



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, November 18, 2025, at 5:30 PM

I ESTABLISH A QUORUM

II APPROVE MINUTES

*Action Item – October 21, 2025, Planning and Zoning Minutes

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

***Action Item – Annex and Zone to C-4 Heavy Commercial – 1125 Airbase Road – Gisela Light.**

A request by Gisela Light to Annex and to Zone to C-4 (Heavy Commercial) a parcel of land totaling approximately 1.095 acres. The applicant is seeking annexation to connect to City services of water. The parcel contains a single-family dwelling and multiple accessory structures. The parcel of land is located at 1125 Airbase Road, Mountain Home, ID, 83647. (RP03S06E352540) (PZ-25-35)

VI NEW BUSINESS

***None**

VII OLD BUSINESS

Action Item – Findings of Fact - Conditional Use Permit – Drive up Window - Julie Buckley – 1410 American Legion Boulevard

A request for a Conditional Use Permit, by Julie Buckley the owner of the property 1410 American Legion located in the C-3 General Business Zone. Julie Buckley is requesting for approval of a Conditional Use Permit for a Drive-up Window. (RPA3S06E252160) (PZ-25-31)

VIII DEPARTMENT HEAD ITEMS

***Monthly Building Permit Report – October 2025**

***Monthly Code Enforcement Report – October 2025**

***Monthly GIS Report – October 2025**

IX ITEMS REQUESTED BY COMMISSIONERS/STAFF

X FINAL COMMENTS

**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, October 21st, 2025, at 5:30 PM

ESTABLISH A QUORUM

Chairperson Kristopher Wallaert noted a quorum present and called the October 21, 2025, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, William Roeder, Rob McCormick, Cristina Drake, Erika Pedroza, and Kristopher Wallaert.

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

MINUTES

*September 16, 2025

Commission Member Cristina Drake made a motion to approve the September 16th, 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? – *None

PUBLIC HEARING AND ACTION

***Action Item – Conditional Use Permit – Drive up Window - Julie Buckley – 1410 American Legion Boulevard**

on a request for a Conditional Use Permit, by Julie Buckley the owner of the property 1410 American Legion located in the C-3 General Business Zone. Julie Buckley is requesting for approval of a Conditional Use Permit for a Drive-up Window. (RPA3S06E252160) (PZ-25-31)

Julie and Matt Buckley came up and spoke regarding the drive thru window for the new business Sipping Soda. They will be putting in the sidewalk on 14th and 4th. Currently there is no sidewalk, and this would be great asset to help people safe.

Public Hearing Opened

Anita Hill spoke regarding semi's coming to deliver food. Getting in and out of the business. There is a crossing right there that a lot of kids use to get back and forth to school. Anita is afraid this may cause problems.

Public Hearing Closed

Julie and Matt Buckley came back up to address the concerns. Mr. and Mrs. Buckley are asking to deviate and asking that they not be required to put landscaping like trees and shrubs on the American Legion side. Trucks will come off of E 4th N and will be a box truck not a big semi and would use the back door to unload. Extension is being asked till June 30th, 2026, for the sidewalk and some of the landscaping. With the colder months concrete is hard to pour in the colder months. The asphalt and concrete are the only extension they are asking for and will provide temporary barriers till those two items can be done.

Commission Member Cristina Drake motioned to approve PZ-25-31 provided that a temporary barrier blocking off traffic on N 14th E and E 4th N. Commission Member Erika Pedroza seconded the motion. The vote goes as follows: Commission Member McCormick; aye, Commission Member Roeder; aye, Commission Member Drake; aye, Commission Member Pedroza; aye, and Chairman Wallaert; aye. The motion passed by a unanimous vote.

NEW BUSINESS

*None

OLD BUSINESS

*** Action Item – Findings of Fact - Rezone to C-3 Planned Unit Development – Albatross Greens Subdivision – StudioH Architects**

on a request by Studio H Architects on behalf of Ethridge Development, LLC, to rezone to C-3 Planned Unit Development for the proposed Albatross Greens Subdivision. The property is owned by Mark Russell. The rezone to C-3 Planned Unit Development will consist of a total of approximately three point six seven (3.67) acres. The development will consist of twenty-nine (29) total lots, containing twenty-four (24) single-family townhome lots, four common lots, and one restricted lot. The parcel of land is located on the south side of East 8th North addressed as 2155 East 8th North Street, situated south of the golf course, east of the Willow Creek townhomes, west of the Elmore County Sheriff Station, and north of undeveloped land. (RPA3S07E303635) (PZ-25-21 PUD)

Commission Member William Roeder motioned to approve PZ-25-21 the request to approve the Findings of Fact for Albatross Greens Subdivision. Commission Member Rob McCormick seconded the motion. All in favor; aye. The motion passed by a unanimous vote.

***Action Item – Findings of Fact - Preliminary Plat – Albatross Greens Subdivision – StudioH Architects**

on a request by Studio H Architects on behalf of Ethridge Development, LLC, for a Preliminary Plat approval for the proposed Albatross Greens Subdivision. The property is owned by Mark Russell. The Preliminary Plat for the proposed Albatross Greens Subdivision, will consist of a total of approximately three point six seven (3.67) acres. The development will consist of twenty-nine (29) total lots, containing twenty-four (24) single-family townhome lots, four common lots, and one restricted lot. The parcel of land is located on the south side of East 8th North addressed as 2155 East 8th North Street, situated south of the golf course, east of the Willow Creek townhomes, west of the Elmore County Sheriff Station, and north of undeveloped land. (RPA3S07E303635) (PZ-25-20 PPLAT)

Commission Member William Roeder motioned to approve PZ-25-20 the request to approve the Finding of Facts for Albatross Greens Subdivision. Commission Member Cristina Drake seconded the motion. All in favor; aye. The motion passed by a unanimous vote.

DEPARTMENT HEAD ITEMS

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

ITEMS REQUESTED BY COMMISSIONERS/STAFF

- *None**

ADJOURN

Chairperson Kristopher Wallaert adjourned the meeting at 5:55 p.m.

Chair

Staff Report



To: Planning & Zoning Commission
Presenter: Brenda Ellis, Senior City Planner
Request: A request to [Annex and Zone to C-4 Heavy Commercial](#) a parcel of land consisting of 1.095 acres +/- Located at 1125 West 6th South Street (RP03S06E352540)
Application: PZ-25-35
Applicant:
Gisela Light
Mountain Home, ID 83647

P&Z Public Hearing: 11/18/2025

Request Summary

A request by Gisela Light, (property Owner) to annex and zone to C-4 a parcel of land approximately one point zero nine five (1.095) acres in size. The parcel of land is located East of United Storage, South of and directly behind All Season Mental Health.

The applicant is seeking annexation to connect to City Water. The proposed annexation parcel consists of a single-family home, and multiple outbuildings. The applicant wishes to remain on the septic system, until failure as per City Code.

Single Family dwellings are conditionally permitted per 9-7-4 Land Use Chart in the C-4 Zone. Thereby, this use would be considered a non-conforming use upon annexation.

History

This parcel is currently in the County and is zoned C-2 Highway/Interstate Commercial, and contains a residential single-family home, and multiple outbuildings. Single Family homes are conditionally permitted in the County C-2 Zone. The house was built in the 1970s and at that time was zoned rural residential/mixed use when constructed, thereby making this use a legal non-conforming use in the County.

On April 6, 2023, a public hearing was before the Planning and Zoning Commission to annex this parcel and the parcel to the north. The request to annex was approved to annex and zone to C-4. On April 24, 2023, the matter came before the City Council for deliberations and decision. At this meeting Ms. Light stated that she would like to only annex the northern parcel RP03S06E352535 and only the northern most parcel was included in the decision to annex in the Findings of Fact from City Council. Due to an

error in inclusion of the legal description into the annexation ordinance for this rear parcel Ms. Lights parcel was annexed into the City. Upon discovery Ms. Light requested removal from the City Limits and because this was included in error the parcel was removed from the City Limits.

Zoning

The parcels to the North (RPA3S06E352535) and West (RPA3S06E352430) of this parcel are zoned C-4 and are inside City Limits.

The use of the parcel to north of this parcel (RPA3S06E352535) is All Seasons Mental Health, it shares an access with the parcel being annexed, and is also owned by the applicant.

The use of the parcel to the west of this parcel (RPA3S06E352430) is United Storage. One parcel (RP03S06E352410) abuts the applicant's parcel on the East and West boundary lines. That parcel is outside the City Limits of Mountain Home and the land use is residential, containing a single-family home.

