



AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO 160 South 3rd East Street

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

Tuesday, June 17, 2025, at 5:30 PM

- I ESTABLISH A QUORUM**
- II APPROVE MINUTES**
*May 20, 2025
- III RECOGNIZING PERSONS NOT ON THE AGENDA**
- IV CONFLICT OF INTEREST/EX-PARTE CONTACT DECLARATIONS**
* 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)
* Have any Commissioners received communications or engaged in discussions regarding matters on this agenda outside of this meeting?
- V PUBLIC HEARING AND ACTION**
* None
- VI NEW BUSINESS**
*None
- VII OLD BUSINESS**
*Land Use Chart – Discussion
- VIII DEPARTMENT HEAD ITEMS**
* Monthly Building Permit Report – May 2025
*Monthly Code Enforcement Report – May 2025
*Monthly GIS Report – May 2025
- IX ITEMS REQUESTED BY COMMISSIONERS/STAFF**
- X FINAL COMMENTS**
- XI ADJOURN**

**P & Z / COUNCIL MAY REVIEW ALL PLATS AT CITY HALL AND DISCUSS
ALL ITEMS OF BUSINESS WITH STAFF AT CITY HALL PRIOR TO MEETING**

**More Information or Questions contact Community Development Department.
Anyone desiring accommodation for disabilities should contact the City Clerk's Office
at 208-587-2104 by at least 9:00 AM the morning of the public meeting.**



**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, May 20th, 2025, at 5:30 PM

ESTABLISH A QUORUM

Chairperson Kristopher Wallaert noted a quorum present and called the May 20, 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

*April 15, 2025

Commission Member Rob McCormick made a motion to approve the April 15, 2025, minutes. Commission Member William Roeder 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? – Chairperson Kristopher Wallaert wanted to state on record that since he is part of the Elmore County Rescue, they are somewhat in conjunction with EAS. He does not work with EAS, but rescue is very close in what they do. Everything made in the meeting does not impact him personally with impact fees or anything like that.

NEW BUSINESS

*Discussion

Elmore County Capital Improvement Plan (CIP) for the implementation and collection of EMS Impact Fees on new development within the city limits and Development Impact Fee Advisory Committee's written Comments regarding the Elmore County CIP.

There was a discussion regarding why the Planning and Zoning Commission members are being presented with the comments from the Impact Fee Advisory Committee and that currently only Elmore County EMS impact fees were the focus. Elmore County would like City of Mountain Home to collect impact fees for the EMS.

There was a discussion regarding the role of the Planning and Zoning Commission. The Planning and Zoning Commissions role is to make a recommendation as to whether the city's comprehensive plan should be amended to add the Elmore County's CIP to the city's CIP or Comprehensive Planb. Tonight is just discussion only.

There was a discussion regarding the Elmore County currently collecting impact fees outside the city limits for new development they wish to start having fees collected for inside city limits for new development to pay for improvements for the EMS. EMS serves inside city limits and most of the calls come from inside city limits.

There was a discussion regarding there is not agreement currently done in Idaho this would be the first. Most cities have their own EAS to serve inside the city limits. For Mountain Home the County EMS serves all of Elmore County. The impact fees cannot be used for service but can be used to provide the necessary equipment that has a long life of 10 or more years.

Chairperson Brendan McCarthy and Committee Member Teran Mitchell from the City of Mountain Impact Fee Advisory Committee were present for the meeting.

There was a discussion regarding what a DIFAC committee does.

There was a discussion regarding the comments the DIFAC committee wrote as a recommendation. Any fees collected inside the City of Mountain Home needs to stay in the City of Mountain and not go to other cities. There are some concerns they had regarding numbers given for growth, and costs.

There was a discussion regarding the county's CIP and the issues the Impact Fee Advisory Committee has. The CIP should not include total and prices that include the Mayfield Spring development. The fees, prices, and data should be based on Mountain Home only. There was information that the committee believes should not be in, or wrong with the county's CIP

There was a discussion regarding the population numbers provided in the county's CIP. How they do not match what the US Census Bureau. Mountain Home sits at about 1% growth yearly.

OLD BUSINESS

***None**

DEPARTMENT HEAD ITEMS

- * Monthly Building Permit Report – April 2025
- *Monthly Code Enforcement Report – April 2025
- *Monthly GIS Report – April 2025

ITEMS REQUESTED BY COMMISSIONERS/STAFF

***None**

ADJOURN

Chairperson Kristopher Wallaert adjourned the meeting at 6:18 p.m.

