subject to change by availability or manufacturer programs

QUOTE



September 17, 2025

RE: Exterior Painting of City Hall

City Council Meeting: September 23, 2025

City Council members,

This memo is to share with you that the exterior of City Hall will be painted during the week of September 22, 2025. This project is part of the ongoing building renovations and has been budgeted under the City Administration Budget, line item 01-415-99-00.

Please note that while work is underway, access to certain entrances may be temporarily adjusted to accommodate painting activities. We will coordinate to ensure minimal disruption to City operations and public access.

Respectfully,

Tiffany Belt
City Clerk

T (208) 587-2104
tbelt@mountain-home.us



September 17, 2025

RE: Upcoming Software Implementation Updates

City Council Meeting: September 23, 2025

City Council members,

City staff will be kicking off the implementation of the new City website during the week of September 22. This process will not cause any disruption to the existing website. The implementation will take several months to complete.

In addition, we anticipate beginning staff training sessions for NextRequest, our new public records platform, as well as the Community Development modules. As we work through these software implementations, we will continue to keep you updated on progress and timelines.

Please do not hesitate to reach out if you have any questions.

Respectfully,

A handwritten signature in blue ink, appearing to read "T. Belt", is written over a light blue circular background.

Tiffany Belt
City Clerk

T (208) 587-2104
tbelt@mountain-home.us