It appears that the residential structure would meet the 9-7-8: Zoning Schedule of Bulk and Coverage Controls for C-4 Zoning. Minimum Lot Size for residential is a minimum of 5,000 square feet. Front setbacks are thirty (30) feet, rear setbacks are eight (8) feet with an alley and sixteen (16) feet with no alley, Interior side yards are five (5) feet, and a maximum building height of forty-five (45) feet. If utilizing the front door as the front, this building sits approximately forty-three (43) feet from the front boundary, approximately fifty-six (56) feet from the interior side boundary on the north side, approximately three hundred (300) feet from the southerly boundary line, and approximately twenty-eight (28) feet from the rear boundary line. The structures on this site do not exceed the building height of forty-five (45) feet; therefore, the residential structure would meet all required bulk and coverage setback requirements for the C-4 Heavy Commercial Zone.

Non-Conforming Use

Lawful nonconforming uses have the right to continue the use of property despite the subsequent enactment of conflicting ordinances so long as it remains otherwise lawful. According to code it is the intent to preserve and protect the fundamental or primary character of the use of the property prior to the enactment of conflicting ordinances, but not to encourage their survival. A nonconforming use shall exist if the owner or developer of such use has lawfully, in reliance on existing laws, ordinances or permits, made substantial expenditures, or otherwise committed himself, to a substantial disadvantage, before the law, ordinance, or permit is changed. Substantial shall be measured by consideration of all factors evidencing a change of position. To avoid undue hardship, nothing in this title shall be deemed to require a change in the plans, construction, or designated use of any building on which preliminary approvals and/or building permits were granted and remain currently valid or where actual construction was lawfully begun prior to the effective date hereof and upon which actual building construction has been carried on diligently.

9-10-2: EXTENSION, ENLARGEMENT, OR CHANGE OF NONCONFORMING USE:

A. Generally: A nonconforming use shall not be extended, enlarged, or changed after the effective date hereof unless the use of the land and/or use of the structure is changed to a use which is permitted or conditionally permitted in the district in which it is located and the applicant receives design review and, where applicable, conditional use approval.

1. Policy: Nonconforming uses are declared by this title to be incompatible with permitted uses in the districts in which such use is located. While the continuation of nonconforming uses is designed to avoid the imposition of hardship on the owner of the property, the underlying policy of this title is to restrict and ultimately abolish, not enlarge, nonconformities, in order that structures and uses will be segregated in areas suitable for them in accordance with a comprehensive plan for the utility and welfare of all.

B. Character Of the Use: A use is extended or enlarged where the character, nature, and/or purpose of a new use are different from those of the preexisting nonconforming use. Factors constituting an unlawful expansion or extension of a prior nonconforming use of land include: 1) the extent to which the current use reflects the nature and purpose of the original use; 2) whether there is a difference in the quality or character, as well as the degree of the use; and 3) whether the current use is different in kind and/or impact upon the neighborhood resulting from differences in the activities conducted on the property. To qualify as a continuation, a use must be sufficiently similar to the existing nonconforming use so as not to constitute a new or different use.

1. Intensification Distinguished: The mere intensification of a nonconforming use does not render it unlawful provided the character and impact of the use are not enlarged or expanded.

2. Commercial Modernization Distinguished: The reasonable substitution or replacement of modern equipment or facilities for obsolete or dilapidated equipment does not constitute an enlargement or extension provided the character of the use is not enlarged or expanded.

C. Change Of Nonconforming Use: Any building or part of a building or any land which as of the time of the adoption of this title is being put to a lawful nonconforming use may be changed to a conforming use, or changed to a nonconforming use which is less intensive in character than the present nonconforming use upon the issuance of a conditional use permit by the council. In permitting such change, the council may require appropriate conditions and safeguards in accord with other provisions of this title.

With an accompanying nonconforming use design review application, reasonable alterations of a nonconforming structure ancillary to any such change in use is permissible provided that all such alterations comply with this code and do not amount to an enlargement or expansion of said use.

9-10-3: DISCONTINUANCE, DESTRUCTION, RESTORATION, AND ABANDONMENT OF USE:

A. Discontinuance Of Nonconforming Use: When a nonconforming use of a structure, or structure and land in combination, is discontinued or abandoned for more than one year (except when government action impedes access to the premises), upon written request, the owner shall declare his intention with respect to the continued nonuse of the improvements in writing within twenty eight (28) days of receipt of the request pursuant to Idaho Code section 67-6538. If the owner does not declare his intention or if the discontinuance of the use of the property for its designed purposes extends for a period of ten (10) years, the structure, or structure and

land in combination, shall not thereafter be used except in conformity with the regulations of the district in which it is located.

C. Damaged Or Destroyed Building: Any nonconforming building destroyed by fire or other calamity to an extent of fifty percent (50%) or more of the appraised value may not be restored unless such restoration shall make the building a conforming building and any intended use shall be a conforming use; provided however, that nothing in this title shall be construed to prevent the restoration and the resumption of former lawful use of any building that is damaged or partially destroyed by fire, or other calamity, to the extent of less than fifty percent (50%), provided that such restoration is started within one calendar year and diligently prosecuted to completion.

In summary this use was a legal use when constructed in the 1970's and has a vested right for continued existence. However, the use shall not be extended, changed, or enlarged unless the use is changed to a use which is permitted or conditionally permitted, and receives design review or conditional use approval. Minor modifications and upkeep can be permitted. The use can be changed to a conforming use or changed to a conditional permitted use. The nonconforming use upon discontinuation or abandonment for more than one year may continue if the owner has provided in writing within 28 of notice of abandonment/discontinuance their desire to continue use. If the discontinuance of the use extends for a period of ten years the structure, shall not thereafter be used except in conformity with the code. If the change in use is superseded by a permitted use the site shall thereafter conform to the regulation of the city and the nonconforming use may not thereafter be resumed. If the building is destroyed to an extent of fifty percent or more of the appraised value, the intended use shall be a conforming use.

Landscaping

The portion of the parcel the residential home sits on is approximately .33 acres in size. This area consists of the residential home, and two carports. this portion of the parcel is landscaped with approximately eleven (11) shrubs of various types in front of the home and several mature trees in the rear of the home. Gravel is utilized to landscape the front and driveway areas as well as the rear and side yards. The remaining area of approximately 0.765 acres is cleared of weeds, and debris and is dirt. This portion of the property contains a shop, Connex box and unenclosed accessory structure.

Street

This Parcels access is from Airbase Road via a paved thirty (30) foot wide access easement through 1135 Airbase Road, the All Seasons Mental Health Parcel, and does not have any frontage on Airbase Road. 1135 Airbase Road and 1125 Airbase Road are both under the ownership of Gisela Light.

Water

There is a Water line that run along Airbase Road in front of 1135 Airbase Road. When connected to services this use will utilize one (1) Equivalent Dwelling Unit (EDU)

Sewer

There is a Wastewater line that runs along Airbase Road in front of 1135 Airbase Road. Applicant is currently on a septic system and would like to remain on the septic system until the system fails.

Water Rights Fee

This annexation is subject to the Water Rights Fee. Water rights fees shall be imposed upon and paid at the time of annexation of property that was not previously a part of the City. Water rights fee amount for this parcel is 1.095 acres times \$2,000.00 which equals \$2,190.00 to be paid at time of annexation.

Approval Process

Under Title 9, Chapter 6, Section 4: Annexation, The Planning & Zoning Commission shall hold at least one public hearing for each annexation and zoning request as prescribed by Idaho Code and this chapter, public hearings. Further, the Commission shall file its recommendation on each annexation application with the city clerk as prescribed in this chapter.

The Commission's recommendation on annexation applications shall be in accordance with the following policies:

- a. That the annexation shall incorporate the city sewer planning area.
- b. Be consistent with existing areas of impact agreements.
- c. Attempt to balance costs of services with anticipated revenues.
- d. Promote other population balance goals, contiguous development, and prevention of costs due to leapfrog development.
- e. Promote to keep city limit boundaries that are squared off and not irregular in shape.

Notification & Responses

- A notification was sent to six (6) property owners within 300 ft. on 10/29/2025.
- A notification was sent to twenty-nine (29) Public Entities on 10/29/2025.
- Notice of Public Hearing was in the Mountain Home News on 10/29/2025 and 11/05/2025.
- Notice of the Public Hearing was posted on the property on 10/29/2025.
- As of 11/12/2025, we have received No letters in opposition, neutral, or in favor of the request.

Applicable Regulations or Codes

City Code 9-6-10: Public Hearing Procedure

City Code 9-6-4: Annexation

Idaho State Code 50-222: Annexation by Cities

Comprehensive Plan Compliance

The land use map designates planned land uses within the city and the City's Area of Impact, illustrating the City's goals and objectives for the framework of the community and future development. (pg. 39)

- The Future Land-Use Map designates the area as Commercial.