Chair

9-7-4 Proposed Land Use Chart/PZ Decisions

Residential:	R-1 (9-7-6 A)	R-2 (9-7-6 B)	R-3 (9-7-6 C)	R-4 (9-7-6 D)	LO/R (9-7-6 E)	C-1 (9-7-6 F)	C-2 (9-7-6 G)	C-3 (9-7-6 H)	C-4 (9-7-6 I)	I-1 (9-7-6 J)	I-2 (9-7-6 K)
Apartments (see Dwellings)											
Assisted Living (No 24 hour care)	-	-	C	C		C	-	P	P	-	-
Condominium—remove from chart leave definition 9-3											
Cluster Development Need Definition											
Dwellings/conversions	-	-	C	C	C	C	C	P	P	-	-
Dwellings/commercial ³ (mixed use/single unit)	-	-	-	-	-	P	P	P	P	-	-
Dwellings/commercial ³ (mixed use/single unit)	-	-	-	C	C	P	P	P	P	-	-
Dwellings, Duplex and attached single-family	-	-	P	P	P	P	P	P	P	-	-
Dwellings, Two Family Duplex	-	-	P	P	P	C	-	-	-	-	-
Dwellings, multiple with more than 4 units ⁴	-	-	-	C	C	C	C	C	C	-	-
Dwellings, multiple with more than 4 units ⁴	-	-	-	C	C	-	C ⁽⁵⁾	C	C	-	-
Dwellings, multiple with 3 - 4 units and townhouses	-	-	C	P	P	P	P	P	P	-	-
Dwellings, multiple with 3 - 4 units	-	-	C	P	P	C	-	C	C	-	-
Dwellings, single-family ⁵	P	P	P	P	P	P	P	C	C	-	-
Dwellings, single-family ⁴	P	P	P	P	-	C	-	-	-	-	-
Dwellings, attached single-family (pud R-3)	-	-	P	P	P	P	P	P	P	-	-
Dwellings, attached single-family (pud R-3)	-	P	P	P	-	C	-	-	-	-	-
Dwellings, Townhouses (pud R-3)	-	-	-	P	P	*	-	C	C	-	-
Garage/carport (residential)	PA	PA	PA	PA	PA	PA	PA	PA	PA	-	-
Group care facility	-	-	-	-	C	C	C	P	P	P	-
Group home/no more than 8	C	C	C	C	P	P	P	P	P	P	-
Group home/no more than 8	P	P	P	P	P	C	-	-	-	-	-
Halfway house	P	P	P	P	C	C	C	P	P	-	-
Halfway house Recovery Residence	-	-	-	C	C	C	-	P	P	-	-
Handicapped Residence	P	P	P	P	P	P	P	C	C	-	-
Manufactured comm. units (individual lots/temporary)	-	-	-	-	-	-	-	-	C	C	C
Manufactured home park (9-15)	P	P	P	P	-	-	-	C	C	-	-
Manufactured home park/Mobile Home Park (9-15)	-	-	-	C	-	C	-	C	C	-	-
Manufactured home subdivision	P	P	P	P	C	-	-	C	C	-	-
Manufactured home subdivision	P	P	P	P	-	C	-	-	-	-	-
Manufactured homes (class A/individual lots)	P ⁶	P ⁶	P ⁶	P ⁶	P ⁶	P ⁶	P ⁶	-	-	-	-
Manufactured homes (class A/individual lots)	P	P	P	P	-	C	-	-	-	-	-
Nursing home/retirement home	-	-	C	P	C	C	C	P	P	P	-
Nursing home/ retirement home	-	-	C	P	C	C	-	P	P	-	-
Shelter Homes	-	-	-	-		P	C	P	P	-	-
Other:											

Renamed from retirement home. Was combined with Nursing home. See below. No 24 Hour care.

Considered adding to chart was determined it did not need to be on chart, but will have a definition.

Need definition-Not on existing Land Use Chart

Conversion are subject to building codes/controlled by land-use

Attached townhomes will have own line. To match zoning district.

Changed name to two-family Duplex

remove note 4. Conditional anyway. Parking standards note 5

Townhouses have their own line.

Note number will change

was with duplex. Different than duplex-different lots, Zoning districts differ.

Same as Single Family Dwelling exception R-1

No Changes

Removing. Adding other uses, recovery and shelter.