Comprehensive Plan 6.3 Land Use Future: Growth Accommodation Annexation. The City of Mountain Home will continue to look toward landowner willingness for annexation. (Comp. Plan Pg. 40).

- The property owner has requested annexation.

The commercial land use per the comprehensive plan includes office, retail, multi-family residential and personal services. Note 1 in the 6.7 Land Use Designation Table states that the City reserves the right to allow development based on compatibility with existing adjacent uses including, but not limited to, the transition of lot sizes, compatibility of use, the intensity of use, the overall design of a project, the impact to infrastructure, and the ability to serve a specific use or project. (Comp. Plan Pg. 43).

- The adjacent property parcel to the East and South is a residential use and is in the County. The land to the west is a self-storage facility and is zoned C-4 and is inside the City Limits of Mountain Home. The land to the north is a mental health clinic and is zoned C-4 and is inside the City Limits of the City of Mountain Home.

Staff Review

Staff has determined that given the subject property's location to the existing C-4 Heavy Commercial Zone, the Future Land-Use Map defines the area Commercial, and that single family dwellings are not prohibited but conditionally permitted in the C-4 Heavy Commercial Zone. The C-4 Zoning designation is appropriate and recommended. A Water Rights Fee shall be imposed upon and paid at the time of annexation of property that was not previously a part of the city.

This annexation has been requested in writing by the applicant, and this parcel is contiguous to the City Limits of the City of Mountain Home and is within the Area of Impact.

Water and sewer services are in close proximity to this site to allow for service connections.

This parcel can be serviced by Fire and Police Services.

Conclusion

If the Commission determines the proposed request appropriate, you may recommend approval to the City Council, 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.
- 2) All future development will comply with the uses and bulk & coverage controls of the C- 4 Zoning District.
- 3) This application is subject to City Code Title 9, Chapter 10, Nonconforming Uses.
- 4) A Water Rights Fee in the amount of \$2,000.00 per acres shall be paid at the time of annexation.
- 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. Applicant Narrative
2. Vicinity/Current Zoning Map
3. Future Land Use Map
4. Photos

County Planning and Zoning Commissioners

9-15-2025

I am Gisela Light, the legal owner of the property at 1125 West 6th South. See the attached legal description.

I am requesting to have the property annexed to the city.

The property has a 3-bedroom, two-bath home with a carport. It is currently rented,

It also includes a 4-car garage, a separate one car carport, and a motor home carport

The Lions Club is storing a cargo container on the property.

The property is currently on a septic tank. I would like to remain on the septic tank until it fails. I would like to connect to city water as soon as the property is annexed.



Attached find:

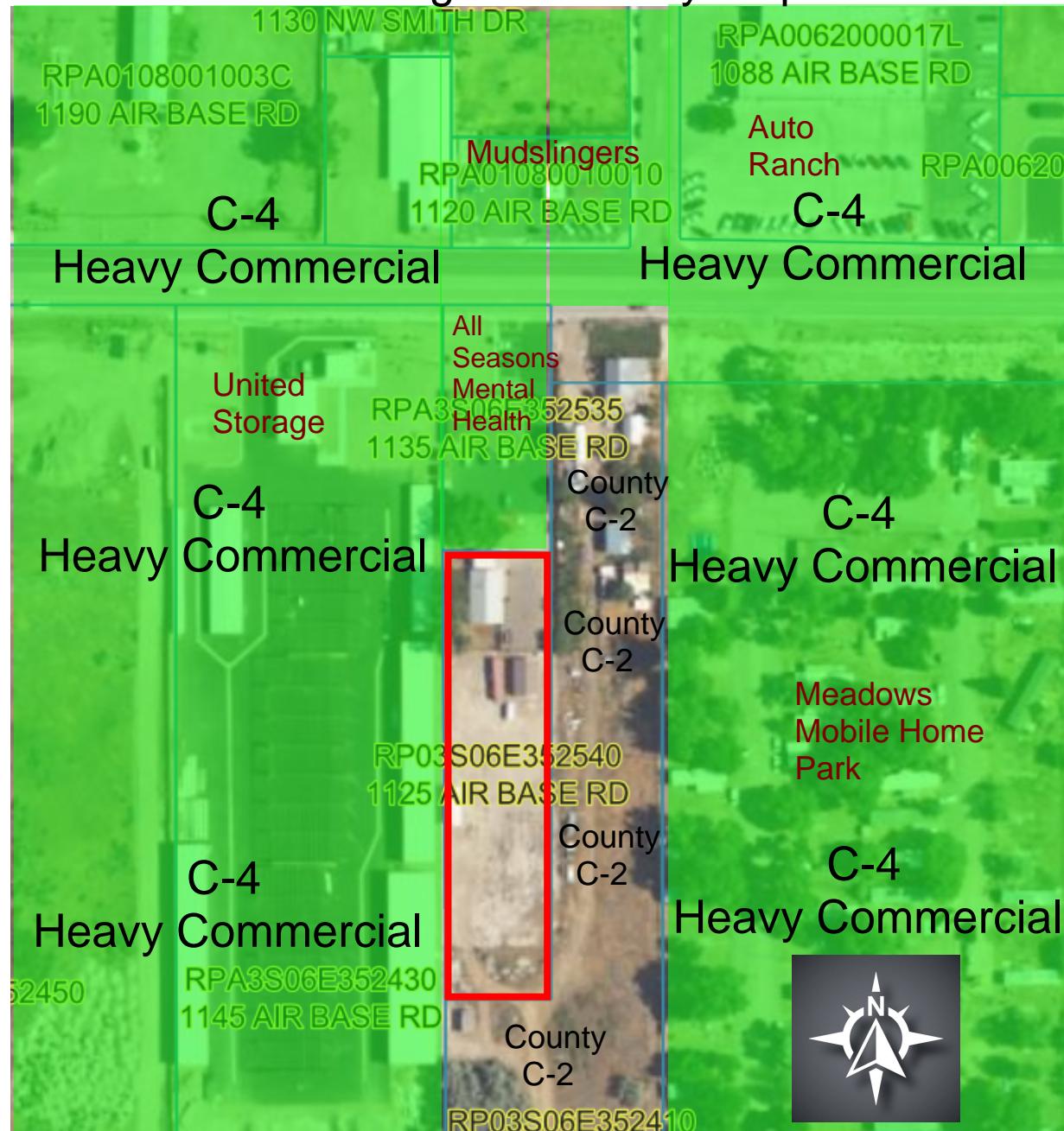
legal description

Proof of ownership

Copy of easement

Pictures

city of
Mountain Home
Zoning and Vicinity Map





FUTURE LAND USE MAP

Parcel to be annexed

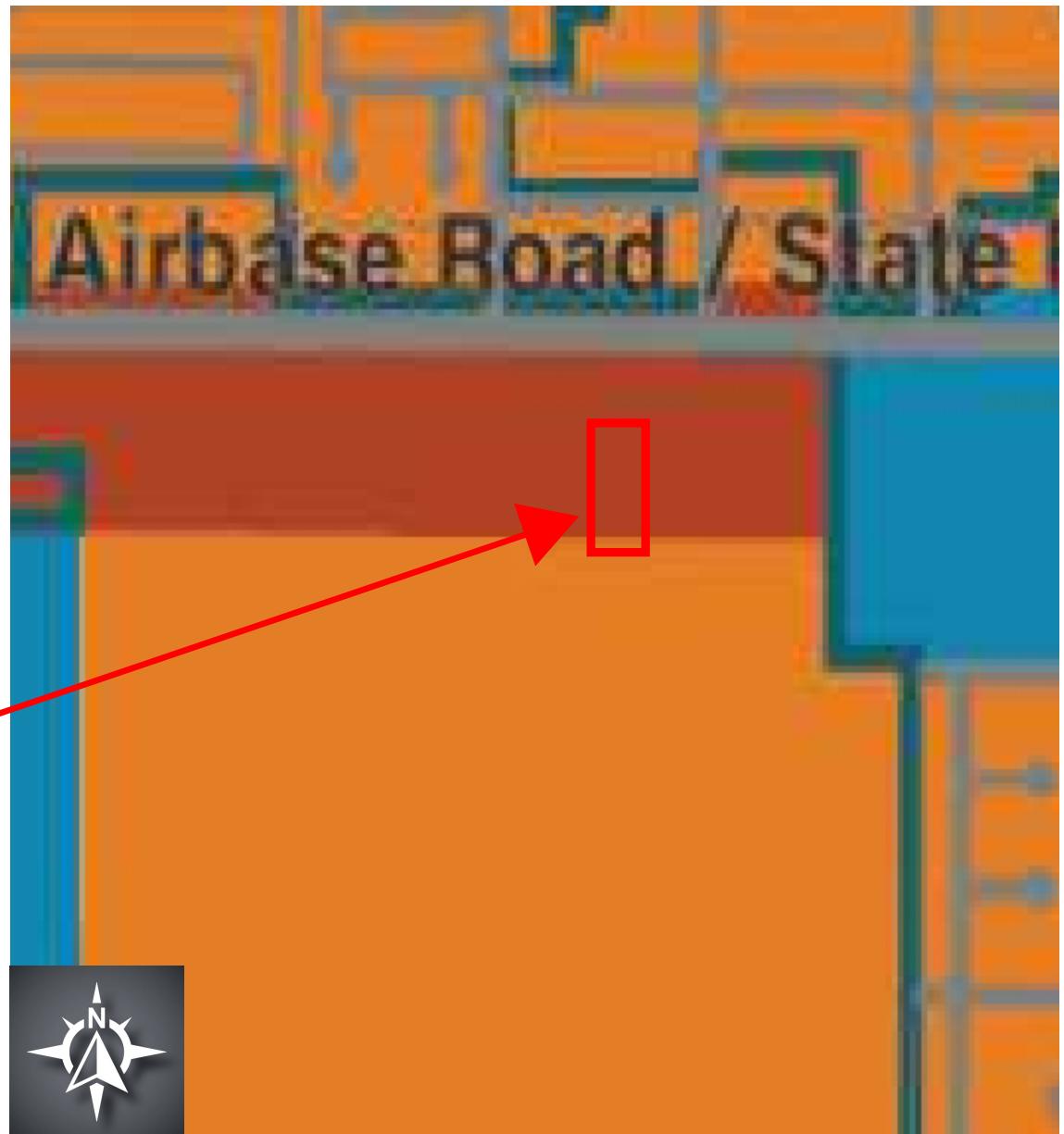
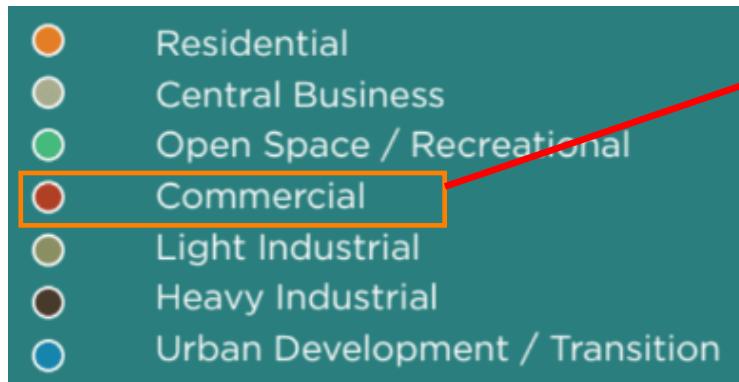
RP03S06E352540:

Address: 1125 Air Base Rd 83647

Subdivision: T3S R6E

Legal Description: Tax 18 Less Tax 112, Sec 35, T3s R6e

Acres: 1.095



SITE PHOTOS



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

IN RE:)	
)	
CUP: PZ-25-31)	
Applicant:)	DECISION AND
Julie Buckley)	RECOMMENDATION
)	
)	
)	
Applicant.)	

This matter came before the Planning and Zoning Commission of the City of Mountain Home, Idaho, on the 21st day of October 2025, for a public hearing, held pursuant to public notice as required by law, on a request for a conditional use permit by Julie Buckley, for a drive-up window located at 1410 American Legion Boulevard, Mountain Home, Elmore County, Idaho. The site is in a C-3 General Commercial Zone. The applicant requesting a variance from the landscape, parking requirements, and an extension on the sidewalk, curb, and gutter improvements. The establishment will be Drive-thru only and will not have a communications speaker post. Orders will be taken at the window or by employees at the car window.

The Commission having heard from the applicant in support of the application and one (1) person appearing to speak regarding Semi-truck deliveries to this location, the Commission being fully advised in the matter, issues the following:

FINDINGS OF FACT

1. The applicant has applied for a conditional use permit to for a drive-up window on property owned by Julie Buckley, (RPA3S06E252160), addressed as 1410 American Legion Boulevard, legally described in Exhibit A, Mountain Home, Elmore County, Idaho.

2. The Owner of the real property for which a conditional use permit is sought has requested so in writing. (Narrative Exhibit B)

3. The proposed conditional use is for a drive-up window. Within this application the applicant also requests a deviation from landscaping, off-street parking requirements from twenty (20) spaces to twelve (12) spaces, and has requested time extension for completion of curb, gutter, and sidewalk. (Site Plan Exhibit C).

a. Landscape ordinance applies to any new land use 9-11-2 B.1 and apply to any project involving commercial land uses that involve new use of land.

Commercial land uses shall provide a five-foot (5') rear and side yard buffer. Gateways require a fifteen (15) foot landscaped strip immediately behind the sidewalk. Commercial next to a public/private street requires a ten (10) foot wide buffer strip.

i. Applicant is requesting no perimeter landscape requirements and is requesting to potted plants along the North and West side of the building.

ii. The applicant requests no Gateway landscaping, as eleven feet from the south side of the building will be for the drive-thru lane. Additionally, landscaping along American Legion Boulevard could has potential to reduce visibility of oncoming traffic on the State Highway/Gateway. The applicant proposes decorative rock.

b. Off street parking for restaurants is one (1) per each 100 square feet.

i. The restaurant is approximately 811 square feet. This would require nine (9) spaces per City Code.

1. Because the restaurant will be drive-thru only the applicant is requesting a reduction from nine (9) to four (4) spaces for this use.
- c. Off street parking for services such as a realtor office is one (1) per 300 square feet plus one for each vehicle necessary for conducting business.
 - i. The Realtor Office is approximately 1482 square feet. This would require eleven (11) spaces.
 1. Because the Realtor Office is not always manned by all agents at all times the applicant is requesting a reduction from eleven (11) to eight (8) spaces for this use.
- d. The applicant is requesting a time extension for sidewalk, curbing, and gutter to be completed no later than June 30, 2026, due to weather concerns, and allow the applicant to recoup some costs due to the expenses already invested in the business.

4. Notice of public hearing has been given as required by law.
 - a. Notification was sent to twenty-four (24) property owners within 300 ft. on 9/26/2025.
 - b. A notification was sent to twenty- eight (28) Public Entities on 9/26/2025.
 - c. Notice of Public Hearing was in the Mountain Home News on 10/1/2025 and 10/8/2025.
 - d. Notice of the Public Hearing was posted on the property on 10/01/2025.
 - e. One (1) citizen spoke regarding the application:
Citizen one:
 - i. Concerned about room enough for semi-deliveries at this location.

Reasoning, Decision and Recommendation - 3

a. Per the applicant, no large semi deliveries will be received.

Small box type trucks will deliver goods.

5. The property is zoned C-3, General Commercial pursuant to the zoning ordinance of the City of Mountain Home. The property is designated as Urban Development in the duly adopted Comprehensive Plan.

a. 9-7-4 Land Use Chart – Drive-up Window is a Conditional use in a C-3 General Commercial Zone.

6. Relevant criteria and standards for consideration of this application are set forth in Mountain Home City Code Section:

- a. 9-6-10: Public Hearing Procedure and Idaho Code 67-6509
- b. 9-7-4: Land Use Chart: Drive-up Window
- c. 9-9-14: Drive-in Establishments
- d. 9-17-1 Conditional Uses and Idaho Code § 67-6512(d).

7. The existing land uses in the immediate area of the property in question are Commercial and residential.

a. To the East is the Red Barn RV Park located in the C-3 General Business Zone. To the South is Smokey Mountain Pizzeria Grill, Norco, and Brie-sta all located in the C-3, General Business Zone. To the West is two (2) duplex units in the C-3 General Business Zone. To the North is a single-family residential home and is an R-3 Residential Zone.

8. The proposed conditional use will, in fact, constitute an allowed conditional use in that zone, as determined by the Land Use Chart in Chapter 7, of Title 9, Section 4, of the Mountain Home City Code.

9. The proposed conditional use will be in accordance with goals and objectives of the Comprehensive Plan and with all the applicable provisions of the Zoning Ordinances.

- a. Business retention and expansion.
- b. Environmentally comparable with nearby surroundings.
- c. 92% of residents want more commercial development.
- d. In-fill development with readily available infrastructure.
- e. Connectivity to existing transportation networks.
- f. Integration of connectivity to pedestrian pathway.

10. The proposed conditional use 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.

- a. Applicant will make improvements on site for curb, gutter, and sidewalk.
- b. Applicant has been in contact with Idaho Transportation and received approval of the site plan.
- c. There is a coffee shop with a drive-up window on the opposite corner of this location.
- d. Norco and Smokey Mountain Pizzeria Grill are both commercial entities located to the South of this location.