Protected under State Code 67-6530/67-6531. Consider Single-family. Same as Single Family

Change name from Halfway House to Recovery Residence. Add definition-Geoff

ADA/Building Codes

Need more clarity. See 9-9-26

Land Use Chart does not match Title 9 Chapter 15 MFHP Ord/corrected to match

Followed Single-Family Dwelling changes for individual lots

Remove note 6-should follow that zone setbacks. Follow single-family dwelling setbacks

Remove Retirement Home-Added Assisted Living

New Use-See Definition

Accessory Buildings to principle use	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	No Changes
Temporary Structures (See section 9-9-26 of this Title)	-	-	-	-	-	-	-	-	-	-	-	No Changes

Notes:

1. Agriculture use, excluding commercial feedlots, dairies, commercial poultry and poultry products production, pig farms and similar agriculture related uses.

2. Under no condition shall the keeping of animals create a nuisance element for adjoining property owners.

3. Mixed use/residential and commercial in a commercial zone shall be under 1 structure.

~~4. More than 4 units requires planning and zoning review/council approval.~~

4. An existing single-family residence that is destroyed by fire may be rebuilt to required codes.

~~6. A manufactured home shall have its own lot in accordance with the R-4 lot specifications.~~

5. Parking Standards Apply - input inot Overlay Ordinance or into Zoning District standards?

(Ord. 1628, 1-12-2015; amd. Ord. 1643, 2-8-2016; Ord. 1685, 12-23-2019 ; Ord. 1757, 8-23-2022; Ord. 1764, 8-23-2022)

Requires conditional use permit per land use chart

Definitions
CONDOMINIUM: A building, or group of buildings, in which units are owned individually, and the structure, common area and facilities are owned by all the owners on a proportional undivided basis.
CONDOMINIUM, COMMERCIAL: A building, or group of buildings, used for offices, businesses, professional services, other commercial enterprises and may contain a mixed residential/commercial use, owned and maintained as a condominium as per Idaho state law.
DWELLING, MULTIPLE: A building consisting of three (3) or more attached dwelling units where all such units are on the same lot.
DWELLING, SINGLE-FAMILY: A dwelling which is not attached to any other dwelling by any means and is used exclusively for the occupancy of one family, including a "group home" as defined by Idaho Code.
DWELLING, TOWNHOUSE: A townhouse/row house is a building containing three(3) or more dwelling units attached by a common wall(s), where each dwelling unit is located on a separate lot, and no unit is located over another unit.
DWELLING, TWO-FAMILY DUPLEX: A building, on a single lot, designed or used exclusively for the occupancy of two (2) families, consisting of two (2) dwelling units which may be either attached by a common wall side by side or one above the other.
DWELLING UNIT: Any structure or portion thereof which meets adopted building codes and is used as a residence or living quarters of one or more persons. The dwelling unit does not include any attached or detached accessory structures.
GROUP HOME: As per Idaho Code, a profit or nonprofit place of residence for the sheltering of eight (8) or fewer mentally and/or physically handicapped or elderly persons to live in normal residential surroundings as single-family dwellings as provided for by Idaho Code.
GROUP CARE FACILITY: A facility or dwelling unit housing persons unrelated by blood or marriage and operating as a group family household. May include recovery home, home for elderly, battered women and children, etc.
MOBILE HOME: A factory assembled structure or structures generally constructed prior to June 15, 1976, and equipped with the necessary service connections and made so as to be readily movable as a unit or units on their own running gear and designed to be used as a dwelling unit or units with or without a permanent foundation.

Geoff to give different defintions

MOBILE HOME PARK: A mobile home park (MHP overlay) means any site or tract of land under single ownership or control which has been planned and improved for the placement of more than one mobile home for nontransient use.

MOBILE HOME SUBDIVISION: A parcel of land divided into two (2) or more mobile home lots for sale and/or rent.

Zoning Districts

9-7-6: ZONING DISTRICTS:

The incorporated area of the city shall be divided into the following zoning districts whose boundaries are shown on the official city zoning map. In addition, **the specific purpose of each zoning district shall be as stated herein.** (See section 9-7-4, "Land Use Chart", of this chapter, for all zoning districts.)

A. **R-1 zone/residential zone** (very low density residential/17,000 square foot minimum lot): The intent of this district is to provide a very low density environment for single-family households free from encroachment of commercial and industrial activities.

- 1. Uses Allowed: See uses allowed by right and by conditional use in section 9-7-4 of this chapter.
- 2. Development Requirements: See bulk/coverage chart, section 9-7-8 of this chapter.