11. The proposed conditional use will not be hazardous or disturbing to existing or future neighboring uses.

- a. Applicant has been in contact with the adjacent property owner and will draft a cross access agreement, required by Idaho Transportation

Department for approval of the Ingress/Egress located on American Legion Boulevard.

- b. Delineators will split the shared Ingress/Egress for the Drive-Up Window exit onto American Legion Boulevard. These delineators will also keep some lightning from the adjacent parcel.
- c. There is no outside speaker for ordering and therefore sound will be kept to a minimum.

12. The proposed conditional use 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 or entity responsible for the establishment of the proposed conditional use shall be able to provide adequately any such services.

- a. Access to site is from North 14th East, and East 4th North. Drive-up window exit is on American Legion Boulevard.
- b. Water and sewer service is already connected to the exiting building. Additional EDU shall be assessed to the Utility Billing for the new use.
- c. Site is located within the City Limits allowing for access to fire and police protection.
- d. Stormwater shall be retained on site.

13. The proposed conditional use 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.

- a. Applicant will install Curb, Gutter, and Sidewalk along North 14th East and also along East 4th North Street.

14. The proposed conditional use 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.

- a. The use is for a Drive-up Window. The use will generate additional traffic, however the applicant has provided enough stacking for approximately eight cars.
- b. Access to the entrance will be approximately sixty (60) feet from the American Legion Boulevard Corner.
- c. No speaker order system will be used keeping noise to a minimum.

15. The proposed conditional use will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public streets.

- a. The site will have access from North 14th East and East 4th North.
- b. The applicant will install Curb, Gutter, and Sidewalk, and an ADA ramp at the corner of North 14th East and East 4th North for pedestrian access.
- c. The Ingress/Egress will be approximately sixty (60) feet from American Legion Boulevard to minimize any stacking issues onto North 14th East Street.

16. The proposed conditional use will not result in destruction, loss, or damage of a natural or scientific feature of major importance.

- a. The use will be located inside and at an existing structure located at 1410 American Legion Boulevard.

17. Additional considerations of this use relate to Title 9, Chapter 9, Section 14:

Drive in Establishment.

- a. That the location of the establishment shall not cause an increase of commercial traffic in nearby residential neighborhoods, increase general traffic congestion where congestion problems have been identified, or cause other significant adverse impacts on surrounding public or private property. The advice of the city engineer, and appropriate transportation authority shall be solicited for the purpose of evaluating existing and projected levels of service and the effects of projected turning movements on highway safety; and
 - a. The applicant has been in contact with ITD and received correspondence stating that the plan was approved. Stating the engineers would like to see a more permanent form of delineators and asking them to swing the curbing so cars cannot get through and angle back toward the road.
 - b. ITD will require the closure of the western access.
 - c. ITD will grant the eastern access, but it will be limited to a right-in/right-out like the Brie-sta coffee shop.
 - d. A cross-access agreement will be needed with the neighboring property owner.
- b. That the internal circulation on the site provides for pedestrians to walk from parking lots to the lobby entrance(s) without traversing the waiting lane(s) for the drive-up window; and
 - a. This is a drive-thru establishment only. No customers will order from inside the building. Drive-up window is on the South side of the building. Entry to this location for the Real Estate offices is on the West side of the building and parking for this use is on the North Side of the Building.

- c. That the waiting lane(s) be of sufficient length to provide for anticipated average monthly peak volumes; and
 - a. The waiting lane can hold approximately eight (8) vehicles.
- d. That design, signage or operational characteristics of the establishment prevent or discourage vehicles from waiting for service on public sidewalks or streets; and
 - a. Entry to the waiting/drive-up lane is approximately sixty (60) feet from the corner of American Legion and North 14th East Street.
- e. That all communication systems shall not exceed a measurement of allowed decibels at any residential property lines adjoining the site or across the alley from any site as stated in title 7 of this code; and
 - a. No sound system will be utilized. Orders will be taken from the window and/or the vehicle window while in the waiting lane.
- f. That all lights, including vehicular, and other illuminated materials shall be screened to prevent lighting and glare from falling on adjoining properties; and
 - a. Delineators will be placed and spaced closely together at the egress. The applicant indicated utilizing several that will act as a fencing to block vehicular light from the adjacent neighbor.
- g. That the design, operation, and sign characteristics of the project will attempt to minimize air pollution and wasteful consumption of fuel; and
- h. That the use meets all city and Elmore County Central district health requirements for water, sewer, etc. (Ord. 1628, 1-12-2015)
 - a. This building has existing Sewer and Water Service. Additional EDU's will be added to the utility billing.

The Mountain Home Planning and Zoning Commission has applied the applicable state statutes and City ordinances to the facts stated above and based on that makes the following conclusions:

CONCLUSIONS OF LAW

1. The action taken herein does not violate Title 67, Chapter 80 Regulatory Takings of the Idaho Code.
2. Relevant criteria and standards for consideration of this application are set forth in Mountain Home City Code Sections 9-6-10: Public Hearing Procedure, 9-7-4: Land Use Chart, 9-9-14: Drive-in Establishments, 9-11 Landscape requirements, 9-12-6: Required number of spaces, and 9-17-1: Conditional Use Permits.
3. The Planning and Zoning Commission voted 5-0 to recommend approval of the proposed Conditional Use Permit Based on the forgoing findings and conclusions, the Mountain Home Planning and Zoning Commission hereby enters its decision and makes its recommendation as follows:

DECISION AND RECOMMENDATION

The Planning and Zoning Commission of the City of Mountain Home having reviewed the staff report, applicant narrative, site plan, and having considered the presentation of the applicant and additional testimony, hereby recommends to the City Council of the City of Mountain Home that the application (PZ-25-31) for a conditional use permit to operate a Drive-up window located on a parcel addressed as 1410 American Legion Boulevard, Mountain Home, Id. (RPA3S06E252160), and the requested deviations for landscaping, off-street parking requirements, and the requested extension for installation of sidewalk, curb and gutter, be granted, subject to the above requirements along 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. Must comply with any ITD requirements.

3. The use must meet Central District Health requirements.
4. A certificate of Occupancy shall be obtained for the new use.
5. The applicant must complete the sidewalk, curb, and gutter no later than June 30, 2026.
6. Within one year from the date of issuance of the Conditional Use Permit, the holder of the permit must commence the use permitted by the permit in accordance with the conditions of approval, per City Code 9-17-1(H), unless a one-year extension has been requested in writing and granted by the City Council.
7. Development at this location must comply with State, Federal, and local floodplain standards.

DATED this 18th day of November 2025.

**MOUNTAIN HOME PLANNING AND
ZONING COMMISSION**

Chair

ATTEST: _____
Secretary

Exhibit A – Legal Description

A parcel of land located in the Southeast Quarter of the Northeast Quarter, Section Twenty-five, Township Three South, Range Six East, Boise Meridian, Elmore County, Idaho, more particularly described as follows:

Commencing at a point 480 feet west from the Northeast corner of the South Half of the South Half of the Southwest Quarter of the Southeast Quarter of the Northeast Quarter of said Section Twenty-five and running thence West a distance of 185 feet, running thence south a distance of 132 feet, running thence East a Distance of 185 feet, running thence North a distance of 132 feet, more or less to the point of Beginning, SAVE AND EXCEPT those portions used for roadway purposes.

Exhibit B – Narrative

Project Narrative – *Sipping Soda* Drive-Through Proposal

Property Address: 1410 American Legion Blvd, Mountain Home, Idaho

Proposed Use: Addition of a drive-through window for beverage service

Overview

The applicant proposes to establish *Sipping Soda*, a small beverage service business operating primarily through a drive-through window located at the rear of the existing commercial building. The property is zoned for commercial use and is located within an established commercial corridor along American Legion Boulevard. The proposed use is consistent with surrounding development patterns and the intent of the zoning district.

Site Layout and Capacity

The site design allows for efficient vehicle circulation, with a drive-through lane accommodating up to eight vehicles in queue. Access points and circulation patterns have been arranged to promote safety, minimize congestion, and maintain compatibility with adjoining properties and nearby roadways.

Property and Site Improvements

Planned improvements to the site include:

- Upgrades to the existing building to improve appearance, energy efficiency, and functionality.
- Installation of sidewalk and curb improvements along adjacent streets, enhancing pedestrian safety and accessibility.
- The addition of selective landscaping, decorative fencing, and potted greenery to provide visual appeal and meet the intent of the city's landscaping standards.

- Maintenance of adequate parking areas and circulation for employees and customers.

Effects on Adjoining Properties

The addition of a drive-through window at the rear of the building will not have negative impacts on adjoining properties. The site is located in an established commercial corridor where vehicle traffic, customer activity, and retail operations are common and expected. Adjoining properties are also primarily commercial in nature, making this use consistent with surrounding land patterns.