B. **R-2 zone/residential zone** (low density residential/9,000 square foot minimum lot): The intent of this district is to provide a low density residential environment with a mix of both single-family households and Townhomes that are free from encroachment by commercial and industrial activities.

- 1. Uses Allowed: See uses allowed by right and by conditional use in section 9-7-4 of this chapter.
- 2. Development Requirements: See bulk/coverage chart, section 9-7-8 of this chapter.
- 3. Percentage Of Single-Family Attached: Unless development is through a planned unit development (PUD) no more than ten percent (10%) may be single-family attached.

C. **R-3 zone/residential zone** (medium density residential/6,500 square foot minimum lot): The intent of this district is to provide a medium density residential environment with a mix of both single-family households and two-family duplex dwellings free from encroachment of commercial and industrial activities. ~~Triplex and fourplex dwellings may be permitted by conditional use if all code requirements are met.~~

- 1. Uses Allowed: See uses allowed by right and by conditional use in section 9-7-4 of this chapter.
- 2. Development Requirements: See bulk/coverage chart, section 9-7-8 of this chapter.
- 3. Duplex Units; And Townhouse Dwelling Units:

- a. Each duplex, single-family attached, and townhouse dwelling unit shall have a total ground floor area of not less than eight hundred (800) square feet per unit.
 - b. The minimum lot size for each duplex unit shall be the minimum lot size shown in the bulk/coverage chart, section 9-7-8 of this chapter.
 - c. Duplex, single-family attached, and townhouse dwelling units located on corner lots shall have entrances to each unit on opposing streets.
4. Multiple Units:
- a. More than a duplex requires a conditional use permit.

D. **R-4 zone/residential** (single-family/5,000 square feet) and high density dwellings: The intent of this district is to provide an environment with a mix of single-family households, multiple dwellings and cluster developments.

- 1. Uses Allowed: See uses allowed by right and by conditional use in section 9-7-4 of this chapter.
- 2. Development Requirements: See bulk/coverage chart, section 9-7-8 of this chapter.
- 3. Duplex Units:
 - a. The minimum lot size for each duplex unit shall be the minimum lot size shown in the bulk/coverage chart, section 9-7-8 of this chapter.
 - b. Duplex units located on corner lots shall have entrances to each unit on opposing streets.
- 4. Multiple Units:
 - a. A structure on one lot or parcel which contains more than four (4) dwelling units shall require a conditional use permit.

~~E. **LO/R zone/limited office and residential zone:** Limited office district/minimum lot size for LO/R shall be seven thousand (7,000) square feet. The intent of this district is to allow professional offices and higher density residential, i.e., single-family, duplex, cluster and multiple dwellings. It is intended that this zoning designation shall act as a buffer between more intense nonresidential uses and residential uses. It is intended that office uses permitted in this category be located and designed so as to be in harmony with adjacent residential uses. The setbacks and materials used in construction shall correlate more closely to those used in residential areas.~~

~~1. Uses Allowed: See uses allowed by right and by conditional use in section 9-7-4 of this chapter. All residential development shall comply with the R-4 regulations:~~

~~2. Development Requirements: See bulk/coverage chart, section 9-7-8 of this chapter.~~

~~3. Design: Design shall be compatible to surrounding residential uses.~~

~~4. Landscaping: Nonresidential shall comply with the landscape ordinance, chapter 11 of this title.~~

F. **C-1 zone/neighborhood commercial:** The intent of this district is to permit the compatible coexistence of residential and small scale convenience business uses which are intended to meet the daily needs and service of the residents of an immediate neighborhood, to encourage clustering and strategic siting of such businesses and avoid intrusion of such uses into the adjoining residential districts. All such districts should be very limited in size and shall give direct access of transportation to arterials or collectors and shall not constitute all or any part of a strip development concept.

- 1. Uses Allowed: See uses allowed by right and by conditional use in section 9-7-4 of this chapter.
- 2. Development Requirements: See bulk/coverage chart, section 9-7-8 of this chapter.
- 3. Abutting Residential: When abutting a residential use the side yard setback shall be buffered.
- 4. Design: Design shall be compatible with surrounding residential uses.

5. Landscaping: Landscaping shall be equal to ten percent (10%) of the total lot area. The development services department shall review and may approve with modifications or disapprove any landscape plan for compliance with the provisions of chapter 11, "Landscaping/Open Space Requirements", of this title.

G. **C-2 zone/central business district:** The intent of this district is to accommodate and encourage a broad spectrum of commercial activities of various sizes and to promote and allow higher density residential development in the central business area.

1. Uses Allowed: See uses allowed by right and by conditional use in section 9-7-4 of this chapter.
2. Development Requirements: See bulk/coverage chart, section 9-7-8 of this chapter; landscaping, chapter 11 of this title; parking, chapter 12 of this title; and any other applicable requirements.
3. Existing: Front and sides/zero lot line.
4. New Construction: Street frontages, minimum of ten feet (10').
5. Landscaping: New construction shall provide some landscaping in front and parking areas, i.e., planter boxes, etc. The development services department shall review and may approve with modifications or disapprove any landscape plan.

H. **C-3 zone/general commercial:** This district is intended for residential use and commercial activities as allowed in the C-1 and C-2 districts, but also allows general business uses that are of a larger scale and more motor oriented to fulfill the need for travel related services as well as retail. Businesses shall be operated within enclosed buildings (excepting service station displays). This district promotes attractive "gateway" development along American Legion Boulevard and around perimeters of the C-2 district as defined on the zoning map and shall not be used to further promote any other strip development.

1. Uses Allowed: See uses allowed by right and by conditional use in section 9-7-4 of this chapter.
2. Development Requirements: See bulk/coverage chart, section 9-7-8 of this chapter; landscape, chapter 11 of this title; parking, chapter 12 of this title; and any other applicable requirements.

I. **C-4 zone/heavy commercial:** This district is intended for commercial activities allowed in other commercial zones but also allows heavy commercial activities such as large equipment/auto sales, wholesale, warehouse, and light manufacturing in conjunction with retail sales along already established strip commercial (gateway) on Highway 30, and Airbase Highway. The businesses are of a larger scale than the C-3 district and shall allow outdoor storage in rear yards and may be allowed in side yards if not on an opposing street. Screening of outdoor storage shall be required. (See landscaping/gateway, chapter 11 of this title.)

1. Uses Allowed: See uses allowed by right and by conditional use in section 9-7-4 of this chapter.
2. Development Requirements: See bulk/coverage chart, section 9-7-8 of this chapter; landscape, chapter 11 of this title; parking, chapter 12 of this title; and any other applicable requirements.

J. **I-1 zone/light industrial:** The intent of this district is to provide for light nonpolluting industrial development which is compatible with C-4, **without residential intrusion**, and to encourage the development of manufacturing and wholesale establishments which are clean, quiet, free of hazardous conditions or nuisances and are operated primarily within enclosed structures. Any outside storage/accessory shall be located in the rear, within a structure or screened from public right of way. No use is intended to be included, which by reason of its location with respect to the boundaries of the district or by reason of its operational characteristics, would create hazardous conditions or a threat to the health, safety and general welfare of the public or surrounding land uses. Any I-1 district shall be annexed into the city and must be in proximity to ensure connection to the municipal water and sewer systems of the city. The I-1 area north and northeast of the city limits shall be subject to requirements deemed necessary for protection of the aquifer (see unique uses/area of critical concern, chapter 9 of this title). The city may require special studies and reports as deemed necessary before any site, public or private, is allowed to develop.

1. Uses Allowed: See uses allowed by right and by conditional use in section 9-7-4 of this chapter.
2. Residential: Not permitted. A caretaker's/night watchman's sleeping quarters which is not used for living purposes may be permitted by conditional use.
3. Development Requirements: See bulk/coverage chart, section 9-7-8 of this chapter; landscape, chapter 11 of this title; parking, chapter 12 of this title; and any other applicable requirements.
4. Side Yard: When abutting residential zone, the side yard shall have a ten foot (10') side yard setback with buffer or screen required. (See landscape, chapter 11 of this title.)

K. **I-2 zone/heavy industrial:** The intent of this district is to provide industrial users ample room in the city to develop and expand without encroachment of noncompatible uses. No use is intended to be included, which, by reason of its location with respect to the boundaries of the district or by reason of its operational characteristics, would create hazardous conditions or a threat to the health, safety and general welfare of the public or surrounding land uses.

The city may require special studies and reports as deemed necessary before any site, public or private, is allowed to develop. Any I-2 development shall be in such proximity to be annexed and must also be in such proximity to ensure connection to the municipal water and sewer systems of the city. Any I-2 area development shall be subject to requirements deemed necessary for protection of the aquifer (see unique uses/area of critical concern, chapter 9 of this title) and air quality. The city may require special studies and reports as deemed necessary before any site, public or private, is allowed to develop.