- Noise: Operations are limited to typical customer vehicle activity and are not expected to exceed normal levels for commercial areas. No outdoor speaker systems are proposed.
- Glare: The drive-through has been designed to ensure that vehicle headlights will not fall directly on any structure within approximately 150 feet, which is consistent with the average effective projection distance of standard vehicle headlights. In addition, the slight elevation of the property in relation to American Legion Boulevard minimizes any potential for glare or visual disturbance to passing vehicles. As a result, the proposed drive-through configuration will not create adverse lighting impacts on adjacent properties or the public right-of-way.
- Odor and Fumes: The business serves beverages and does not involve cooking, frying, or production processes that generate strong odors or fumes. Vehicle emissions will be comparable to any other commercial drive-through and consistent with the corridor's existing uses.
- Vibration: No operations or equipment associated with this use will generate vibration.

Public Health, Safety, and General Welfare

The proposed use is not expected to be detrimental to the health, safety, or general welfare of the public. Improvements to sidewalks and circulation will enhance pedestrian safety and accessibility. The site design supports efficient traffic flow and ensures minimal impact on surrounding properties. The business will provide local employment opportunities and contribute to the ongoing maintenance and reinvestment of a commercially zoned property.

Landscaping, Gateway, Parking, and Time Extension Request

Due to the limited space available on this property, we respectfully request an alternative plan regarding the City's landscaping, gateway, and off-street parking requirements, as well as consideration for a time extension to complete exterior improvements. While we understand and appreciate the importance of these standards in supporting the visual character, safety, and accessibility of our community, the physical layout and size of this site make full compliance difficult without compromising safe traffic flow, parking efficiency, and drive-through functionality.

Specifically, we are requesting a deviation from the standard off-street parking requirement. Proposing instead to provide 12 parking spaces, including one ADA-compliant stall. This number sufficiently supports the operational needs of the property, which includes both the drive-through business and professional office spaces. The request reflects the varying business hours of the agents working in the office, which naturally staggers parking demand throughout the day. In addition, the drive-through model significantly reduces the need for on-site parking, as most customer visits are brief and do not require extended stays. The proposed layout ensures safe circulation, clear entry and exit points, and efficient access for both customers and employees while maintaining the integrity and visual appeal of the site.

We also respectfully request modification from the City's landscaping and gateway requirements. Due to the visibility needs along American Legion Boulevard, we propose to retain the existing decorative rock bed in lieu of new gateway landscaping. This feature already offers a neat, low-maintenance, and visually appealing frontage while preserving essential sightlines for traffic safety.

To help meet landscaping intent and enhance the property's appearance, we plan to add decorative rock along the north side of the building and incorporate potted plants in these areas, as well as additional potted plants on the west side of the building. These improvements will provide attractive greenery and texture, aligning with the City's beautification goals while accommodating the site's space

and access limitations. While transforming the property into a vibrant, updated space.

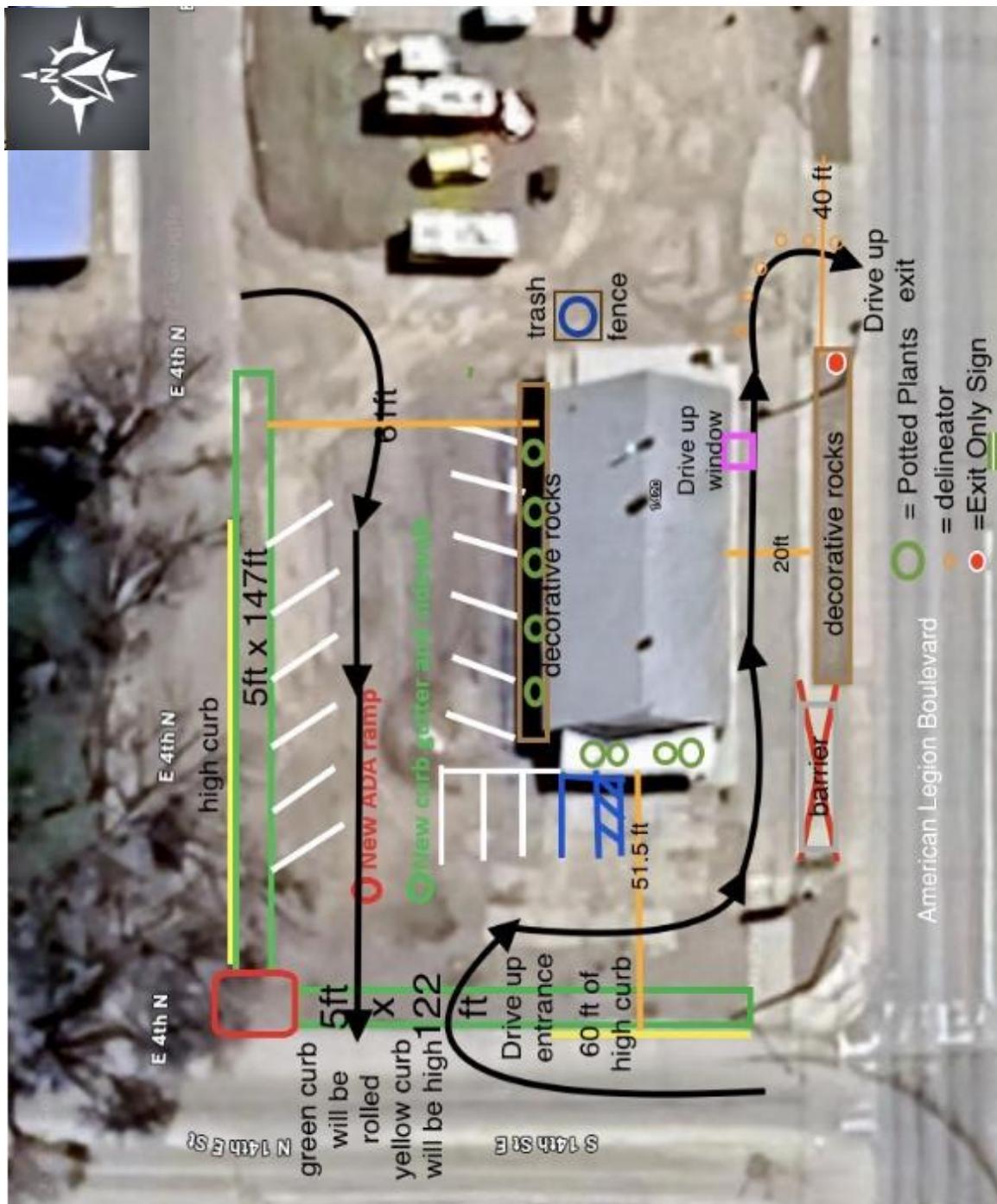
Additionally, we would like to request a time extension to complete the sidewalk and parking lot upgrades. We are committed to completing all exterior improvements no later than June 30, 2026, allowing adequate time to coordinate construction schedules, secure materials, and manage financial planning. In the interim, we are willing to install temporary barriers to direct traffic safely to the proposed entrance and maintain clear circulation patterns for both customers and pedestrians.

We believe these combined measures represent a practical and balanced approach that meets the spirit and intent of City design standards while allowing the site to function efficiently and safely. With the City's support in granting these deviations and time considerations, this project will revitalize a key commercial property, enhance the appearance of American Legion Boulevard, and provide meaningful local employment opportunities within an attractive and responsibly designed setting. Turning an underutilized site into a polished, modern destination.

The project is consistent with the goals and policies of the City of Mountain Home Comprehensive Plan, which encourage:

- Reinvestment in existing commercial properties.
- The enhancement of major commercial corridors such as American Legion Boulevard.
- Support for locally operated businesses and job creation.
- The development of attractive, functional, and safe commercial areas.

Exhibit C – Site Plan



CITY OF MOUNTAIN HOME - BUILDING DEPARTMENT

PERMITS ISSUED - October 2025

BP#	Date	Owner	Address	Construction	Value	BP Fee	Misc Fees	Builder
				C of O	\$0.00	\$40.00	\$25.50	Self
BLDG-25-439	10/11/2025	Finishing Touch Detail	1815 American Ln Suite C	Roof Permit	\$10,937.00	\$95.00	\$0.00	Bartlett Homes & Roofs
BLDG-25-437	10/11/2025	Richard Hewitt	1220 E East 4th North	Deck Permit	\$3,000.00	\$118.00	\$0.00	Self
BLDG-25-335	10/11/2025	Jeremy Gilles	980 South 12th East	Roof Permit	\$10,937.00	\$95.00	\$0.00	Bartlett Homes & Roofs
BLDG-25-432	10/22/2025	Turner House Depot LLC	1930 NW Stratton Dr	Single Family Residential w/ attached garage	\$127,072.62	\$1,232.60	\$12,478.75	Bear Homes
BLDG-25-434	10/22/2025	Turner House Depot LLC	1910 NW Stratton Dr	Single Family Residential w/ attached garage	\$127,072.62	\$1,232.60	\$12,478.75	Bear Homes
BLDG-25-431	10/22/2025	Turner House Depot LLC	1940 NW Stratton Dr	Single Family Residential w/ attached garage	\$127,072.62	\$1,232.60	\$12,478.75	Bear Homes
BLDG-25-416	10/22/2025	Hubble Homes	1590 NW Silverstone Ave	Single Family Residential w/ attached garage	\$177,472.97	\$1,721.49	\$12,478.75	Hubble Homes
BLDG-25-433	10/3/2025	Turner House Depot LLC	1920 NW Stratton Dr	Single Family Residential w/ attached garage	\$127,072.62	\$1,232.60	\$12,478.75	Bear Homes
BLDG-25-418	10/3/2025	Nazar Steinmank	300 NE Graysite Loop	Single Family Residential w/ attached garage	\$200,759.17	\$1,947.35	\$12,478.75	Self
BLDG-25-443	10/7/2025	Michael Shaw	1350 E East 8th North	Roof Permit	\$20,000.00	\$321.00	\$0.00	206 Roofing
BLDG-25-440	10/7/2025	Ray & Tiffany Lorch	1125 SW Camille Dr	Roof Permit	\$23,295.00	\$377.00	\$0.00	Three Brothers Remodeling
BLDG-25-398	10/6/2025	CBH	365 Kovan St	Backflow	\$1,000.00	\$0.00	\$20.00	Rowlandscape
BLDG-25-397	10/6/2025	CBH	1571 Wirt St	Backflow	\$1,000.00	\$0.00	\$20.00	Rowlandscape
BLDG-25-396	10/6/2025	CBH	355 Kovan Street	Backflow	\$1,000.00	\$0.00	\$20.00	Rowlandscape
BLDG-25-395	10/6/2025	CBH	1560 Wirt St	Backflow	\$1,000.00	\$0.00	\$20.00	Rowlandscape
BLDG-25-394	10/6/2025	CBH	1574 Wirt St	Backflow	\$1,000.00	\$0.00	\$20.00	Rowlandscape
BLDG-25-393	10/6/2025	CBH	1568 Wirt St	Backflow	\$1,000.00	\$0.00	\$20.00	Rowlandscape
BLDG-25-392	10/6/2025	CBH	1564 Wirt St	Backflow	\$1,000.00	\$0.00	\$20.00	Rowlandscape
BLDG-25-435	10/14/2025	Turner House Depot LLC	1900 NW Stratton Dr	Single Family Residential w/ attached garage	\$127,072.62	\$1,232.60	\$12,478.75	Bear Homes
BLDG-25-436	10/14/2025	Turner House Depot LLC	1890 NW Stratton Dr	Single Family Residential w/ attached garage	\$127,072.62	\$1,232.60	\$12,478.75	Bear Homes
BLDG-25-447	10/14/2025	Todd Monastreno	280 East 14th North	Roof Permit	\$15,258.00	\$265.00	\$0.00	The Roofing Experts
BLDG-25-446	10/14/2025	Randy McBride	1447 Christopher Place	Roof Permit	\$17,356.00	\$293.00	\$0.00	Bartlett Homes & Roofs
BLDG-25-450	10/15/2025	McClellan	390 American Legion Blvd	Fence permit	\$600.00	\$20.00	\$0.00	Self
BLDG-25-406	10/15/2025	Barry Young	2745 American Legion	Alterations Commercial	\$63,957.60	\$1,038.80	\$150.00	ESI Construction
BLDG-25-449	10/15/2025	Frank Monastreno	430 North 8th East	Roof permit	\$15,900.83	\$265.00	\$0.00	Idaho Roofing Contractors
BLDG-25-444	10/16/2025	Sublettefield AH & JE	377 P Street	Te Down Manufactured Home	\$2,000.00	\$50.00	\$40.00	Self
BLDG-25-457	10/16/2025	Trinity Development	984 NE Thunderbolt Dr	Backflow Prevention	\$1,000.00	\$0.00	\$20.00	Eby and Son Landscape Construction
BLDG-25-455	10/16/2025	Trinity Development	804 NE Trainridge Street	Backflow Prevention	\$1,000.00	\$0.00	\$20.00	Eby and Son Landscape Construction
BLDG-25-456	10/16/2025	Trinity Development	952 NE Trainridge Street	Backflow Prevention	\$1,000.00	\$0.00	\$20.00	Eby and Son Landscape Construction
BLDG-25-454	10/16/2025	Trillig Development	2309 North 8th East	Backflow Prevention	\$1,000.00	\$0.00	\$20.00	Eby and Son Landscape Construction
BLDG-25-442	10/20/2025	CBH Homes	1593 SW Silverstone Ave	Backflow	\$1,000.00	\$0.00	\$20.00	Rowlandscape
BLDG-25-441	10/20/2025	CBH Homes	345 Kovan Street	Backflow	\$1,000.00	\$0.00	\$20.00	Rowlandscape
BLDG-25-420	10/17/2025	Cicity Brementstahl	830 Aspen Place	Roof Permit	\$11,300.00	\$208.00	\$0.00	Idaho Roofing Contractors
BLDG-25-462	10/22/2025	Kelsy Peitsche	875 S Haskett	Roof Permit	\$14,302.00	\$251.00	\$0.00	Bartlett Homes & Roofs
BLDG-25-463	10/22/2025	Mike Shipley	310 East 8th North	Roof Permit	\$10,540.00	\$185.00	\$0.00	Bartlett Homes & Roofs
BLDG-25-474	10/24/2025	Resilient Chiropractic PLLC	350 North 2nd East	C of O	\$0.00	\$40.00	\$23.50	City of Mountain Home
BLDG-25-472	10/23/2025	Turner House	1880 NW Stratton	Single Family Residential w/ attached garage	\$127,072.62	\$1,232.60	\$12,478.75	Bear Homes
BLDG-25-460	10/23/2025	Turner House Depot LLC	1850 NW Stratton Dr	Single Family Residential w/ attached garage	\$127,072.62	\$1,232.60	\$12,478.75	Bear Homes
BLDG-25-458	10/23/2025	Turner House Depot LLC	1870 NW Stratton Dr	Single Family Residential w/ attached garage	\$127,072.62	\$1,232.60	\$12,478.75	Bear Homes
BLDG-25-465	10/22/2025	Zachary Schulz	1138 Phelps Dr	Shed Permit #2	\$1,250.00	\$48.00	\$0.00	Self
BLDG-25-464	10/22/2025	Zachary Schulz	1138 Phelps Dr	Shed Permit #1	\$1,250.00	\$48.00	\$0.00	Self
BLDG-25-459	10/27/2025	Turner House Depot LLC	1860 NW Stratton Dr	Single Family Residential w/ attached garage	\$127,072.62	\$1,232.60	\$12,478.75	Bear Homes
BLDG-25-482	10/27/2025	Main Street Tacos	235 North 2nd East	C of O	\$0.00	\$40.00	\$23.50	City of Mountain Home
BLDG-25-471	10/27/2025	CBH Homes	756 Strike Eagle	Backflow Prevention	\$1,000.00	\$0.00	\$20.00	Rowlandscape
BLDG-25-470	10/27/2025	CBH Homes	840 Strike Eagle St	Backflow Prevention	\$1,000.00	\$0.00	\$20.00	Rowlandscape
BLDG-25-469	10/27/2025	CBH Homes	728 Strike Eagle	Backflow Prevention	\$1,000.00	\$0.00	\$20.00	Rowlandscape
BLDG-25-468	10/27/2025	CBH Homes	751 Strike Eagle	Backflow Prevention	\$1,000.00	\$0.00	\$20.00	Rowlandscape
BLDG-25-467	10/27/2025	CBH Homes	812 Strike Eagle	Backflow Prevention	\$1,000.00	\$0.00	\$20.00	Rowlandscape
BLDG-25-466	10/27/2025	CBH Homes	784 Strike Eagle	Backflow Prevention	\$1,000.00	\$0.00	\$20.00	Rowlandscape
BLDG-25-448	10/27/2025	Steve Svetkovich	1345 Amber Dr	Window Permit	\$20,522.54	\$335.00	\$0.00	Age Glass
BLDG-25-473	10/27/2025	Elmain Brambila	495 North Main	Fence Permit	\$300.00	\$20.00	\$0.00	Self
BLDG-25-481	10/28/2025	CBH Homes	335 Kovan Street	Backflow	\$1,000.00	\$0.00	\$20.00	Rowlandscape