1. Uses Allowed: See uses allowed by right and by conditional use in section 9-7-4 of this chapter.
2. Residential Permitted: A caretaker's/night watchman's sleeping quarters which are not used for living purposes shall be permitted.
3. Development Requirements: See bulk/coverage chart, section 9-7-8 of this chapter; landscape, chapter 11 of this title; parking, chapter 12 of this title; and any other applicable requirements. (Ord. 1628, 1-12-2015; amd. Ord. 1644, 2-8-2016; Ord. 1702, 11-23-2020)

CITY OF MOUNTAIN HOME - BUILDING DEPARTMENT

PERMITS ISSUED - May 2025

BP#	Date	Owner	Address	Construction	Value	BP Fee	Misc Fees	Builder
BLDG-25-166	5/1/2025	Richard Hewitt	1270 East 4th North	Fence Permit	\$800.00	\$20.00	\$0.00	Self
BLDG-25-161	5/1/2025	Aimee Aldendorf	830 East 15th North	Fence Permit	\$1,000.00	\$20.00	\$0.00	Self
BLDG-25-158	5/5/2025	Hubble Homes	1582 Witt St	Single Family Residential w/ attached garage	\$177,472.97	\$1,721.49	\$12,478.75	Hubble Homes
BLDG-25-172	5/12/2025	Mark Herd	810 West 12th South	Roof Permit	\$16,227.00	\$279.00	\$0.00	208 Roofing
BLDG-25-171	5/6/2025	Ashley Ashcraft	165 E 2nd N	C of O	\$0.00	\$40.00	\$23.50	Self
BLDG-25-167	5/12/2025	Hubble Homes	1594 Witt St	Single Family Residential w/ attached garage	\$127,180.88	\$1,233.65	\$12,478.75	Hubble Homes
BLDG-25-168	5/12/2025	Hubble Homes	1574 Witt St	Single Family Residential w/ attached garage	\$147,209.28	\$1,427.93	\$12,478.75	Hubble Homes
BLDG-25-176	5/12/2025	Timothy Boothby	673 Brookside Crt	Fence Permit	\$2,000.00	\$20.00	\$0.00	Self
BLDG-25-177	5/13/2025	Linley Swenson	975 East 15th North	Solar Permit	\$63,346.14	\$20.00	\$23.50	Suntria
BLDG-25-151	5/13/2025	CBH Homes	703 Strike Eagle	Single Family Residential w/ attached garage	\$220,521.54	\$2,139.06	\$12,478.75	CBH
BLDG-25-152	5/13/2025	CBH Homes	2021 North 7th East	Single Family Residential w/ attached garage	\$244,441.56	\$2,371.08	\$12,478.75	CBH
BLDG-25-153	5/13/2025	CBH Homes	2071 North 7th East	Single Family Residential w/ attached garage	\$197,735.29	\$1,918.03	\$12,478.75	CBH
BLDG-25-154	5/13/2025	CBH Homes	2101 North 7th East	Single Family Residential w/ attached garage	\$266,252.15	\$2,582.65	\$12,478.75	CBH
BLDG-25-179	5/13/2025	Neil Weir	950 East 12th North St	Solar Permit	\$74,820.82	\$20.00	\$23.50	Suntria
BLDG-25-54	5/13/2025	1 Sunshine LLC	650 American Legion	Remodel Commercial	\$319,911.20	\$3,116.40	\$1,812.50	Bideganeta Construction Inc.
BLDG-25-1	5/15/2025	Construction Pedraza LLC	790 South 3rd West B	Single Family Residential w/ attached garage	\$128,625.61	\$1,247.67	\$12,478.75	SMC Design
BLDG-25-180	5/15/2025	Vicky Rego	1035 North 3rd East	Replacing exterior stairs Unit 2	\$14,439.00	\$251.00	\$0.00	Lewis Structures Inc
BLDG-25-178	5/15/2025	Living Developments LLC	1156 Foster Drive	Fence Permit	\$6,000.00	\$20.00	\$0.00	Big E's Services LLC
BLDG-25-89	5/21/2025	CBH Homes	751 Strike Eagle	Single family with attached garage	\$197,735.29	\$1,918.03	\$12,478.75	CBH Permitting
BLDG-25-185	5/23/2025	Elmore Development LLC Mirazim	295 North 2nd East	Roof Permit	\$70,000.00	\$1,097.60	\$0.00	Suburban Construction Management
BLDG-25-196	5/23/2025	Tanner English-Smith	130 North 10th East	Fence Permit	\$1,000.00	\$20.00	\$0.00	Self
BLDG-25-192	5/27/2025	Leap Charities LLC	1355 SW Caracara Ave	Sign Permit	\$500.00	\$33.60	\$0.00	SELF
BLDG-25-170	5/27/2025	Hubble Homes	1580 Witt St	Single Family Residential w/ attached garage	\$146,114.40	\$1,417.31	\$12,478.75	Hubble Homes
BLDG-25-202	5/30/2025	Leona Dalton	815 North 9th East	Roof Permit	\$8,976.00	\$167.00	\$0.00	Pointe Roofing and Restoration
BLDG-25-184	5/30/2025	Hubble Homes	1571 Witt St	Single Family Residential w/ attached garage	\$123,726.13	\$1,200.14	\$12,478.75	Hubble Homes
BLDG-25-193	5/23/2025	Chris Lacey	830 North 11th East	Roof Permit	\$12,900.00	\$223.00	\$0.00	Z Enterprises LLC DBA Mountain View Roofing
BLDG-25-173	5/14/2025	Hannah Devore	730 East 4th North	Addition	\$120,000.00	\$1,106.00	\$0.00	FinishPro Construction
BLDG-25-76	5/20/2025	Stacey Howell	1100 North Haskett	Roof Permit	\$5,800.00	\$125.00	\$0.00	Superior Roofing
BLDG-25-175	4/13/2025	Michael Enter	1445 Del Mar St	Roof Permit	\$17,519.83	\$20.00	\$23.50	Freedom Forever
Total# 29					Total Permit Values	\$2,712,255.09		
					Fee Totals	\$25,775.64	\$139,172.75	\$164,948.39