BLDG-25-480	10/28/2025	CBH Homes	2021 North 7th East	Backflow	\$1,000.00	\$0.00	\$20.00	Rowlandscape
BLDG-25-479	10/28/2025	CBH Homes	375 Kovar Street	Backflow	\$1,000.00	\$0.00	\$20.00	Rowlandscape
BLDG-25-477	10/28/2025	The Rock Church	315 South 4th East	Root Permit	\$10,000.00	\$253.40	\$0.00	Self
BLDG-25-475	10/30/2025	Robert Caveen	370 West 12th South #5	The Down Manufactured Home	\$100,000.00	\$63.50	\$11,714.75	Self
BLDG-25-418	10/23/2025	Nazar Steinmakh	300 NE Geyserstone Loop	Fiber Refund	\$0.00	\$0.00	\$1,195.00	Fiber not in the area
BLDG-25-445	10/10/2025	Ernest Bedonl	115 Alturas Dr	Root Permit	\$9,537.42	\$181.00	\$0.00	Billington Construction
BLDG-25-422	9/30/2025	Carloz Martinez	1135 North 6th East	Root Permit	\$16,680.00	\$279.00	\$0.00	Bartlett Homes & Roots
BLDG-25-423	9/30/2025	Daniel Ellers	985 North 13th East	Root Permit	\$19,945.00	\$321.00	\$0.00	Bartlett Homes & Roots
Total# 59				Total Permit Values	\$2,058,760.73			
2024 totals		January - October 2024	January - October 2025	Fee Totals	\$21,251.55	\$160,965.26	\$182,216.80	
114		96	98	New Residential Construction	\$1,748,956.34	# permits	13	
8		8	3	New Non-Residential	\$0.00	# permits	0	
				Additions, alterations, & repairs	\$309,792.39	# permits	43	
				No value		# permits	3	
				Total	\$2,058,750.73		59	


City of Mountain Home Building Official



Code Enforcement

Kody Collins

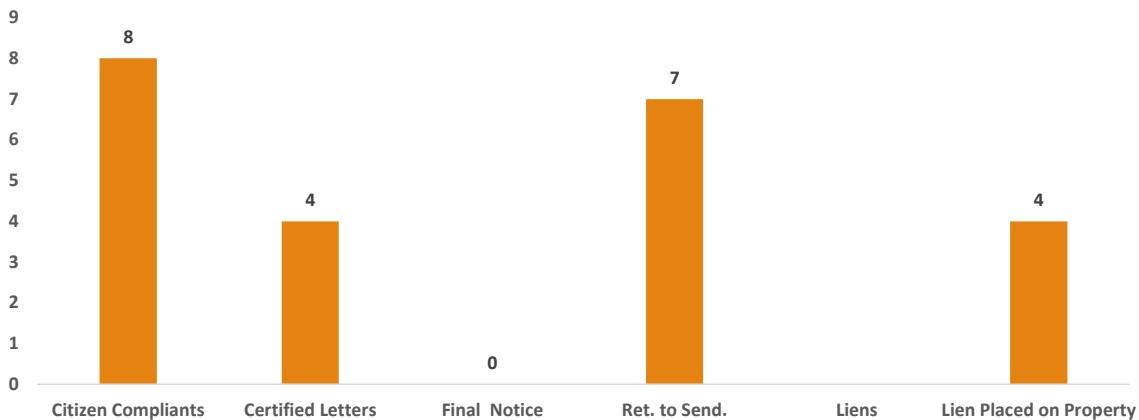
October 2025

64 Violation Identified

Totals



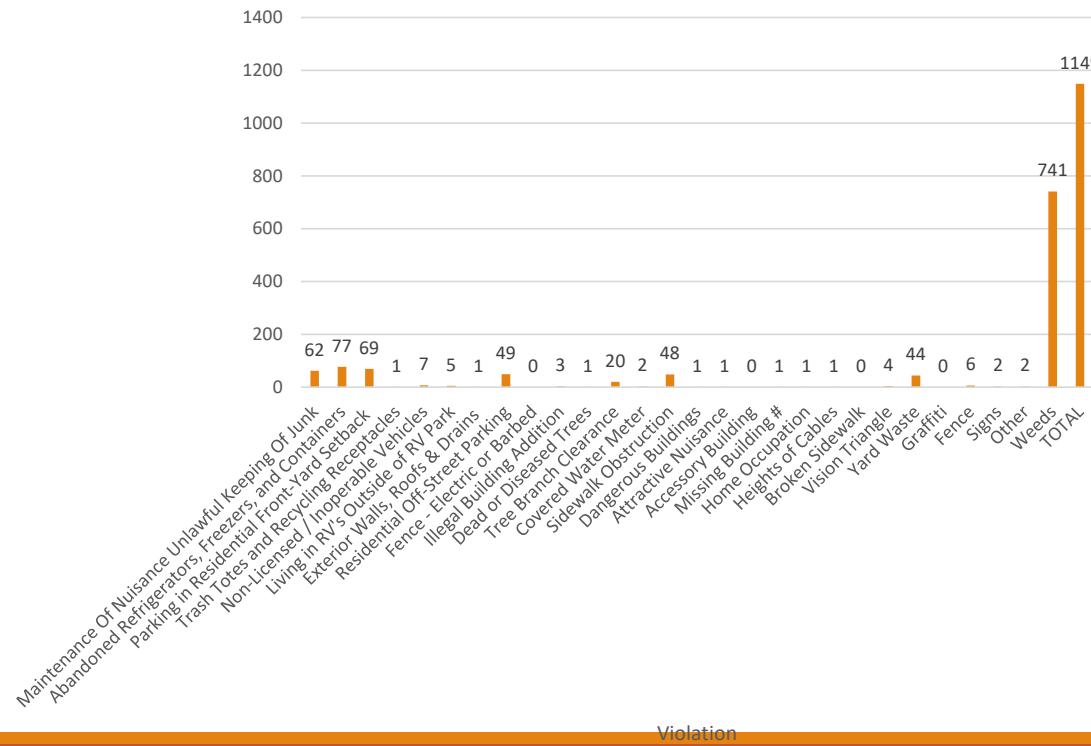
Administrative Actions



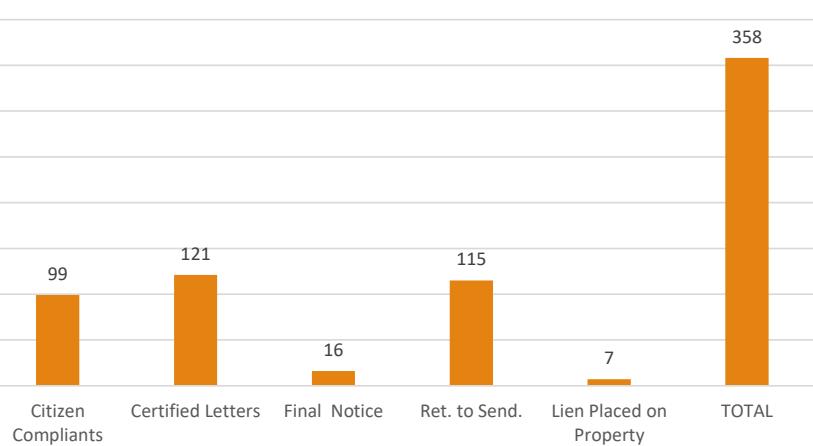
2025 Totals

1149 Violations identified as of October 30th

2025 Totals



Administrative actions





GIS Administrator Monthly Report OCTOBER 2025:

GIS Mapping:

- 1) Update and add water, sewer, and stormwater data for Thunderbolt Landing
Stormwater lines: 2,661 LF, Stormwater Manholes: 10, Sewer lines: 2,434 LF, Sewer Manholes: 10
Water Valves: 18, Water Lines: 1,831 LF, Fire Hydrants: 6
- 2) Update Fiber As-Built layer
- 3) Update City Zoning Legend added description to each zone
- 4) Activate and turn on Global ID numbers for data points for Sewer Manholes & Lines, Water valves and Lines, Fire Hydrants, City Wells, Stormwater Drains, Manholes, and Lines, Fiber Handholes, and Lines.
(This data is for the program CivicPlus is working with the city on.)

CAD Drawings:

- 1) Cemetery map updates (4 updates)
- 2) Update sewer service lines as DIG-Line information is recorded. 225

DIG-LINE LOCATES:

145 locates @ +/- 20 min ea. (48.33 Working Hrs.) 10/01/25 to 10/31/25.

Other/To Do:

- 1) Review legal description of properties to be developed and approve on Open Gov.
- 2) Take/Pickup Topcon Survey instrument to Boise for service, license renewal.
- 3) Print 2 large maps for school bus company.