2024 totals	January - May 2024	January- May 2025
108	53	62
8	6	2

New Residential Construction	\$1,977,015.10	# permits	11
New Non-Residential	\$0.00	# permits	0
Additions, alterations, & repairs	\$735,239.99	# permits	17
No value		# permits	1
Total	\$2,712,255.09		29


 City of Mountain Home Building Official

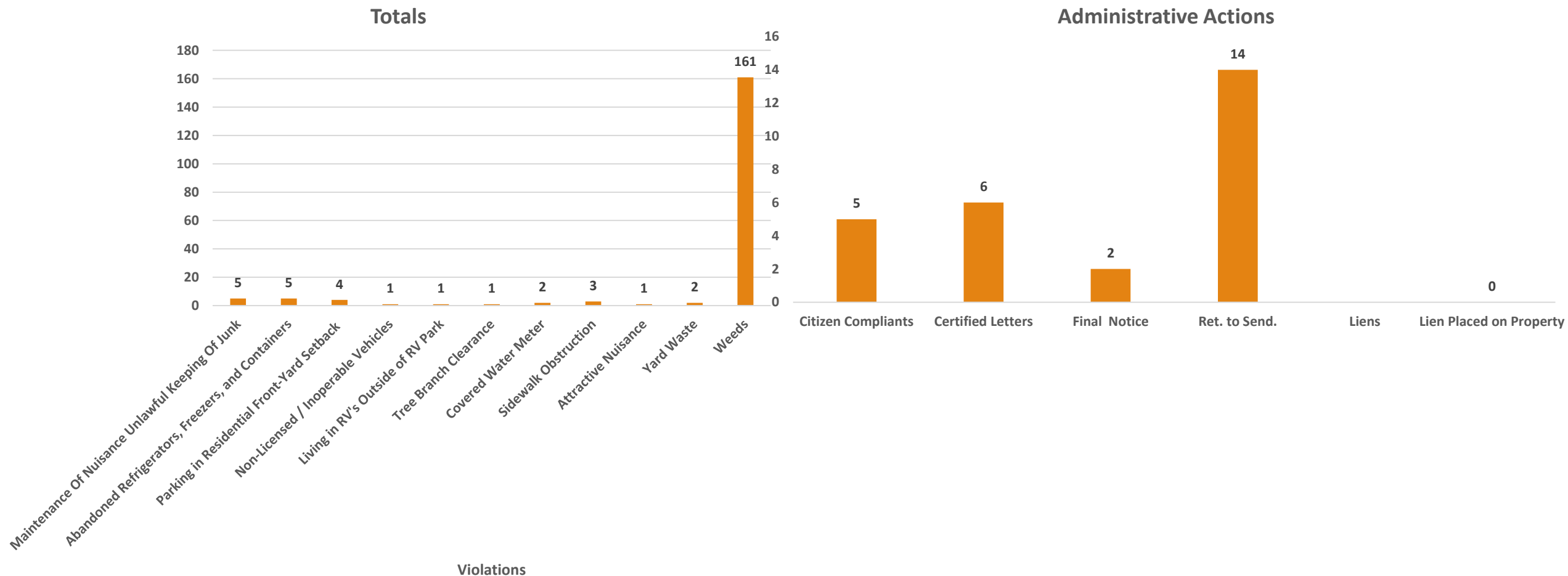


Code Enforcement

Kody Collins

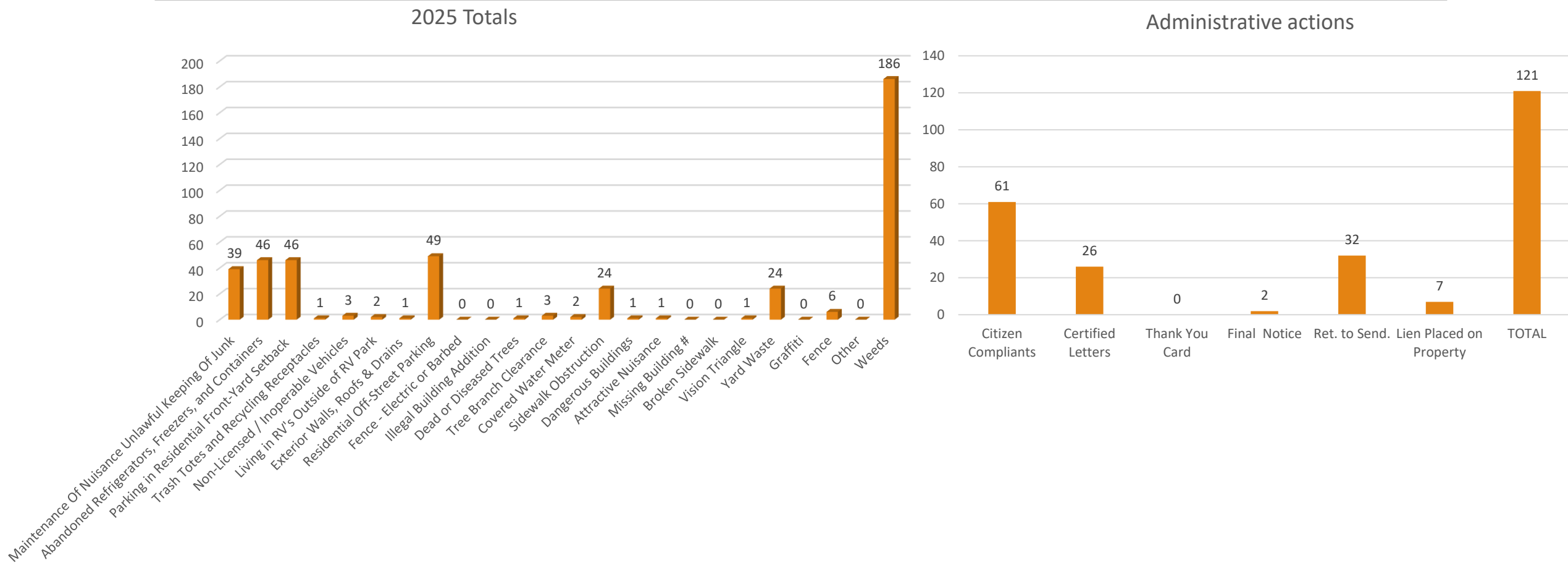
May 2025

186 Violation Identified



2025 Totals

436 Violations identified as of May 31st





GIS Administrator Monthly Report MAY 2025:

GIS Mapping:

- 1) Update water system map added 8,341 LF of water line, 119 water valves.
- 2) Update wastewater system map 2,910 LF sewer line, 120 manholes
- 3) Add data to stormwater layer.
- 4) Maps of all city parks
- 5) Maps of all city stormwater ponds
- 6) Arterial/Collector shapefile creation & email to ITD

CAD Drawings:

- 1) Cemetery map updates- print outs before new maps are displayed for Memorial Day.
- 2) Design Maps for Econ Dev to be used for A of I Land Use talks with the county.

DIG-LINE LOCATES:

124 locates @ +/- 20 min ea. (41.33 Working Hrs.) 05/01/25 to 05/30/25.

Other/To Do:

- 1) Review legal description of properties to be developed and approve on Open Gov.
- 2) Elevations and survey for Tiger Alley project.
- 3) Plot/make copies of construction plans for West Side Sewer